

**CITY OF OKANOGAN
COUNCIL AGENDA
February 4, 2025 7:00 P.M.
Council Chambers, also available via Zoom**

Meeting ID: 830 0208 9303

One tap mobile: 1-253-215-8782

1. **CALL TO ORDER and PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF AGENDA and CONSENT AGENDA**
(Approval of Consent Agenda passes all routine items indicated by an asterisk (*) on the agenda. Consent agenda items are not considered separately unless a Councilmember so requests. In the event of such a request, the item is returned to the general agenda and taken up in the order that it appears.)
3. * **EXCUSE COUNCILMEMBERS**
Denise Varner
4. * **APPROVAL OF MINUTES**
January 21, 2025 – Council Meeting Minutes
5. * **APPROVAL OF VOUCHERS**
6. **PUBLIC COMMENT**
This is an opportunity for the public to express their concerns, opinions, or suggestions to the Mayor and Council on any matter concerning the city. Please state your name and street address. Comments are limited to 3 minutes.
7. **DEPARTMENT HEAD REPORTS**
8. **COMMITTEE REPORTS**
9. **UNFINISHED BUSINESS**
10. **NEW BUSINESS**
Ordinance 1241 – Chapter 15.28 – Flood Damage Prevention

Interagency Data Sharing Agreement – Okanogan County
11. * **CORRESPONDENCE**
12. **PUBLIC COMMENT**
This is an opportunity for the public to express their concerns, opinions, or suggestions to the Mayor and Council on any matter concerning the city. Please state your name and street address. Comments are limited to 3 minutes.

The City of Okanogan is an equal opportunity employer and provider that strives to accommodate persons with disabilities. City Hall is ADA accessible.

Please contact the City Clerk's Office by Noon on any meeting date for assistance.

13. **COUNCILMEMBER'S COMMENTS**

14. **MAYOR'S REPORT**

15. **ADJOURNMENT**

Letter of Transmittal

DATE: January 29, 2025

TO: Okanogan City Council

FROM: Chris Johnson, Planning Administrator

RE: Staff Report Recommendation - Ordinance # 1241
Required Flood Ordinance Update

Required Action Summary

All cities and towns are required to complete periodic review and updates to their flood damage prevention ordinances to maintain compliance with FEMA and WA Ecology requirements to protect both the built and physical environments.

Floodplain development ordinance updates typically are initiated to comply with federal regulations through FEMA (Federal Emergency Management Agency), which mandates that communities participating in the National Flood Insurance Program (NFIP) maintain and update their floodplain regulations to meet minimum standards to reduce flood risks and comply with updated flood maps.

The attached Ordinance 1241 presents the completed amendments to the City's Flood Damage Prevention codes as set forth in Chapter 15.28 to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions within the mapped floodplain and floodway areas within the City of Okanogan.

Update Process

Floodplain regulation updates are typically initiated by WA Department of Ecology through periodic Community Assessment Visits (CAVs). Sandra Floyd from Ecology conducted a CAV on December 13, 2022 with city staff. The CAV consisted of field review of recently issued floodplain permits and a review of suggested updates to the City's Damage prevention ordinance to improve our ability to regulate uses within the floodplain and to more completely comply with state flood regulations.

Following the CAV, Ecology provided a mark-up version of the city's adopted ordinance indicating required and recommended changes to be considered. Since that time, staff has maintained correspondence with Ecology and has met with the Okanogan County Planning Department and Town of Winthrop Planning Department to coordinate our responses.

City staff presented recommended changes to our City's Flood Damage Prevention Code at the regularly scheduled Planning Commission Meeting on January 13, 2025. The Planning Commission reviewed and discussed comments from the Department of Ecology, Shorelands and Environmental Assistance Program, and has provided the City Council with a recommendation to amend the Flood Damage Prevention Ordinance to adopt recommended language provided by Ecology (Planning Commission draft minutes are attached).

Staff Conclusions:

Staff has determined that the proposed changes satisfy the city's required review and update responsibilities to meet and maintain National Flood Insurance Program (NFIP) minimum standards to reduce flood risks (maintains landowner access to flood insurance).

Staff has determined that the proposed changes satisfy the city's required review and update flood damage prevention minimum standards to reduce flood risks in coordination with the WA Department of Ecology (maintains compliance with state law).

Staff finds that approval of the proposed changes and updates is substantially consistent with surrounding community flood damage prevention planning (maintains consistency of application).

Staff finds that approval of the proposed changes and updates will not increase the regulatory burden on residents within flood prone areas beyond the measures required by state law (maintains the balance between property rights and community protection).

The matter has been reviewed by the Planning Commission, which has recommended adoption of the changes to maintain compliance with state and federal minimum requirements.

Adoption of the ordinance amending the Flood Damage Prevention Codes (Chapter 15.28), consistent with the Planning Commission and staff recommendations will ensure that the city remains in compliance with state and federal requirements.

Recommended Motion:

Staff recommends that the Council make and approve a motion in the manner of:

"I move to accept the Planning Commission's recommended changes to Chapter 15.28 OMC and adopt Ordinance # 1241, amending the City's Flood Damage Prevention code to comply with the minimum state and federal required updates."

MEMORANDUM

To: Okanogan City Council and Mayor Turner

From: Brad Armstrong, Fire Chief

Date: January 15, 2025

Subject: Interagency Data Sharing Agreement

Attached is an Interagency Data Sharing Agreement between Okanogan County Sheriff's Office and Okanogan County Fire Protection District 3, City of Omak, and City of Okanogan (O.O.D). This will allow the sharing of information from the County to O.O.D.'s First Due Software Application.

Information will include calls for service that are valuable in supporting O.O.D.'s fire response activities and additional data points that will aid in calls for service.

Suggested Motion: I move to approve the Interagency Data Sharing Agreement and authorize Mayor Turner to sign the Agreement.

