

CITY OF WHITE SALMON

CITY HALL OFFICE

Date: December 4, 2024

To: Klickitat County: Assessor, Treasurer, Engineer, Environmental Health.
Washington State Department of Transportation
Washington State Department of Ecology
Washington State Department of Fish and Wildlife
Washington State Department of Natural Resources
Washington State Department of Archaeological & Historic Preservation
The Confederated Tribes and Bands of the Yakima Nation
The Confederated Tribes of Warm Springs
Nez Perce Tribe
Confederated Tribes of the Umatilla Indian Reservation
Columbia Gorge News
Hospital Dist. #2
PUD #1 of Klickitat County
Yakima Nation
NW Natural
City of Bingen

From: City of White Salmon Planning Department

Subject: SEPA Determination of Non-significance (DNS)
For City of White Salmon, File #WS-SEPA-2024.004
Notice of SEPA Comment Period
Notice of SEPA Appeal Period
Notice of Public Hearing

Enclosed is a Determination of Non-significance (DNS) for an ordinance repealing WSMC 15.28 Floodplain Construction Restrictions and adopting WSMC 15.28 Flood Damage Prevention regulations. In order to maintain compliance with the National Flood Insurance Prevention Program, the City Council has determined it is in the best interest of the City to update flood damage prevention regulations by adopting new regulations based on Department of Ecology's model flood damage prevention ordinance.

This determination is issued pursuant to WAC 197-11-340(2). White Salmon will not act on this proposal for 14 calendar days from the date of issuance. The SEPA comment and appeal period runs from December 11, 2024, to December 26, 2024. The general public comment period for this update will extend to January 10, 2025.

Comments can be submitted by mail to City of White Salmon (PO Box 2139, White Salmon WA 98672), in person at City Hall's Dropbox (100 N. Main), or by email correspondence at Erikac@ci.white-salmon.wa.us.

Per the White Salmon Municipal Code 18.20.170 - Environmental Protection (SEPA review) Appeal, any agency or person may appeal this DNS to the city council. The proponent or any aggrieved party may perfect such appeal by giving notice to the responsible official within ten days of the decision being appealed. Appeals shall not be deemed complete without payment of the appeal fees applicable, payable to the City of White Salmon. Appeals must be filed by December 26, 2024.

The White Salmon Planning Commission will also hold a Public Hearing to receive verbal comments regarding the proposal to repeal WSMC 15.28 Floodplain Construction Restrictions and adopt WSM 15.28 Flood Damage Prevention at its regular Planning Commission meeting on December 11, 2024, at 5:30 p.m. The hearing will be in the City Council Chambers (119 NE Church). The city will meet in person and via teleconference. Any individual who wishes to testify in person or via teleconference will be allowed to do so. A copy of the proposed ordinance will be available on the city's webpage or by calling Erika Castro Guzman at (509) 493-1133 ext. 209.

Thank you for your attention to this matter.

SEPA DETERMINATION OF NONSIGNIFICANCE (DNS) – NOTICE OF PUBLIC HEARING

Environmental Checklist No: WS-SEPA-2024.004

Description of Proposal: This is a non-project proposal. The City proposes to repeal WSMC 15.28 – Floodplain Construction Restrictions and adopt WSMC 15.28 Flood Damage Prevention to maintain compliance with the National Flood Insurance Program (NFIP) consistent with the Klickitat County’s 2024 FEMA mapping update in coordination with the Ecology Floodplain Management Division and FEMA Region X, effective February 14, 2025, as well as improve administration of the Chapter 15.28 of the White Salmon Municipal Code. Development projects within and adjacent to the City’s flood hazard areas may be proposed at any time and will be reviewed for compliance with Chapter 15.28 – Flood Damage Prevention at the time of application.

Proponent: City of White Salmon
PO Box 2139
White Salmon, WA 98672

Lead agency: City of White Salmon Planning Department
PO Box 2139
White Salmon, WA 98672

The City of White Salmon has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). After reviewing a completed environmental checklist and other information on file with the lead agency, this decision was made. This information is available to the public upon request.

This determination of nonsignificance (DNS) was made after review of a completed environmental checklist and other information on file with the lead agency and available upon request.

Comment Period: SEPA Comments received until December 26, 2024, at 5 PM

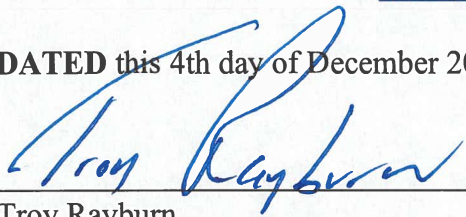
Note: The general public comment period for this update will extend to January 10, 2025.

