RESOLUTION NO. 24-2026, RESOLUTION ADOPTING AMENDED JEFFERSON COUNTY FLOODPLAIN HAZARD MANAGEMENT REGULATIONS, AND ADOPTING FEMA PRELIMINARY FLOODPLAIN MAPS AS BEST AVAILABLE INFORMATION

Whereas, Mont. Code Ann. § 76-5-301 requires political subdivisions in Montana to adopt land use regulations related to development within floodplains which meet or exceed the minimum standards required by the Montana Department of Natural Resources and Conservation (DNRC), or in areas designated by the Federal Emergency Management Agency (FEMA) and as necessary for compliance with the National Flood Insurance Program. Mont. Code Ann. § 75-5-201(3); and,

Whereas, Jefferson County's current floodplain land use regulations and floodplain maps were adopted in 1986 (Resolution No. 8-86). The floodplain land use regulations serve as the official public document used by Jefferson County to regulate development within specific floodplains in Jefferson County in order to protect public health and safety and impacts to other properties. Since the adoption of the 1986 floodplain land use regulations, significant land development has occurred warranting the need to map additional tributaries and to have updated and modernized digital maps for use by local officials and the public; and,

Whereas, since the adoption in 1986 of the floodplain land use regulations, DNRC and FEMA have developed and promulgated amended preliminary floodplain maps dated November 20, 2024 for Jefferson County. Further, amendments to the floodplain land use regulations are required for Jefferson County to participate in the National Flood Insurance Program, to ensure the availability of flood insurance, and for the county to stay current with state and federal regulations and best practices. A copy of the amended floodplain regulations is attached as Exhibit 1; and,

Whereas, on September 9, 2026, the Jefferson County Consolidated Land Use Board conducted a public hearing where the Board took public comment on, considered, and voted to recommend to the Jefferson County Commission that it adopt Jefferson County's amended floodplain regulations and adopt, as best available information, the preliminary floodplain maps issued by FEMA; and,

Whereas, the preliminary floodplain maps are currently being reviewed under FEMA's formal adoption process. From a federal and state perspective, the preliminary maps are a reliable source to administer and enforce Jefferson County's floodplain land use regulations in locations where there currently are no mapped floodplains; and,

Whereas, until formal adoption of the new Floodplain Insurance Rate Maps, Jefferson County considers the preliminary floodplain maps provided by FEMA and DNRC as the best available information to administer floodplain regulations; and,

Whereas, on November 18 & 25, 2026, notice of the date, time, and place of the public hearing to discuss and decide on the adoption of Resolution No. 24-2026 was published in accordance with Mont. Code Ann. § 7-1-2121; and,

Whereas, on December 1, 2026, the Jefferson County Commission conducted a public hearing on the adoption of Resolution No. 24-2026. Following public comment, and consideration of any written comment submitted, the Jefferson County Commission voted to approved the passage and adoption of Resolution No. 24-2026.

ACCORDINGLY, IT IS RESOLVED, the Jefferson County Commission hereby adopts the amended Jefferson County Floodplain Hazard Management Regulations attached to this Resolution as Exhibit 1.

IT IS FURTHER RESOLVED, the Jefferson County Commission adopts the preliminary floodplain maps referenced in Appendix A to Exhibit 1 as best available information to administer floodplain regulations.

IT IS FURTHER RESOLVED, the 1986 Jefferson County floodplain land use regulations adopted under Resolution No. 8-86 are hereby amended by the preliminary floodplain regulations and maps attached as Exhibit 1.

Dated this 1st day of December, 2026.

Board of County Commissioners
Jefferson County, Montana

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Dan Hagerty
Chair

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Craig Doolittle
Commissioner

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Cory Kirsch
Commissioner

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ATTEST:

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Ginger Kunz
Jefferson County Clerk & Recorder