DEPARTMENT HEAD REPORT

Clerk's Office

February 4, 2025

Since the last Department Head Report to the Okanogan City Council, the Clerk's Office has:

1. Budget

- Posted Vouchers for 1st Council February 2025
- Paid Vouchers for 2nd Council January 2025
- Posted and Paid Vouchers for December Open Periods
- Completed 1099 Processing
- Processed payment to Cumulative Reserve Fund

2. Clerk Duties

- Distributed Correspondence and Agenda Items

3. Other

- Receipted in Various Funds (Building Permits, Taxes etc.)
- Made Daily Bank Deposits
- Responded to Public Records Requests

4. Payroll

- Completed 2nd Payroll for January 2025
- Updated employee information in Vision
- Completed W2 Processing

5. Planning/Building

- Assisted Building Official with various issues
- Assisted Planner with various issues
- Assisted Code Enforcement with various issues
- Drafted update to Planning Commission By-Laws

6. Utilities

- Updated Utility Accounts
- Printed & Mailed February statements
- Updated Website

7. Sports Complex

- Scheduled Complex Users meeting for February 26th.

8. Wellness

- Submitted Well City Application

9. Clerk Treasurer

- Attended Pre-Construction meeting for Elmway Watermain Extension
- Completed ARPA Grant Billing
- Completed 3rd Ave PWB and TIB Grant Billings

Code Enforcement/Animal Control/Assistant Permit Admin Report

City Council Meeting

February 4th, 2025

Patrolled the city

Animal Complaints

5 closed 1 open

Public Nuisance

2 closed

6 open including the following-

1701 2nd Avenue North (on going)

410 8th Street (on going)

708 Monroe Street (on going)

Vehicles and Traffic

3 open

Department Head Report

Fire Department

February 4, 2025

Fire Department

- Updated information in the reporting system.
- Performed minor repair and maintenance to apparatus and station.
- Performed minor repair and maintenance to small tools and equipment and station.
- Updated Department Stats- 19 calls
- Continued working with First Due on the new software system

Training

- Truck checks
- Business Meeting
- Officers Meeting
- SCBA Quarterly's
- Blood Born Pathogens

Fire Calls to Date

- Activated Alarm- 6
- Motor vehicle Accident- 8
- Motor vehicle fire- 1
- Brush Fire-
- Structure Fire- 1
- EMS Assist-
- Fire Other/Good Intent- 3
- Haz-Mat-

Hours Spent on Calls and Training to Date

- District: 4.21 Man Hours to Date: 63.22
- City: 3.01 Man Hours to Date: 24.52
- Training: 12 Man Hours to Date: 192.00

Totals Calls to Date:

- District: 11
- City: 8

Events

Fireman's Banquet- February 1, 2025

DEPARTMENT HEAD REPORT

Public Works

February 4, 2025

Since the last Department Head Report to the Okanogan City Council, the Public Works Department has:

Water Department

- Performed customer service as needed
- Performed weekly inspections of wells, reservoirs, and booster stations
- Performed routine maintenance as needed
- Performed utility locates as needed
- Performed reorganizing the water room
- Monitoring the backup generator project
- Attended the Elmway phase 3 watermain preconstruction meeting

Wastewater Department

- Performed daily testing and record keeping
- Performed customer service as needed
- Performed routine maintenance
- Performed utility locates as needed
- Completed submitting the 2024 biosolids report to DOE

Street Department

- Performed snow & ice control operations as needed
- Performed pothole patching
- Performed lowering American Flags as needed
- Performed removal of the Community Christmas Tree
- Performed tree trimming

Parks/Cemetery/Pool/City Hall/Airport

- Performed snow & ice control operations as needed
- Completed picnic table & trash receptacle refurbishing
- Performed removing the approach ramp at the overlook
- Performed painting at City Hall
- Performed replacing a fuel tank gasket at the airport

Shop

- Performed vehicle & equipment maintenance
- Performed street sweeper repairs & maintenance
- Performed installing new plumbing fixtures
- Performed fire apparatus repairs

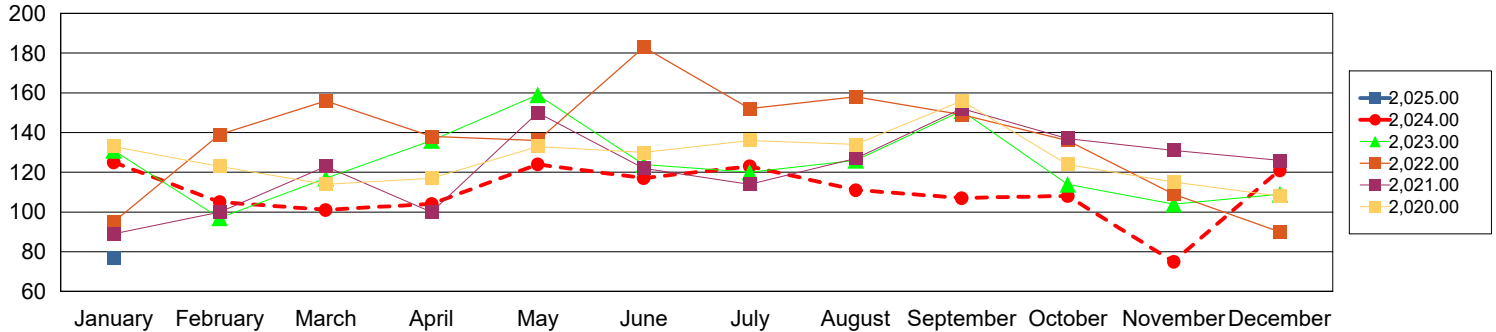
Other

- Attended a meeting regarding the Okanogan County Sheriff/Coroner building



Okanogan County Sheriff's Office

Okanogan - Monthly Activity Law Incidents



- Total City Incidents in last 30 days: **84**
- Thefts in last 30 days: **3**
- Burglary / Trespass in last 30 days: **5**
- Assaults / Disputes in last 30 days: **10**
- Traffic incidents in last 30 days: **10**
- Total City Incidents YTD: **83**