Appeal Period Ends: December 26, 2024, at 5 PM

Notice of Public Hearing: Planning Commission Meeting: December 11, 2024, at 5:30 PM

Responsible Official: Troy Rayburn
City Administrator
PO Box 2139
White Salmon, WA 98672
Ph. 509-493-1133 x202
Administrator@ci.white-salmon.wa.us

DATED this 4th day of December 2024



Troy Rayburn
City Administrator and SEPA Responsible Official

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

White Salmon Flood Damage Prevention Ordinance Update

2. Name of applicant:

City of White Salmon

3. Address and phone number of applicant and contact person:

Erika Castro Guzman, Community Development/Special Projects Coordinator
White Salmon City Hall
100 N Main Street
White Salmon, WA 98672
(509) 493-1133

4. Date checklist prepared:

November 27, 2024

5. Agency requesting checklist:

Washington Department of Ecology

6. Proposed timing of schedule (including phasing, if applicable):

Proposed amendments to the City's ordinance update will be open for public comment starting December 11 through January 10th. Local adoption is anticipated in January 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

In the future, the City will periodically review and update the ordinance with the best available science as prescribed by state law.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No such applications are known.

10. List any government approvals or permits that will be needed for your proposal, if known.

The City must approve the updated ordinance for WSMC Chapter 15.28.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

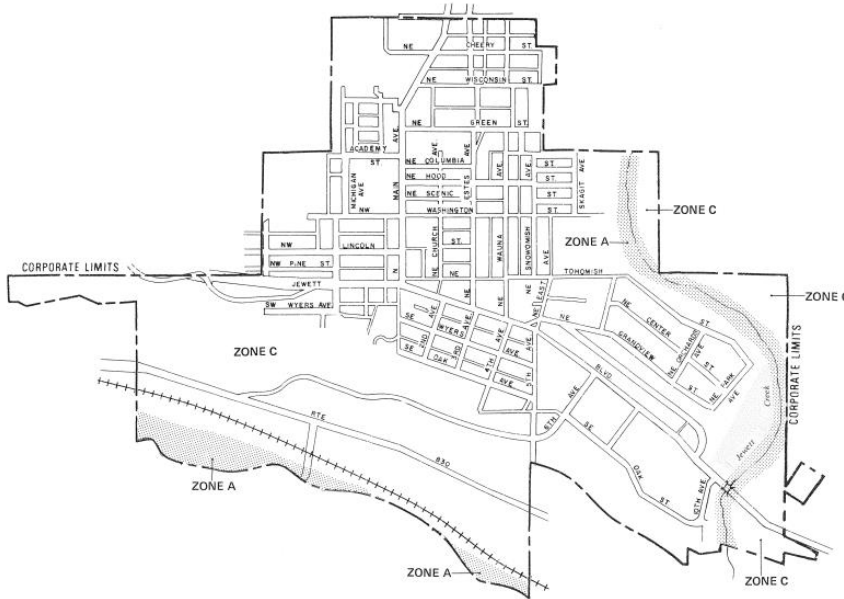
to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project proposal. The City is updating an ordinance repealing WSMC 15.28 – Floodplain Construction Restrictions and adopting WSMC 15.28 Flood Damage Prevention to maintain compliance with the National Flood Insurance Program (NFIP), keep it current with best available science and consistency with state law, as well as improve administration of this chapter. Development projects within and adjacent to the City’s mapped flood hazard areas may be proposed at any time and will be reviewed for compliance with WSMC Chapter 15.28 – Flood Damage Prevention at the time of application.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The updated ordinance will apply to all special flood hazard areas within the boundaries of the City of White Salmon. When base flood elevation data has not been provided (in A zones) in accordance with WSMC 15.28.030(B), the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source. The latest mapping within White Salmon (and greater Klickitat County) can be found here:

<https://storymaps.arcgis.com/stories/87d9e9e783ae43578b964f16e8e43cc6>. These new maps (effective February 14, 2025) will replace the existing outdated FEMA map for Jewett Creek within city limits (see excerpt below):



B. Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

Flood Hazard Area

b. What is the steepest slope on the site (approximate percent slope)?

Not applicable. This is a non-project action.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Not applicable. This is a non-project action.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Not applicable. This is a non-project action.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Not applicable. This is a non-project action.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Not applicable. This is a non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Not applicable. This is a non-project action.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Not applicable. This is a non-project action.

2. Air

[Find help answering air questions](#)⁴

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. This is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable. This is a non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

Not applicable. This is a non-project action.

3. Water

[Find help answering water questions](#)⁵

a. **Surface:**

[Find help answering surface water questions](#)⁶

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Known waterbodies that are within special flood hazard areas include Jewett Creek, a Type F stream, and The Columbia River.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable. This is a non-project action.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. This is a non-project action.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project action.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

This is a non-project proposal. The proposal ordinance to repeal WSMC 15.28 – Floodplain Construction Restrictions and adopt WSMC 15.28 Flood Damage Prevention will impact the 100-year floodplain regulations. Development projects within and adjacent to the City’s mapped special flood hazard areas may be proposed at any time and will be reviewed for compliance with the Chapter 15.28 – Flood Damage Prevention Ordinance at the time of application.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable. This is a non-project action

b. Ground:

[Find help answering ground water questions](#)⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

Not applicable. This is a non-project action

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. This is a non-project action

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable. This is a non-project action

2. Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable. This is a non-project action

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable. This is a non-project action

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

Not applicable. This is a non-project action

4. Plants

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:**

deciduous tree: alder, maple, aspen, other

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Not applicable. This is a non-project action

c. List threatened and endangered species known to be on or near the site.

Not applicable. This is a non-project action

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Not applicable. This is a non-project action

e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable. This is a non-project action

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Not applicable. This is a non-project action

b. List any threatened and endangered species known to be on or near the site.

Not applicable. This is a non-project action

c. Is the site part of a migration route? If so, explain.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

There are numerous protected fish species that may migrate through creeks.

d. Proposed measures to preserve or enhance wildlife, if any.

Not applicable. This is a non-project action

e. List any invasive animal species known to be on or near the site.

Not applicable. This is a non-project action

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is a non-project action

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable. This is a non-project action

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Not applicable. This is a non-project action

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Not applicable. This is a non-project action

1. Describe any known or possible contamination at the site from present or past uses.

Not applicable. This is a non-project action

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Not applicable. This is a non-project action

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Not applicable. This is a non-project action

- 4. Describe special emergency services that might be required.**

Not applicable. This is a non-project action

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

Not applicable. This is a non-project action

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Not applicable. This is a non-project action

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Not applicable. This is a non-project action

- 3. Proposed measures to reduce or control noise impacts, if any:**

Not applicable. This is a non-project action

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Not applicable. This is a non-project action.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Not applicable. This is a non-project action.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

Not applicable. This is a non-project action.

- c. Describe any structures on the site.**

Not applicable. This is a non-project action

- d. Will any structures be demolished? If so, what?**

Not applicable. This is a non-project action

- e. What is the current zoning classification of the site?**

Not applicable. This is a non-project action

- f. What is the current comprehensive plan designation of the site?**

Not applicable. This is a non-project action

- g. If applicable, what is the current shoreline master program designation of the site?**

Not applicable. This is a non-project action

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Yes, Jewett Creek is a classified critical area mapped and delineated within city limits. Proposed development project sites will be reviewed for special flood hazard areas at the time of application.

- i. Approximately how many people would reside or work in the completed project?**

Not applicable. This is a non-project action

- j. Approximately how many people would the completed project displace?**

Not applicable. This is a non-project action

- k. Proposed measures to avoid or reduce displacement impacts, if any.**

Not applicable. This is a non-project action

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The amendments to the ordinance were developed to provide greater resources on how to identify special flood hazards areas through a scientific and engineering report entitled “The Flood Insurance Study (FIS) for Klickitat County, Washington and Incorporated Areas” dated February 14, 2025. Development projects proposed within the City’s special flood hazard areas must comply with the White Salmon Municipal Code, and all other applicable local, state, and federal regulations.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

Not applicable. This is a non-project action

9. Housing

[Find help answering housing questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing)¹²

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Not applicable. This is a non-project action

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Not applicable. This is a non-project action

- c. Proposed measures to reduce or control housing impacts, if any:**

Not applicable. This is a non-project action

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable. This is a non-project action

- b. What views in the immediate vicinity would be altered or obstructed?**

Not applicable. This is a non-project action

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

Not applicable. This is a non-project action

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable. This is a non-project action

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable. This is a non-project action

- c. What existing off-site sources of light or glare may affect your proposal?**

