



OFFICE OF
Woodbury County Planning & Zoning Administrator

SIXTH FLOOR • SEVENTH AND DOUGLAS STREETS – SIOUX CITY, IA 51101

John Pylelo - Planning & Zoning Administrator • jpylelo@sioux-city.org

Peggy Napier - Clerk II • pnapier@sioux-city.org

Telephone (712) 279-6557

Fax (712) 279-6530

To: Board of Supervisors

From: John Pylelo – Planning and Zoning

Re: Board of Supervisors Meeting of Tuesday February 3, 2015

Date: January 29, 2015

Planning and Zoning – John Pylelo

Public Hearing, Receive Zoning Commission Recommendation and Second Reading for:

- a.) **The Amendment of Section 5.03:2.B of Woodbury County Floodplain Management Ordinance Re: Rescind as an Official Flood Plain Zoning Map Panel 19193C0037D dated Sept. 29, 2011.**
- b.) **The Amendment of Section 5.03:2.B of Woodbury County Floodplain Management Ordinance Re: Adopt as an Official Flood Plain Zoning Map Panel #19193C0037E dated March 2, 2015.**
- c.) **The Amendment of Section 5.03:2.B of Woodbury County Floodplain Management Ordinance Re: Adopt Woodbury County Flood Insurance Study 19193CV000B Dated March 2, 2015.**

The above actions are required as the Federal Emergency Management Agency (FEMA) has provided Woodbury County with an updated flood insurance rate mapping (FIRM) panel. Woodbury County wishes to continue participation in the National Flood Insurance Program (NFIP) and to qualify the County will be required to rescind an existing mapping panel; adopt the replacement mapping panel; and adopt a recent issued Flood Insurance Study. These actions must take place prior to March 2, 2015.

Failure to adopt the new mapping could have negative effects upon county residents and businesses who may have casualty loss exposure should a flood event occur. There is also the potential for loss of marketability of property and structures as no federally insured financial institution can loan funds without flood insurance being in place.

The Woodbury County Planning and Zoning Office; in coordination with Iowa Department of Natural Resources' personnel; has reviewed the County's Flood Plain management ordinances and is jointly recommending the text amendments and the study adoption.

Below is a copy of the proposed text changes within Section 5.03:2.B of Woodbury County Floodplain Management Ordinance. Language in **bold type** represents language addition. Language with a ~~strike through~~ represents language removal.

Amend Section 5.03:2.B of Woodbury County Floodplain Management ordinances to read:

B. Establishment of Official Floodplain Zoning Map. The FEMA Flood Insurance Rate Maps ~~19193C0037D~~, **19193C0037E**, 19193C0039D, 19193C0045D, 19193C0075D, 19193C0100D, 19193C0117D, 19193C0125D, 19193C0136D, 19193C0150D, 19193C0165D, 19193C0193D, 19193C0194D, 19193C0202, 19193C0204D; 19193C02011D through 19193C0214D; 19193C0225D; 19193C0227D, 19193C0230D, 19193C0231D, 19193C0235D, 19193C0240D, 19193C0245D, 19193C0252D, 19193C0256D, 19193C0275D, 19193C0300D, 19193C0306D, 19193C0307D, 19193C0313D, 19193C0325D, 19193C0333D, 19193C0350D, 19193C0360D, 19193C0400D, 19193C0425D, 19193C0450D, 19193C0467D, 19193C0469D, 19193C0475D, 19193C0500D, 19193C0525D, 19193C0550D, 19193C0575D through 19193C0577D, 19193C0600D, 9193C0602D, 9193C0606D, 9193C0625D, 9193C0650D through 9193C0652D and 9193C0675D for unincorporated areas of Woodbury County Iowa - Community Number 190536, dated September 29, 2011 **or March 2, 2015** are hereby adopted by reference and declared to be Woodbury County Iowa's Official Floodplain Zoning Maps.

The flood profiles and all explanatory material contained within the Flood Insurance Study **dated September 29, 2011 and as changed by Study Number 19193CV000B dated March 2, 2015** are also declared to be a part of this ordinance.

ZONING COMMISSION RECOMMENDATION: On December 16, 2014 your Board considered and then referred the proposed floodplain management ordinance amendments to the Zoning Commission for recommendation.

On December 22, 2015 the Commission held a public hearing on the matter; reviewed the proposed mapping change and the floodplain study. The Commission then voted to recommend text amendments be made to: rescind Map Panel 19193C0037D dated Sept. 29, 2011; adopt Map Panel 19193C0037E dated March 2, 2015; and adopt Woodbury County Floodplain Study dated March 2, 2015.

STAFF RECOMMENDATION: Subject to future public hearing testimony staff supports the Commission's recommendation.

Your Board is asked to hold a public hearing for the above matter. Then to have the second reading for the proposed Amendments of Section 5.03:2.B of Woodbury County's Floodplain Management Ordinance. When adopted the effective date of the new mapping and the ordinance's text amendments will be March 2, 2015.