Traffic Stops: **10**

Law Incidents - Last 30 Days

OCSO

72

12/31/2024 04:19	SUSPICIOUS	2ND	OKANOGAN	S24-08161
12/31/2024 11:36	EXTRA PATROL	NORMAN	OKANOGAN	S24-08176
12/31/2024 15:00	CITIZEN DISPUTE	5TH	OKANOGAN	S24-08173
12/31/2024 16:34	CIVIL	TACOMA	OKANOGAN	S24-08174
12/31/2024 23:26	ANIMAL STRAY	1ST	OKANOGAN	S24-08182
01/01/2025 00:57	DOMESTIC DISPUT	ELMWAY	OKANOGAN	S25-00003
01/01/2025 05:08	FIREWORKS	2ND	OKANOGAN	S25-00004
01/01/2025 16:11	HEART PROBLEM	5TH	OKANOGAN	S25-00015
01/01/2025 19:21	DISORDERLY	2ND	OKANOGAN	S25-00018
01/02/2025 15:21	SEX OFF REGISTR	5TH	OKANOGAN	S25-00028
01/03/2025 11:16	FRAUD	5TH	OKANOGAN	S25-00035
01/03/2025 13:12	HARASSMENT	5TH	OKANOGAN	S25-00039
01/03/2025 21:57	DOMESTIC DISPUT	ELMWAY	OKANOGAN	S25-00049
01/04/2025 12:21	CITIZEN CONTACT	ELMWAY	OKANOGAN	S25-00054
01/06/2025 16:15	TRESPASSING	2ND	OKANOGAN	S25-00087
01/06/2025 20:49	PURSUIT	PINE	OKANOGAN	S25-00092
01/07/2025 09:05	CIVIL	3RD	OKANOGAN	S25-00097
01/07/2025 13:49	SUSPICIOUS	2ND	OKANOGAN	S25-00102
01/07/2025 17:08	FOUND PROPERTY	3RD	OKANOGAN	S25-00104
01/08/2025 12:06	SUSPICIOUS	3RD	OKANOGAN	S25-00121
01/08/2025 12:14	VIN INSPECTION	ELMWAY	OKANOGAN	S25-00122

01/08/2025 13:14	FOUND PROPERTY	3RD	OKANOGAN	S25-00125
01/08/2025 14:26	CITIZEN DISPUTE	MONROE	OKANOGAN	S25-00126
01/09/2025 07:23	TRESPASSING	2ND	OKANOGAN	S25-00135
01/10/2025 11:15	TRESPASSING	2ND	OKANOGAN	S25-00162
01/11/2025 11:57	VIOLATE ORDER	4TH	OKANOGAN	S25-00174
01/12/2025 10:22	WELFARE CHECK	4TH	OKANOGAN	S25-00180
01/12/2025 18:32	ACCIDENT HITRUN	4TH	OKANOGAN	S25-00193
01/12/2025 20:27	TRAFFIC STOP	2ND	OKANOGAN	S25-00195
01/13/2025 13:00	SUSPICIOUS	2ND	OKANOGAN	S25-00206
01/13/2025 16:32	SUSPICIOUS	HIGHWAY 20	OKANOGAN	S25-00209
01/14/2025 18:59	DISORDERLY	TACOMA	OKANOGAN	S25-00238
01/15/2025 14:08	SUSPICIOUS	2ND	OKANOGAN	S25-00250
01/16/2025 15:22	WELFARE CHECK	RAILROAD	OKANOGAN	S25-00264
01/16/2025 23:20	DRUGS	4TH	OKANOGAN	S25-00271
01/17/2025 15:12	CITIZEN ASSIST	5TH	OKANOGAN	S25-00281
01/17/2025 17:59	WELFARE CHECK	ELMWAY	OKANOGAN	S25-00285
01/17/2025 19:02	CIVIL	ELMWAY	OKANOGAN	S25-00286
01/17/2025 20:49	SUSPICIOUS	4TH	OKANOGAN	S25-00287
01/18/2025 13:37	SUSPICIOUS	3RD	OKANOGAN	S25-00296
01/18/2025 18:49	SUSPICIOUS	2ND	OKANOGAN	S25-00304
01/18/2025 19:18	EXTRA PATROL	2ND	OKANOGAN	S25-00305
01/19/2025 17:33	CITIZEN DISPUTE	PINE	OKANOGAN	S25-00315
01/19/2025 17:55	DOMESTIC DISPUT	3RD	OKANOGAN	S25-00316
01/20/2025 13:29	BURGLARY	1ST	OKANOGAN	S25-00320
01/20/2025 16:10	ACCIDENT HITRUN	2ND	OKANOGAN	S25-00323
01/21/2025 10:12	CITIZEN ASSIST	5TH	OKANOGAN	S25-00337
01/21/2025 19:51	THEFT OTHER	2ND	OKANOGAN	S25-00351
01/22/2025 08:00	BURGLARY	1ST	OKANOGAN	S25-00357
01/22/2025 09:57	SUSPICIOUS	TACOMA	OKANOGAN	S25-00358
01/22/2025 15:20	DISORDERLY	5TH	OKANOGAN	S25-00364
01/23/2025 15:17	SUSPICIOUS	2ND	OKANOGAN	S25-00377
01/23/2025 22:30	SUSPICIOUS	2ND	OKANOGAN	S25-00383
01/24/2025 13:08	VIN INSPECTION	ELMWAY	OKANOGAN	S25-00390
01/25/2025 15:35	CITIZEN ASSIST	1ST	OKANOGAN	S25-00404
01/25/2025 16:13	THEFT OTHER	ELMWAY	OKANOGAN	S25-00407
01/25/2025 23:06	SUSPICIOUS	3RD	OKANOGAN	S25-00414
01/26/2025 02:08	ANIMAL NOISE	ELMWAY	OKANOGAN	S25-00416
01/26/2025 02:34	MAL MISCHIEF	2ND	OKANOGAN	S25-00418
01/26/2025 11:03	THREATENING	3RD	OKANOGAN	S25-00422
01/26/2025 11:24	SUSPICIOUS	2ND	OKANOGAN	S25-00423
01/27/2025 00:07	DOMESTIC DISPUT	2ND	OKANOGAN	S25-00431
01/27/2025 00:25	WARRANT ARREST	PINE	OKANOGAN	S25-00432
01/27/2025 04:42	DOMESTIC DISPUT	2ND	OKANOGAN	S25-00433
01/27/2025 15:13	ASSAULT	5TH	OKANOGAN	S25-00443
01/27/2025 20:42	TRAFFIC STOP	HIGHWAY 20	OKANOGAN	S25-00447
01/28/2025 11:59	JUVENILE PROB	HENNEPIN	OKANOGAN	S25-00453
01/28/2025 20:18	CIVIL	5TH	OKANOGAN	S25-00461
01/29/2025 08:40	CITIZEN ASSIST	2ND	OKANOGAN	S25-00470
01/29/2025 09:13	SUSPICIOUS	MONROE	OKANOGAN	S25-00471
01/29/2025 11:09	THEFT OTHER	VAN DUYN	OKANOGAN	S25-00476
01/29/2025 16:28	CITIZEN DISPUTE	2ND	OKANOGAN	S25-00483

EMS Calls - Last 30 Days

LIFELINE EMS

24

01/01/25 16:11	HEART PROBLEM	E25-00016
01/02/25 03:48	FALL	E25-00022
01/03/25 17:00	MEDICAL	E25-00048
01/06/25 13:48	ALARM MEDICAL	E25-00100
01/06/25 16:11	FALL	E25-00103
01/06/25 16:53	INJURED PERSON	E25-00105
01/09/25 07:06	WELFARE CHECK	E25-00165
01/09/25 13:50	ALARM MEDICAL	E25-00168
01/10/25 12:11	SICKNESS	E25-00184
01/11/25 15:16	ALARM FIRE	E25-00209
01/11/25 17:45	ALARM MEDICAL	E25-00211
01/12/25 18:58	FALL	E25-00237
01/13/25 12:40	FALL	E25-00251
01/14/25 13:51	CHEST PAIN	E25-00270
01/14/25 17:31	MEDICAL	E25-00277
01/16/25 15:22	WELFARE CHECK	E25-00303
01/16/25 23:20	OVERDOSE	E25-00309
01/19/25 17:46	INJURED PERSON	E25-00354
01/23/25 13:13	SICKNESS	E25-00409
01/24/25 05:03	FALL	E25-00416
01/27/25 20:39	SEIZURE	E25-00481
01/29/25 08:40	MEDICAL	E25-00502
01/29/25 09:00	ABDOMINAL	E25-00503
01/30/25 03:09	INTOXICATION	E25-00522

OROVILLE EMS

1

01/09/25 13:50	ALARM MEDICAL	E25-00169
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Fire Calls - Last 30 Days

OKANOGAN FIRE DEPARTMENT FD03

2

01/06/25 21:58	FIRE OTHER	F25-00036
01/11/25 15:16	ALARM FIRE	F25-00071

OMAK FIRE

1

01/11/25 15:16	ALARM FIRE	F25-00072
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CITY OF OKANOGAN
PLANNING COMMISSION MINUTES
January 13th, 2025

CALL TO ORDER

The Meeting of the Okanogan Planning Commission was called to order by Chairman Jim Martin at 7:01 p.m.

The following were:

Present: Chairman Jim Martin; Members: Dennis O'Connor, Doug Woodrow
Staff: Clerk 1 Kaylee Beetchenow and Building Official Bryan Forbus
Others Present via Zoom: Bryan Smith and Planner Chris Johnson
Unexcused Absence: Sarin Molnar

APPROVAL OF AGENDA

Chairman Martin asked if there were any alterations to the agenda. Chairman Martin wanted to make one alteration to the Agenda. Where it says Election of PC members would like it to say officers instead of members. All members are in favor of change. Approved.

APPROVAL OF MINUTES

Chairman Martin asked if there were any changes, additions, or corrections to the minutes for November 12, 2024. Hearing none, member O'Connor moved to approve the minutes as presented, seconded by member Woodrow. Seeing no objections raised, the motion carried.

PUBLIC COMMENT

➤ *No public comments*

UNFINISHED BUSINESS

Review and recommendation to Adopt Floodplain language:

Planner Johnson explained FEMA had a Community Assistance Visit (CAV) to the city. They had made several suggestions for the city regarding Okanogan needing to catch up with State Law. Went through the current code but the city wanted to ensure that comments would not radically change what people were allowed to do with their property. Planner points to the document provided via email and ensured Planning Commission had reviewed. Planner indicated that he agreed with the changes that were made.

Building Official Forbus felt like the changes clarified many issues and there were many more definitions provided that would allow more things within the building codes.

Member Marin questions if the Floodplain Ordinance is part of the Floodplain rezoning that has been happening and the Shoreline Master Plan?

Planner indicated, no. This is entirely different from those two issues. The Floodplain Ordinance simply clarifies how we enforce floodplain issues.

Chairman O'Connor asks if Randy's Towing is in the Floodplain

Planner stated yes it is.

Vice Chairman Smith lives on the river and is in the business of putting in new homes how will this affect homes and business currently in the floodplain?

Planner stated it will not affect the existing homes and businesses. This is geared towards new homes or businesses for the future.

Brief discussion.

Planner: This ordinance will essentially help us enforce some issues currently going on in the floodplain areas.

Member Woodrow would like to know if this ordinance will address what appears to be a homeless camp going in near Chelle's Nursery on Elmway.

Building Official Forbus believes he knows which property is being discussed and that property is not within the floodplain.

Member Woodrow motioned for the Floodplain Ordinance as presented, move forward to council for its adoption. Member Martin seconded the motion. All members in favor no objections, motion carried.

NEW BUSINESS

Election of PC Officers: Brief discussion regarding officers. Chairman Martin would like to step down as Chairman. He has been doing it for quite some time and would like to step down. Martin nominated member O'Connor as Chairman. Woodrow seconded. All in favor and motion passed. Brief discussion on Vice-Chairman. This position had been held by member O'Connor and now that he is Chairman another needs to be elected. O'Connor nominated member Smith. Member Smith accepted the nomination. Member Woodrow seconded, all members in favor and the motion passed.

New Chairman: Dennis O'Connor

New Vice-Chairman: Bryan Smith

Discussion of current Planning Commission Bylaws: Chairman O'Connor thought the current Bylaws were clear, concise and had no suggestions. Vice Chairman Smith had no suggestions, feels the current Bylaws are good. Member Woodrow had no comments or changes. Member Jim Martin had a few suggestions.

Discussion to change "new officers elected in January meeting", would like it to read "new officers elected at first meeting in the new calendar year". Would like the paragraph regarding keeping meetings to two hours removed. If there are members of the public present the Planning Commission does not want to cut them off and members do not feel this is an issue that happens often. Article VI in paragraph two no member to give opinion on matters that have not been formally decided. Member Martin would like some clarification from Planner regarding this clause.