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

Not applicable. This is a non-project action

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable. This is a non-project action

12. Recreation

[Find help answering recreation questions](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are various recreational opportunities within City limits, including parks and trails.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable. This is a non-project action

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable. This is a non-project action

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

According to Washington State Department of Archaeology and Historic Preservation's WISAARD application, there are no buildings or structures within or near the City's limits that are eligible for or listed in preservation registers. There are, however, several properties that are determined eligible for preservation registers.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Given the traditional tribal presence in the area, such resources could be present in City limits

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable. This is a non-project action

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The existing and proposed ordinance amendments do not address measures to avoid, minimize or compensate for loss, changes to, and disturbance to historic and cultural resources. However, regulations within Flood Hazard Zones, as outlined in the Statement of Purpose section of the White Salmon Municipal Code, largely aligns with preservation of these archeological, historic, and cultural sites.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Not applicable. This is a non-project action

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Not applicable. This is a non-project action

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Not applicable. This is a non-project action

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Not applicable. This is a non-project action

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Not applicable. This is a non-project action

- g. **Proposed measures to reduce or control transportation impacts, if any:**

Not applicable. This is a non-project action

15. Public services

[Find help answering public service questions¹⁷](#)

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Not applicable. This is a non-project action

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Not applicable. This is a non-project action

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Not applicable. This is a non-project action

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Not applicable. This is a non-project action

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

C. Signature

[Find help about who should sign](#)¹⁹

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X

Type name of signee:

Position and agency/organization:

Date submitted:

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁰

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

The proposed amendments associated with the City's ordinance update are not anticipated to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The proposed amendments are intended to maintain compliance with the National Flood Insurance Program, keep the White Salmon Municipal Code current Department of Ecology and FEMA Region X soon-to-be adopted floodplain maps within city limits, effective February 14, 2025, as well as provide for better administration of the code. Development projects proposed within the City's listed special flood hazard areas must comply with the White Salmon Municipal Code and all other applicable local, state, and federal regulations.

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- **Proposed measures to avoid or reduce such increases are:**

Not applicable. This is a non-project action.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed amendments associated with the City's ordinance update are not anticipated to appreciably affect plants, animals, fish, or aquatic life. Development projects proposed within the City's listed special flood hazard areas must comply with the White Salmon Municipal Code and all other applicable local, state, and federal regulations.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

The proposed amendments associated with the City's ordinance update that aim to protect or conserve plants, animals fish or marine life includes prohibiting the storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding in special flood hazard areas.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed amendments associated with the City's ordinance are not anticipated to deplete energy or natural resources. The proposed amendments are intended to comply with the National Flood Insurance program and better administration of the code. Development projects proposed within the City's special flood zone areas must comply with the White Salmon Municipal Code and all other applicable local, state, and federal regulations.

- **Proposed measures to protect or conserve energy and natural resources are:**

The proposed amendments to the ordinance do not include additional measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed amendments associated with the City's ordinance do include amendments to floodplain regulations to capture best available science. Otherwise, the proposed amendments associated with the City's ordinance are not anticipated to affect other environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection. Development projects proposed within the City's special flood zones must comply with the White Salmon Municipal Code and all other applicable local, state, and federal regulations.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

The proposed amendments are intended to keep White Salmon Municipal Code current with state guidance for floodplain regulations.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed amendments associated with the City's ordinance update the Basis for Establishing the Areas of Special Flood Hazard to ensure greater guidance on how to identify special flood hazard areas. Otherwise, amendments are not anticipated to affect land uses. Development projects proposed within the City's floodplains must comply with the White Salmon Municipal Code and all other applicable local, state, and federal regulations.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The proposed amendments to the ordinance do not include additional measures to avoid or reduce shoreline and land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed amendments associated with the City's ordinance update are not anticipated to increase demands on public services and utilities. Proposed amendments are intended to keep White Salmon Municipal Code current with best available science and better administration of the code. Development projects proposed within the City's floodplains must comply with the White Salmon Municipal Code and all other applicable local, state, and federal regulations.

- **Proposed measures to reduce or respond to such demand(s) are:**

Not applicable—increased demands on transportation or public services and utilities not anticipated

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal is intended to maintain compliance with NFIP and provide greater resources on how to identify special flood hazards areas through a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Klickitat County, Washington and Incorporated Areas" dated February 14, 2025. The City is performing the ordinance update to better align with recent FEMA guidance, as well as keeping it current with best available science, providing limited flexibility to eliminate uncertain areas in the code.

CITY OF WHITE SALMON ORDINANCE XXX-XX-XXXX

AN ORDINANCE REPEALING WSMC 15.28 FLOODPLAIN CONSTRUCTION RESTRICTIONS AND ADOPTING WSMC 15.28 FLOOD DAMAGE PREVENTION

WHEREAS, in order to maintain compliance with the National Flood Insurance Program ("NFIP"), the Department of Ecology developed a model flood damage prevention ordinance; and

WHEREAS, the City council of the City of White Salmon has determined that it is in the best interest of the City to repeal WSMC 15.28 - Floodplain Construction Restrictions and adopt WSMC 15.28 Flood Damage Prevention Ordinance; and

WHEREAS, Ecology made housekeeping changes to the previously adopted ordinance for clarity and an updated reference to new FEMA maps, effective February 14th, 2025;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON DO ORDAIN AS FOLLOWS:

SECTION 1. White Salmon Municipal Code 15.28-Floodplain Construction Restrictions, is hereby repealed.

SECTION 2. White Salmon Municipal Code 15.28 - Flood Damage Prevention is adopted as follows:

Chapter 15.28 - Flood Damage Prevention

15.28.010 - Statutory authorization, findings of fact, purpose, and objectives.

A. Statutory Authorization

The Legislature of the State of Washington has delegated the responsibility to local communities to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry.

B. Findings of Fact

The flood hazard areas of White Salmon are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and

general welfare.

These flood losses may be caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

C. Statement of Purpose

It is the purpose of this ordinance to promote the public health, safety, and general welfare; reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. Minimize prolonged business interruptions;
5. Minimize damage to public facilities and utilities, such as water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in flood hazard areas;
6. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding;
7. Notify potential buyers that the property is in a Special Flood Hazard Area;
8. Notify those who occupy flood hazard areas that they assume responsibility for their actions; and
9. Participate in and maintain eligibility for flood insurance and disaster relief.

C. Methods of Reducing Flood Losses

In order to accomplish its purposes, this ordinance includes methods and provisions for:

1. Restricting or prohibiting development that is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
2. Requiring that development vulnerable to floods be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

4. Controlling filling, grading, dredging, and other development, which may increase flood damage; and
5. Preventing or regulating the construction of flood barriers that unnaturally divert floodwaters or may increase flood hazards in other areas.

15.28.020 - Definitions.

- A. "Alteration of watercourse" means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.
- B. "Appeal" means a request for a review of the interpretation of any provision of this ordinance or a request for a variance.
- C. "Area of shallow flooding" means a designated zone AO, AH, AR/AO or AR/AH on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.
- D. "Area of special flood hazard" means the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, AI-30, AE, A99, AR. "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".
- E. "ASCE 24" means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.
- F. "Base flood" means the flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the "100-year flood").
- G. "Base Flood Elevation (BFE)" means the elevation to which floodwater is anticipated to rise during the base flood.
- H. "Basement" means any area of the building having its floor sub-grade (below ground level) on all sides.
- I. "Building" - see "Structure."
- J. "Building code" means the currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.
- K. "Critical facility" means a facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which

produce, use, or store hazardous materials or hazardous waste.

- L. "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.
- M. "Elevation Certificate" means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).
- N. "Elevated building" for flood insurance purposes, means a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.
- O. "Essential facility" has the same meaning as "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.
- P. "Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.
- Q. "Expansion of an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- R. "Farmhouse" means a single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.
- S. "Flood" or "Flooding" means:
 - 1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
 - c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of

liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.
- T. "Flood elevation study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).
- U. "Flood Insurance Rate Map (FIRM) means the official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rat Map (DFIRM).
- V. "Floodplain or flood prone area" means any land area susceptible to being inundated by water from any source. See "Flood or flooding."
- W. "Floodplain administrator" means the city official designated by title to administer and enforce the floodplain management regulations.
- X. "Floodplain management regulations" means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.
- Y. "Flood proofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.
- Z. "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."
- A. "Functionally dependent use" means a use which cannot perform its intended purpose

unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

- B. "Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- C. "Historic structure" means any structure that is:
1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
 4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior in states without approved programs.
- D. "Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance (i.e. provided there are adequate flood ventilation openings).
- E. "Manufacture home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does

not include a "recreational vehicle."

