



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2023-1278

Adoption of the latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), Washington County Flood Insurance Study (FIS), and any FEMA certified Letters of Map Change (LOMC) as regulatory within the City of Fayetteville with an effective date of January 25, 2024.

AN ORDINANCE TO ADOPT THE LATEST FEMA FLOOD INSURANCE RATE MAPS, WASHINGTON COUNTY FLOOD INSURANCE STUDY, AND ANY FEMA CERTIFIED LETTERS OF MAP CHANGE AS REGULATORY FOR THE CITY OF FAYETTEVILLE

WHEREAS, in 2015 the City of Fayetteville partnered with FEMA and the Arkansas Department of Agriculture Natural Resources Division to begin the process of updating the Flood Insurance Rate Maps and Flood Insurance Study for Washington County; and

WHEREAS, in 2017 FEMA issued preliminary mapping for the impacted communities to review and revised maps were issued in 2021 for final review; and

WHEREAS, an appeal filed by another community in Washington County delayed the issuance of the final mapping until 2023; and

WHEREAS, in July, the City of Fayetteville received a FEMA final determination letter indicating the Flood Insurance Rate Maps will become effective countywide January 25, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves and adopts the latest FEMA Flood Insurance Rate Maps, Washington County Flood Insurance Study, and any FEMA certified letters of map change as regulatory for the City of Fayetteville.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby determines that this ordinance shall take effect on January 25, 2024.



MEETING OF DECEMBER 5, 2023

TO: Mayor Jordan and City Council

THRU: Chris Brown, Public Works Director
Susan Norton, Chief of Staff

FROM: Alan Pugh, Staff Engineer

DATE:

SUBJECT: Adoption of the latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), Washington County Flood Insurance Study (FIS), and any FEMA certified Letters of Map Change (LOMC) as regulatory within the City of Fayetteville with an effective date of January 25, 2024.

RECOMMENDATION:

Staff recommends adoption of the latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), Washington County Flood Insurance Study (FIS), and any FEMA certified Letters of Map Change (LOMC) as regulatory within the City of Fayetteville with an effective date of January 25, 2024.

BACKGROUND:

In 2015 the City partnered with FEMA and the Arkansas Department of Agriculture Natural Resources Division (ANRD) to begin the process of updating the FIRMs and FIS for Washington County, including updates within the City of Fayetteville. This portion of the project was referred to as Risk Map Phase 1 or discovery and was used to identify areas on the current mapping in need of re-delineation, updating Zone A areas with model backed Zone A and updating Zone A areas to Zone AE. Later that same year, City Council entered into an agreement with FEMA and ANRD in order to continue the process of updating the FIRMs and FIS within the City of Fayetteville for many of the identified areas. This portion of the project was referred to as Risk Map Phase 2 and included the scope of work identified in Phase 1. Once the analysis was complete, FEMA issued preliminary mapping in 2017 for the communities to review.

During the review of the revised mapping, several potential inaccuracies in the mapping were identified within the City. This triggered the need for additional study which was approved by the City Council, performed and later incorporated into revised mapping. FEMA later began the process of implementing the revised mapping which was referred to as Risk Map Phase 3. These revised maps were issued in 2021 by FEMA for final review. An additional appeal, filed by another community within Washington County, delayed the issuance of the final mapping until 2023.

In order to ensure that residents were aware of the potential changes and were able to participate in the process, staff performed multiple outreach efforts, including publishing the data on the City of Fayetteville website, holding public meetings and forwarding post cards to residents within the special flood hazard area. Although the comment period has ended, residents can still search their property and find changes to the floodplain here:

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

<https://maps.fayetteville-ar.gov/viewer/index.html?webmap=841af6dcece348689da2f6025d163ef0&config=basic.json>

DISCUSSION:

In July of this year, the City received the letter of final determination from FEMA indicating that the mapping was complete and the new documents would become regulatory on January 25, 2024. While the Fayetteville Unified Development Code includes provisions to recognize the latest regulatory FIS and FIRMs issued by FEMA, the state of Arkansas is not currently federally approved for automatic adoption of these documents. Therefore, staff is requesting that City Council approve an ordinance recognizing these documents as regulatory within the City of Fayetteville with an effective date of January 25, 2024 which coincides with the regulatory date on the letter of final determination and the revised documents. As stated within the letter of final determination, this would include the revised City of Fayetteville FIRMs, Washington County FIS and any additional Letters of Map Change (LOMCs) that FEMA certified with the update.

BUDGET/STAFF IMPACT:

None

ATTACHMENTS: SRF (#3), 156-15 Federal Emergency Management Agency (FEMA) Risk Map Phase 2 (#4)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov