

Most Skagit towns will deal with FEMA

SKAGIT COUNTY — Mount Vernon isn't the only Skagit County community dealing with the Federal Emergency Management Agency (FEMA) concerning flood insurance regulations. Every other town and city on the Skagit River is in the same boat.

The Concrete Town Council and the Sedro-Woolley City Council are presently studying the flood insurance regulations, which would govern growth in the flood plain and floodway.

The two communities may be joining the regular flood insurance program soon, according to planner Steve Ladd. Public hearings to consider the regulations before the planning commissions in each town have been scheduled for tonight in Sedro-Woolley and Wednesday night in Concrete.

The Town of Lyman is expected to join the regular flood insurance program about the same time as Sedro-Woolley and Concrete, according to FEMA representative Chuck Steele. Lyman Mayor Louie Parker was not available for comment.

Burlington and LaConner are in a "holding pattern" before acting on conversion to the regular program to see how FEMA will rule on the Skagit County flood control committee's recommendation for a restrict-

ed density flood plain, Ladd said.

That plan would serve in place of a designated floodway and would limit elevated development to 75 percent of the area in the flood plain with the remaining 25 percent reserved to allow water to pass through during a flood. The plan, if approved, will affect all communities in the delta area of the lower valley.

Upriver towns like Concrete and Lyman will not be affected by the

program regulations in the same manner that Mount Vernon will be, because they already have a designated floodway and do not have a high growth rate. Parts of Sedro-Woolley are in the floodway and parts are in the flood plain, but not enough to be affected by the county's restricted density plan, Ladd said.

If the public hearing processes in Concrete and Sedro-Woolley go smoothly, Ladd expects those two towns to adopt ordinances governing construction in the floodway by mid-June.

On a countywide scale, FEMA hopes to have local communities converted to the regular program by April, 1983. Between now and then, a 90-day appeals period will be held when residents may appeal FEMA's elevations standards.

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