- F. "Manufacture home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
- G. "Mean sea level" for the purposes of the National Flood Insurance Program, means the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.
- H. "New construction" for the purpose of determining insurance rates, means structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.
- I. "New manufacture home parks or subdivisions" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.
- J. "One hundred-year flood or 100-year flood" - See "Base flood."
- K. "Reasonably safe from flooding" means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.
- L. "Recreation vehicle" means a vehicle that is
 - 1. Built on a single chassis;
 - 2. 400 square feet or less when measured at the largest horizontal projection;
 - 3. Designed to be self-propelled or permanently towable by a light duty truck; and
 - 4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- M. "Start of construction" includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction,

rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

- N. "Structure" for floodplain management purposes, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.
- O. "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- P. "Substantial improvement" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:
1. Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or
 2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."
- Q. "Variance" means a grant of relief by the city from the terms of a floodplain management regulation.
- R. "Water surface elevation" means the height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.
- S. "Water dependent" means a structure commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

15.28.030 - General Provisions

A. Lands to Which This Ordinance Applies (44 CFR 59.22(a))

This ordinance shall apply to all special flood hazard areas within the boundaries of the City of White Salmon.

B. Basis for Establishing the Areas of Special Flood Hazard

The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled “The Flood Insurance Study (FIS) for Klickitat County, Washington and Incorporated Areas” dated February 14, 2025, and any revisions thereto, with accompanying Flood Insurance Rate Map (FIRM) dated February 14, 2025, and any revisions thereto, are hereby adopted by reference and declared to be a part of this ordinance. The FIRM is on file at 100 N. Main Street, White Salmon, WA 98672.

The best available information for flood hazard area identification as outlined in Section 15.28.040(C)(2) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 15.28.040(C)(2).

C. Compliance

All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.

D. Penalties for Noncompliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than three hundred (300) dollars or imprisoned for not more than ninety (90) days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the City of White Salmon from taking such other lawful action as is necessary to prevent or remedy any violation.

E. Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

F. Interpretation

In the interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and,

3. Deemed neither to limit nor repeal any other powers granted under state statutes.

G. Warning And Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of White Salmon, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

H. Severability

This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

15.28.040 - Administration

A. Establishment of Development Permit

1. Development Permit Required

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section ~~3.2~~15.28.030(B). The permit shall be for all structures including manufactured homes, as set forth in the "Definitions," and for all development including fill and other activities, also as set forth in the "Definitions."

2. Application for Development Permit

Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- a. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator.
- b. Elevation in relation to mean sea level to which any structure has been floodproofed;
- c. Where a structure is to be floodproofed, certification by a registered professional engineer or architect that the floodproofing methods for any

nonresidential structure meet floodproofing criteria in Section ~~5.2-~~
~~15.28.050(B)(2)~~;

- d. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development;
- e. Where development is proposed in a floodway, an engineering analysis indication no rise of the Base Flood Elevation, and
- f. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

B. Designation of the Floodplain Administrator

The Planning Director is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

C. Duties & Responsibilities of the Floodplain Administrator

Duties of the (*Floodplain Administrator*) shall include, but not be limited to:

1. Permit Review

Review all development permits to determine that:

- a. The permit requirements of this ordinance have been satisfied;
- b. All other required state and federal permits have been obtained;
- c. The site is reasonably safe from flooding;
- d. The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of Section ~~5.4-~~
~~15.28.050(D)(1)~~ are met;
- e. Notify FEMA when annexations occur in the Special Flood Hazard Area.

2. Use of Other Base Flood Data (In A Zones)

When base flood elevation data has not been provided (in A zones) in accordance with Section ~~3.2~~~~15.28.030(B)~~, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer Sections ~~5.2~~~~15.28.050(B)~~, SPECIFIC STANDARDS, and ~~5.4~~~~15.28.050(D)~~ FLOODWAYS.

3. Information to be Obtained and Maintained

- a. Where base flood elevation data is provided through the FIS, FIRM, or required as in Section ~~4.3-2~~~~15.28.040(C)(2)~~, obtain and maintain a record of the actual (as- built) elevation (in relation to mean sea level) of the

lowest floor

(including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

- b. For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in Section ~~15.28.040(C)(2)~~4.3-2:
 - 1) Obtain and maintain a record of the elevation (in relation to mean sea level) to which the structure was floodproofed.
 - 2) Maintain the floodproofing certifications required in Section ~~15.28.040(A)(2)(c)~~4.1-3(3).
- c. Certification required by Section ~~5.4.1 {or the numbering system used by the community}~~15.28.050(D)(1) (floodway encroachments).
- d. Records of all variance actions, including justification for their issuance.
- e. Improvement and damage calculations.
- f. Maintain for public inspection all records pertaining to the provisions of this ordinance.

