

# FLOOD PLAIN MANAGEMENT AND DEVELOPMENT

WEIGHING THE OPTIONS





Act 166 regulates what can and cannot be done on floodplains.

- This requires that every local municipality enact floodplain management regulations that comply with the minimum requirements of Act 166 as adopted by the PA Department of Community Affairs.
- This also requires participation in the National Flood Insurance Program (NFIP).
- The Act states that municipalities that fail to comply can be subject to withholding all funds payable through the PA Treasurer's Office.





- All of our municipalities are have the minimum ordinances in place.
- The issue is that these ordinances need review and updating on a periodic basis.
- Act 166 was enacted in 1978. When was the last update or review completed in your municipality?
- Floodplain Structures termed “existing” refer to those prior to 1978 or your ordinance enactment date.
- Any other development should have gone through the review and guidelines of the ordinance.





## Local Issues

- “Existing” structures previously used as summer cottages are becoming full time residences.
- Renovations, additions, additional structures, increase in structure value, primary residency, all lead to increased responsibility and liability of local, state and federal government.
- Development in the form of mobile homes, trailers, etc. increase liability and cause a hazard of the floodplain.





## Local Issues

- The unstableness of many of our waterways is leading to an increase in property loss and damage which puts additional stress/needs on emergency services, municipal response, etc.
- Frequency of flooding of numerous properties is on the increase.
- An increased awareness and control of development in the floodplain and/or flood prone areas is needed to ensure public protection.





## Local Issues

- Repairs and Site Stabilization to flood impacted properties are expensive and many times repetitive.
- At what price do we continue to justify?

Working together we can review and update floodplain ordinances to provide a better quality of life and further protect the residents of your municipality.





# Questions or Comments