Brief Discussion

We will add something about discussing confidential information. Member Martin and Planner will work with Clerk 1 Beetchenow on the exact language and get the other changes formalized, then send out to the Planning Commission once all amendment language is finalized.

STAFF UPDATE

Planner Update: Continuing to work on the Shoreline Master Plan and the Floodplain Zoning. Currently out of the area for 6 to 8 weeks but available via email and phone calls.

Building Official Bryan Forbus: Building Official Forbus and other city officials met with the ratings bureau last week. He had some recommendations that require additional certification for Forbus that would help the city's overall rating.

Brief discussion

Forbus updated on Code Enforcement. He has been working hard in different areas including the property mentioned earlier by member Woodrow and two others.

Member Woodrow questioned regarding the mobile home park south of town and where that project is in process.

Planner: There is nothing currently going on with that project.

Vice-Chairman Smith wants to circle back to a couple of things. Concerned about the certification regarding fire rating. Want to make sure that this is to help the citizens not just to fine them for noncompliance.

Brief discussion.

Forbus stated that the rating and inspections that will need to be done with these new certifications will not be dependent on fines. He will simply go in and do the inspections, make his recommendations and that satisfies the condition. Whether or not the city does a follow up or fines someone for noncompliance does not affect the initial inspection which meets the requirement to up our rating. This is meant to help the city not penalize its citizens.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned at 8:18 pm.

Minutes taken and prepared by Clerk I, Kaylee Beetchenow

APPROVED:

Dennis O'Connor, Chairman

ATTEST:

Kaylee Beetchenow, Clerk I

ORDINANCE NO. 1241

AN ORDINANCE OF THE CITY OF OKANOGAN, WASHINGTON, AMENDING CHAPTER 15.28 – FLOOD DAMAGE PREVENTION OF THE OKANOGAN MUNICIPAL CODE TO INCORPORATE DEPARTMENT OF ECOLOGY, SHORELANDS AND ENVIRONMENTAL ASSISTANCE PROGRAM RECOMMENDATIONS.

WHEREAS, the Planning Commission of the City of Okanogan has reviewed and discussed comments from the Department of Ecology, Shorelands and Environmental Assistance Program, following a Community Assistance Visit on December 13, 2022; and

WHEREAS, the Planning Commission has provided the City Council with a recommendation to amend the Flood Damage Prevention Ordinance to adopt recommended language provided by Ecology.

NOW, THEREFORE, the City Council of the City of Okanogan do ordain as follows:

SECTION 1 – AMENDMENT.

- A.** Section 15.28.030 “Statement of Purpose” of the Okanogan Municipal Code which reads as follows:

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

- A. Protect human life and health;
- B. Minimize expenditure of public money and costly flood-control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;

- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard;
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions; and
- I. Ensure that developments within flood areas provide for proper function and conditions of the affected stream.

Be and is hereby amended to read as follows:

Section 15.28.030 “Statement of Purpose”

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

- A. Protect human life and health;
- B. Minimize expenditure of public money and costly flood-control projects;
- C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. Minimize prolonged business interruptions;
- E. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard;
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions;
- I. Participate in and maintain eligibility for flood insurance and disaster relief; and
- J. Ensure that developments within flood areas provide for proper function and conditions of the affected stream.

- B.** Section 15.28.101 A definitions of the Okanogan Municipal Code, which reads as follows:

“Appeal” means a request for a review of the interpretation of any provision of this chapter or a request for a variance.

“Area of shallow flooding” means a designated AO or AH zone on the flood insurance rate map (FIRM). AO zones have base flood depths that

range from one to three feet above the natural ground, a clearly defined channel does not exist, the path of flooding is unpredictable and indeterminate, and velocity flow may be evident. AO is characterized as sheet flow; AH indicates ponding and is shown with standard base flood elevations.

“Area of special flood hazard” means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

Be and is hereby amended to read as follows:

Section 15.28.101 A definitions

“Accessory Structure” means a structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage.

“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.

“Appeal” means a request for a review of the interpretation of any provision of this chapter or a request for a variance.

“Area of shallow flooding” means a designated AO, AH, AR/AO, or AR/AH zone on the City’s Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to average depths that range from one to three feet above the natural ground, where a clearly defined channel does not exist, the path of flooding is unpredictable and indeterminate, and velocity flow may be evident. AO is characterized as sheet flow; AH indicates ponding and is shown with standard base flood elevations.

“Area of special flood hazard” means the land in the floodplain within the City subject to a one 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, A1-30, AE, A99, AR (V, VO, V1-30, VE). “Special Flood Hazard Area” is synonymous in meaning with the phrase “area of special flood hazard.”

“ASCE 24” means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

C. Section 15.28.102 B definitions of the Okanogan Municipal Code, which reads as follows:

“Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the “100-year flood.” Designation on the flood insurance rate maps (FIRM) always includes the letter A or V.

“Basement” means any area of the building having its floor subgrade (below ground level) on all sides.

“Breakaway wall” means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Be and is hereby amended to read as follows:

Section 15.28.102 B definitions

“Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the “100-year flood.”

“Base Flood Elevation” means the elevation to which floodwater is anticipated to rise during the base flood.

“Basement” means any area of the building having its floor subgrade (below ground level) on all sides.

“Building” see “structure” under OMC 15.28.119

D. Section 15.28.103 C definitions of the Okanogan Municipal Code, which reads as follows:

“Coastal high hazard area” means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as zone V1-30, VE or V.

“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.

Be and is hereby amended to read as follows:

Section 15.28.103 C definitions

“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.

E. Section 15.28.105 E definitions, of the Okanogan Municipal Code, which reads as follows:

“Elevated building” means, for insurance purposes, a nonbasement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

“Elevation certificate” means official form (FEMA Form 81-31) used to track development, provide elevation information necessary to ensure compliance with community floodplain management ordinances, and determine proper insurance premium rate with Section B completed by the community officials.

“Encroachment” means any alteration or development within the regulatory floodway that would result in any increase in flood levels during the occurrence of the base flood discharges.

“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 adopted floodplain management regulations.

“Expansion to 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).

Be and is hereby amended to read as follows:

Section 15.28.105 E definitions

“Elevated building” means, for insurance purposes, a nonbasement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

“Elevation certificate” means an administrative tool of the National Flood Insurance Program that can be used to provide elevation information, to determine the proper insurance premium rate, and the support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

“Encroachment” means any alteration or development within the regulatory floodway that would result in any increase in flood levels during the occurrence of the base flood discharges.

“Essential Facility” this term 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.

“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 adopted floodplain management regulations.

“Expansion to 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).

F. Section 15.28.106 F definitions of the Okanogan Municipal Code, which reads as follows:

“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.

“Flood” or “flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

A. The overflow of inland or tidal waters; and/or

B. The unusual and rapid accumulation of runoff of surface waters from any source.

“Flood insurance rate map (FIRM)” means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

“Flood insurance study (FIS)” means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood boundary-floodway map (flood insurance rate map, also known as FIRM), and the water surface elevation of the base flood.

“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 one foot.

Be and is hereby amended to read as follows:

Section 15.28.106 F definitions

“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.

“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; and/or
 - b. The unusual and rapid accumulation of 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) of this definition.

“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).

“Flood insurance rate map (FIRM)” means the official map of the City on which the Federal Insurance Administrator has delineated both the areas of special flood hazards and the risk premium zones applicable to the City. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

“Flood insurance study (FIS)” see “Flood Elevation Study.”

“Floodplain or flood-prone area” means any land area susceptible to being inundated by water from any source. See “Flood or flooding.”

“Floodplain Administrator” means the City official designated by title to administer and enforce the floodplain management regulations.

“Floodplain management regulations” mean 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.

“Floodproofing” mean any combination of structural and nonstructural additions, changes, or adjustment 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. Floodproofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

“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 as designated height. Also referred to as “Regulatory Floodway.”

“Functionally dependent use” mean 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.

G. Section 15.28.108 H definitions of the Okanogan Municipal Code, which reads as follows:

“Historic structure” means a structure that is listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate state or local law.

Be and is hereby amended to read as follows:

Section 15.28.108 H definitions

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

“Historic structure” means any structure that is:

1. Listed individually in or eligible for listing in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminary determined by the Secretary of the Interior as meeting the requirement 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 the 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.

H. Section 15.28.113 M definitions of the Okanogan Municipal Code, which reads as follows:

“Manufactured 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.”

“Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Be and is hereby amended to read as follows:

Section 15.28.113 M definitions

“Manufactured 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.”

“Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Mean Sea Level” means, for purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on the City’s Flood Insurance Rate Map are referenced.

I. Section 15.28.114 N definitions of the Okanogan Municipal Code, which reads as follows:

“New construction” means structures for which the “start of construction” commenced on or after the effective date of the ordinance codified in this chapter.

“New 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 on or after the effective date of the adopted floodplain management regulations.

Be and is hereby amended to read as follows:

Section 15.28.114 N definitions

“New construction” means, for floodplain management purposes, structures for which the “start of construction” commenced on or after the effective date of the floodplain management regulation adopted by the City and includes any subsequent improvements to such structures. For the purposes of determining insurance rates, 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 subsequent improvements to such structures.

“New 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 on or after the effective date of the adopted floodplain management regulations.

J. Section 15.28.115 O definitions of the Okanogan Municipal Code, which reads as follows:

Reserved.

Be and is hereby amended to read as follows:

Section 15.28.115 O definitions

“One-Hundred-Year flood or 100-year flood” See “Base flood” under OMC 15.28.102

K. Section 15.28.118 R definitions of the Okanogan Municipal Code, which reads as follows:

“Recreational vehicle” means a vehicle which is:

- A. Built on a single chassis;
- B. Four hundred square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towable by a light duty truck; and

D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreation, camping, travel, or seasonal use.

“Replacement residential structure” means a residential structure built as a substitute for a lawful previously existing residential structure of equivalent use and size.

“Residential structure” means a place in which one lives: dwelling.

Be and is hereby amended to read as follows:

Section 15.28.118 R definitions

“Reasonably safe from flooding” means development that is designed and build 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.

“Recreational vehicle” means a vehicle which is:

- A. Built on a single chassis;
- B. Four hundred square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towable by a light duty truck; and
- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreation, camping, travel, or seasonal use.

“Replacement residential structure” means a residential structure built as a substitute for a lawful previously existing residential structure of equivalent use and size.

“Residential structure” means a place in which one lives: dwelling.

L. Section 15.28.119 S definitions of the Okanogan Municipal Code, which reads as follows:

“Start of construction” includes substantial improvement and means the date the building permit was issued; provided, the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. 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.

“Structure” means a walled and roofed building including a gas or liquid storage tank that is principally above ground.

“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.

“Substantial improvement” means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure, either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred.

For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the building official and/or fire marshal and which 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.

Be and is hereby amended to read as follows:

Section 15.28.119 S definitions

“Start of construction” includes substantial improvement and means the date the building permit was issued; provided, the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. 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.

“Structure” means a walled and roofed building including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

“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.

“Substantial improvement” means any repair, reconstruction, or 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 existing violations of state or local health, sanitary, or safety code specifications which have been identified by the building official and/or fire marshal and which 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.”

M. Section 15.28.123 W definitions of the Okanogan Municipal Code, which reads as follows:

“Water-dependent” means a structure for commerce or industry or public use or utility which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

Be and is hereby amended to read as follows:

Section 15.28.123 W definitions

“Water-dependent” means a structure for commerce or industry or public use or utility which cannot exist in any other location and is

dependent on the water by reason of the intrinsic nature of its operations.

“Water surface elevation” means the height, in relation to vertical datum utilized in the applicable flood insurance study of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

N. Section 15.28.220 Basis for establishing the areas of special flood hazard of the Okanogan Municipal Code, which reads as follows:

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled “The Flood Insurance Study for the City of Okanogan,” dated August 2, 1995, and any revisions thereto, with an accompanying flood insurance rate map (FIRM), and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The flood insurance study and the FIRM are on file at City Hall, 120 North 3rd Avenue, Okanogan, Washington. The best available information for flood hazard area identification as outlined in OMC [15.28.330\(B\)](#) shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under OMC [15.28.330](#)

Be and is hereby amended to read as follows:

Section 15.28.220 Basis for establishing the areas of special flood hazard

The areas of special flood hazard identified by the Federal Insurance Administrator in a scientific and engineering report entitled “The Flood Insurance Study (FIS) for the City of Okanogan, Washington” dated August 2, 1995, and any revisions thereto, with an accompanying Flood Insurance Rate Map (FIRM), and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The FIS and FIRM are on file at City Hall, 120 North 3rd Avenue, Okanogan, Washington. The best available information for flood hazard area identification as outlined in OMC [15.28.330\(B\)](#) shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under OMC [15.28.330](#)

O. Section 15.28.310 Establishment of development permit of the Okanogan Municipal Code, which reads as follows:

A. Development Permit Required. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in OMC 15.28.220. The permit shall be for all structures, including manufactured homes, as set forth in OMC 15.28.113, and for all development including fill and other activities, also as set forth in OMC 15.28.104.

B. Application for a Development Permit. Application for a development permit shall be made on forms furnished by the permit

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:

1. Elevation in relation to mean sea level of the lowest floor (including basement) of all structures and when deemed appropriate by the permit administrator recorded on a current elevation certificate (FEMA Form 81-31) with Section B completed by the local official;
2. Elevation in relation to mean sea level to which any structure has been floodproofed;
3. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in OMC 15.28.520(B); and
4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.

Be and is hereby amended to read as follows:

Section 15.28.310 Establishment of development permit

A. Development Permit Required. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in OMC 15.28.220. The permit shall be for all structures, including manufactured homes, as set forth in OMC 15.28.113, and for all development including fill and other activities, also as set forth in OMC 15.28.104.

B. Application for a Development Permit. Application for a development permit shall be made on forms furnished by the permit 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:

1. Elevation in relation to mean sea level of the lowest floor (including basement) of all structures and when deemed appropriate by the permit administrator recorded on a current elevation certificate (FEMA Form 81-31) with Section B completed by the local official;
2. Elevation in relation to mean sea level to which any structure has been floodproofed;

3. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in OMC 15.28.520(B);
4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.
5. Where development is proposed in a floodway, an engineering analysis indicating no rise of the Base Flood Elevation; and
6. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

P. Section 15.28.320 Designation of the local administrator of the Okanogan Municipal Code, which reads as follows:

The permit administrator is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions.

Be and is hereby amended to read as follows:

Section 15.28.320 Designation of the Floodplain Administrator.

The permit administrator is hereby appointed as the Floodplain Administrator to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions.

Q. Section 15.28.330 Duties and responsibilities of the local administrator of the Okanogan Municipal Code, which reads as follows:

Duties of the permit administrator shall include, but not be limited to:

A. Permit Review.

1. Review all development permits to determine that the permit requirements of this chapter have been satisfied;
2. Review all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;
3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of OMC 15.28.540(A) are met.

B. Use of Other Base Flood Data (in A and V Zones). When base flood elevation data has not been provided (A and V zones) in accordance with OMC 15.28.220, Basis for establishing the areas of special flood hazard, the permit 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 OMC 15.28.520, Specific standards, and OMC 15.28.540, Floodways.

C. Information to Be Obtained and Maintained.

1. Where base flood elevation data is provided through the flood insurance study, FIRM, or required as in subsection B of this section, obtain and record 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 (44 CFR 60.3(b)(5)(i)). Recorded on a current elevation certificate (FEMA Form 81-31) with Section B completed by the local official.

2. For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in subsection B of this section:

a. Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed (44 CFR 60.3(b)(5)(ii));

b. Maintain the floodproofing certifications required in OMC 15.28.310(B)(3) (44 CFR 60.3(b)(5)(iii));

3. Maintain for public inspection all records pertaining to the provisions of this chapter.

D. Alteration of Watercourses.

1. Notify adjacent communities and the State Department of Ecology prior to any alteration and relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

2. Require that maintenance is provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.

E. Interpretation of FIRM Boundaries. Make interpretations, where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, 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 as provided in OMC 15.28.420. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59-76).

Be and is hereby amended to read as follows:

Section 15.28.330 Duties and Responsibilities of the Floodplain Administrator.

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

A. Permit Review.

1. Review all development permits to determine that the permit requirements of this chapter have been satisfied;
2. Review all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;
3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of OMC 15.28.540(A) are met.
4. Review all development permits to determine the site is reasonably safe from flooding.
5. Notify FEMA when annexations occur in the Special Flood Hazard Area.
6. Notify FEMA of changes to the base flood elevation within six months of when technical information of such changes becomes available. Such notification shall include technical or scientific information.

B. Use of Other Base Flood Data (in A and V Zones). When base flood elevation data has not been provided (A and V zones) in accordance with OMC 15.28.220, 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 OMC 15.28.520, Specific standards, and OMC 15.28.540, Floodways.

C. Information to Be Obtained and Maintained.

1. Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in subsection B of this section, obtain and record 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 (44 CFR 60.3(b)(5)(i)). Recorded on a current elevation certificate (FEMA Form 81-31) with Section B completed by the local official.
2. For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is

provided through the FIS, FIRM, or as required in subsection B of this section:

- a. Obtain and maintain a record of the elevation (in relation to mean sea level) to which the structure was floodproofed (44 CFR 60.3(b)(5)(ii));
- b. Maintain the floodproofing certifications required in OMC 15.28.310(B)(3) (44 CFR 60.3(b)(5)(iii));
3. Maintain for public inspection all records pertaining to the provisions of this chapter.
4. Certification required by Section 15.28.540 (A) (floodway encroachments).
5. Records of all variance actions, including justification for their issuance.
6. Improvement and damage calculations.

D. Alteration of Watercourses.

Whenever a watercourse is to be altered or relocated:

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

E. Interpretation of FIRM Boundaries. Make interpretations, where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, 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 as provided in OMC 15.28.420. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59-76).

R. Section 15.28.430 Variances of the Okanogan Municipal Code, which reads as follows:

The city council shall hear and decide on request for relief and/or variances and deviations to the requirements of this chapter.