4. Alteration of Watercourse

Whenever a watercourse is to be altered or relocated:

- a. Notify adjacent communities and the Department of Ecology prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means.
- b. Assure that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained.

5. Interpretation of FIRM Boundaries

Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the NFIP (44 CFR 59-76).

6. Review of Building Permits

Where elevation data is not available either through the FIS, FIRM, or from another authoritative source (Section ~~4.3-2~~15.28.040(C)(2)), applications for floodplain development shall be reviewed to assure that proposed construction

will be *reasonably safe from flooding*. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

15.28.050 - Provisions for Flood Hazard Reduction

A. General Standards

In all areas of special flood hazards, the following standards are required:

1. Anchoring

- a.** All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy.
- b.** All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

2. Construction Materials and Methods

- a.** All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- b.** All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- c.** Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

3. Storage of Materials and Equipment

- a.** The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas.
- b.** Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

4. Utilities

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
- b. Water wells shall be located on high ground that is not in the floodway (WAC 173-160-171);
- c. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- d. Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5. Subdivision Proposals and Development

All subdivisions, as well as new development shall:

- a. Be consistent with the need to minimize flood damage;
- b. Have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
- c. Have adequate drainage provided to reduce exposure to flood damage.
- d. Where subdivision proposals and other proposed developments contain greater than 50 lots or 5 acres (whichever is the lesser) base flood elevation data shall be included as part of the application.

B. Specific Standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section ~~3.2~~ 15.28.030(B), BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, or Section ~~4.3-2~~ 15.28.040(C)(2), USE OF OTHER BASE FLOOD DATA. The following provisions are required:

1. Residential Construction

- a. In AE and AI-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE.

- b.** New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements in ~~Appendix A~~ Section 15.28.070.
- c.** New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
- d.** Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs must meet or exceed the following minimum criteria:
 - 1) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
 - 2) The bottom of all openings shall be no higher than one foot above grade.
 - 3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
 - 4) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

2. Nonresidential Construction

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of subsection 1 or 2, below.

- a.** New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

- 1) In AE and AI-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained:

New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest

floor, including basement, elevated one foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE, or as required by ASCE 24, whichever is greater.

- 2) If located in an AO zone, the structure shall meet the requirements in ~~Appendix A~~ Section 15.28.070.
- 3) If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
- 4) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - a) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
 - b) The bottom of all openings shall be no higher than one foot above grade.
 - c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
 - d) A garage attached to a structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

b. If the requirements of subsection 1 are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

- 1) Be dry floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry floodproofed to the elevation required by ASCE 24, whichever is greater;

- 2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- 3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section ~~4.3-~~ 3(2)15.28.040(C)(3)(b);
- 4) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in ~~5.2-1(5)~~ Section 15.28.050(B)(1)(d).

3. **Manufactured Homes**

All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

4. **Recreational Vehicles**

~~a.~~ Recreational vehicles placed on sites are required to either:

- ~~a.~~ ~~b.~~ Be on the site for fewer than 180 consecutive days, ~~or~~
- ~~b.~~ ~~e.~~ Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
- ~~c.~~ ~~d.~~ Meet the requirements of 15.28.050(B)(3) above.

5. **Enclosed Area Below the Lowest Floor**

If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.

6. **Appurtenant Structures (Detached Garages & Small Storage Structures)**

For A Zones (A, AE, AI-30, AH, AO):

- a. Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:

- 1) Use of the appurtenant structure must be limited to parking of vehicles or limited storage;
 - 2) The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;
 - 3) The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;
 - 4) Any machinery or equipment servicing the appurtenant structure must be elevated or floodproofed to or above the BFE;
 - 5) The appurtenant structure must comply with floodway encroachment provisions in Section ~~5.4~~ +15.28.050(D)(1);
 - 6) The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section ~~5.2-1(5)~~ 15.28.050(B)(1)(d).
 - 7) The structure shall have low damage potential,
 - 8) If the structure is converted to another use, it must be brought into full compliance with the standards governing such use, and
 - 9) The structure shall not be used for human habitation.
- b. Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section ~~5.2-1~~ 15.28.050(B).
 - c. Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

C. AE and AI-30 Zones with Base Flood Elevations but No Floodways

In areas with BFEs (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones AI-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

D. Floodways

Located within areas of special flood hazard established in Section ~~3.2~~ 15.28.030(B) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the

following provisions apply:

6. No Rise Standard

Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

7. Residential Construction in Floodways

Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure that do not increase the ground floor area; and (ii) repairs, reconstruction, or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (A) before the repair or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.

a. Replacement of Farmhouses in Floodway

Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 may be permitted subject to the following:

- 1) The new farmhouse is a replacement for an existing farmhouse on the same farm site;
- 2) There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway;
- 3) Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;
- 4) A replacement farmhouse shall not exceed the total square footage of encroachment of the farmhouse it is replacing;
- 5) A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety days after occupancy of a new farmhouse;
- 6) For substantial improvements and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse

respectively, including basement, is a minimum of one foot higher than the BFE;

- 7) New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system;
- 8) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters; and
- 9) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

b. Substantially Damaged Residences in Floodway

- 1) For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).
- 2) Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:
 - a) There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.
 - b) A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size.
 - c) Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment.

- d) The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE.
- e) New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.
- f) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters.
- g) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

8. All Other Building Standards Apply in the Floodway

If Section ~~5.4-1~~15.28.050(D)(1) is satisfied or construction is allowed pursuant to ~~s~~Section 5.4-215.28.050(D)(2), all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section ~~5-0~~15.28.050, Provisions for Flood Hazard Reduction.

E. General Requirements for Other Development

All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the state building codes with adopted amendments and any City of White Salmon amendments, shall:

- 6. Be located and constructed to minimize flood damage;
- 7. Meet the encroachment limitations of this ordinance if located in a regulatory floodway;
- 8. Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
- 9. Be constructed of flood damage-resistant materials;
- 10. Meet the flood opening requirements of Section ~~5.2-1(5)~~15.28.050(B)(1)(d), and
- 11. Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the

electrical part of building code for wet locations.

F. Critical Facility

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the BFE shall be provided to all critical facilities to the extent possible.

G. Livestock Sanctuaries

Elevated areas for the for the purpose of creating a flood sanctuary for livestock are allowed on farm units where livestock is allowed. Livestock flood sanctuaries shall be sized appropriately for the expected number of livestock and be elevated sufficiently to protect livestock. Proposals for livestock flood sanctuaries shall meet all procedural and substantive requirements of this chapter.

15.28.060 - Variances

The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the City of White Salmon to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Base Flood Elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

A. Requirements for Variances

1. Variances shall only be issued:
 - a. Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

- b. For the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;
 - c. Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
 - d. Upon a showing of good and sufficient cause;
 - e. Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant;
 - f. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section ~~2.0~~ ~~{or the numbering system used by the community}~~ 15.28.020 of this ordinance in the definition of "Functionally Dependent Use."
2. Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.
 3. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the BFE, provided the procedures of Sections ~~4.0~~ 15.28.040 and ~~5.0~~ 15.28.050 of this ~~ordinance~~ chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

B. Variance Criteria

In considering variance applications, the City of White Salmon's Planning Commission as established by the City of White Salmon shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;

5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in time of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and,
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water system, and streets and bridges.

C. Additional Requirements for the Issuance of a Variance

1. Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:
 - a. The issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and
 - b. Such construction below the BFE increases risks to life and property.
2. The Floodplain Administrator shall maintain a record of all variance actions, including justification for their issuance.
3. The Floodplain Administrator shall condition the variance as needed to ensure that the requirements and criteria of this chapter are met.
4. Variances as interpreted in the NFIP are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from flood elevations should be quite rare.

15.28.070 - Standards for shallow flooding areas (AO Zones) (44 CFR 60.3(c) 7, 8 and 11)
Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does

not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In addition to other provisions in this code, the following additional provisions also apply in AO zones:

- A. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement and mechanical equipment) elevated above the highest adjacent grade to the structure, one foot or more above* the depth number specified in feet on the community's FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified).

- B. New construction and substantial improvements of nonresidential structures within AO zones shall either:
 - 1. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above* the depth number specified on the FIRM (at least two feet if no depth number is specified); or

 - 2. Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer, or architect as in ~~s~~Section ~~5.2-2(3)~~15.28.050(B)(2)(b).

 - 3. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

 - 4. Recreational vehicles placed on sites within AO zones on the community's FIRM either:
 - a. Be on the site for fewer than 180 consecutive days, or

 - b. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

 - c. Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section ~~5.1-~~15.28.050(A)(1)(b)).