A. Floodplain Management Variance. Applications shall be processed according to permit processing procedures outlined in Chapter 18.100 OMC in the manner described in Chapter 18.100 OMC. The city council reviews the application in light of comments and recommendations provided by staff and public agencies and holds a public hearing to hear public testimony on the proposal. The city council makes their final decision,

including written findings of fact and conclusions, that provides the basis for the decision. Appeals of the city council's final decision occur in Okanogan County superior court.

B. Application Requirement. A complete application shall be submitted as prescribed by OMC 18.100.030 and, in addition to other information to be provided, the applicant shall provide adequate information and analysis demonstrating compliance with the criteria of review listed in subsections (C)(1) through (C)(12) of this section.

C. Basis of Decision. In passing upon such applications, the city council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, 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 times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters, and the effects of wave action, if applicable, expected at the site;
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, and water systems, and streets and bridges; and
12. Impacts on function and condition of affected stream.

D. Conditions Applied. Upon consideration of the factors in subsection C of this section and the purposes of this chapter, the city council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

E. The permit administrator shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

Be and is hereby amended to read as follows:

Section 15.28.430 Variances

The city council shall hear and decide on request for relief and/or variances and deviations to the requirements of this chapter.

A. Floodplain Management Variance. Applications shall be processed according to permit processing procedures outlined in Chapter 18.100 OMC in the manner described in Chapter 18.100 OMC. The city council reviews the application in light of comments and recommendations provided by staff and public agencies and holds a public hearing to hear public testimony on the proposal. The city council makes their final decision, including written findings of fact and conclusions, that provides the basis for the decision. Appeals of the city council's final decision occur in Okanogan County superior court.

B. Application Requirement. A complete application shall be submitted as prescribed by OMC 18.100.030 and, in addition to other information to be provided, the applicant shall provide adequate information and analysis demonstrating compliance with the criteria of review listed in subsections (C)(1) through (C)(12) of this section.

C. Basis of Decision. In passing upon such applications, the city council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, 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 City;
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 times of flood for ordinary and emergency vehicles;

10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters, and the effects of wave action, if applicable, expected at the site;

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, and water systems, and streets and bridges; and

12. Impacts on function and condition of affected stream.

D. Conditions Applied. Upon consideration of the factors in subsection C of this section and the purposes of this chapter, the city council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

E. The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administrator upon request.

S. Section 15.28.440 Conditions for variances of the Okanogan Municipal Code, which reads as follows:

A. Generally, the only condition under which a variance from the elevation standard may be issued is 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 base flood level, providing items in OMC 15.28.430(C)(1) through (C)(12) have been fully considered. As the lot size increases, the technical justification required for issuing the variance increases.

B. Historic. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section.

C. Floodway. Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.

D. Minimum Necessary. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

E. Criteria. Variances shall only be issued upon:

1. A showing of good and sufficient cause.
2. A determination that failure to grant the variance would result in exceptional hardship to the applicant.
3. 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.

4. Variances as interpreted in the National Flood Insurance Program 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 or its inhabitants' economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.

5. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except subsection A of this section, and otherwise complies with OMC 15.28.510(A), (C) and (D), General standards.

F. Notice. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

Be and is hereby amended to read as follows:

Section 15.28.440 Conditions for variances

A. Generally, the only condition under which a variance from the elevation standard may be issued is 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 base flood level, providing items in OMC 15.28.430(C)(1) through (C)(12) have been fully considered. As the lot size increases, the technical justification required for issuing the variance increases.

B. Historic. Variances may be issued for the reconstruction, rehabilitation, or restoration of historic structures, without regard to the procedures set forth in this section 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. Floodway. Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.

D. Minimum Necessary. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

E. Criteria. Variances shall only be issued upon:

1. A showing of good and sufficient cause.
2. A determination that failure to grant the variance would result in exceptional hardship to the applicant.
3. 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.
4. Variances as interpreted in the National Flood Insurance Program 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 or its inhabitants' economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
5. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except subsection A of this section, and otherwise complies with OMC 15.28.510(A), (C) and (D), General standards.

F. Notice. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

T. Section 15.28.510 General standards of the Okanogan Municipal Code, which reads as follows:

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

A. Anchoring.

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
2. All manufactured homes must likewise 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. (Reference FEMA's "Manufactured

Home Installation in Flood Hazard Areas” guidebook for additional techniques.)

B. AH Zone Drainage. Adequate drainage paths are required around structures on slopes to guide flood waters around and away from proposed structures.

C. Construction Materials and Methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3. 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.

D. Utilities.

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;

2. The proposed water well shall be located on high ground that is not in the floodway and shall be protected from a 100-year flood and from any surface or subsurface drainage capable of impairing the quality of the groundwater supply in accordance with WAC 173-160-171;

3. 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; and

4. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

E. Subdivision Proposals.

1. All subdivision proposals shall be consistent with the need to minimize flood damage;

2. All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical, and water systems, located and constructed to minimize or eliminate flood damage;

3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and

4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or five acres (whichever is less).

F. Review of Building Permits. Where elevation data is not available either through the flood insurance study, FIRM, or from another authoritative source (OMC 15.28.330(B)), applications for building

permits 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 at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

Be and is hereby amended to read as follows:

Section 15.28.510 General standards

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

A. Anchoring.

1. 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.

2. All manufactured homes must likewise 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. (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques.)

B. AH Zone Drainage. Adequate drainage paths are required around structures on slopes to guide flood waters around and away from proposed structures.

C. Construction Materials and Methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3. 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.

D. Utilities.

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;

2. A proposed water well shall be located on high ground that is not in the floodway and shall be protected from a 100-year flood and from any surface or subsurface drainage capable of impairing the quality of the groundwater supply in accordance with WAC 173-160-171;

3. 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; and

4. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

E. Development & Subdivision Proposals.

1. All subdivision proposals as well as new development shall be consistent with the need to minimize flood damage;

2. All subdivision proposals as well as new development shall have public utilities and facilities, such as sewer, gas, electrical, and water systems, located and constructed to minimize or eliminate flood damage;

3. All subdivision proposals as well as new development shall have adequate drainage provided to reduce exposure to flood damage; and

4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or five acres (whichever is less).

F. Review of Building Permits. Where elevation data is not available either through the flood insurance study, FIRM, or from another authoritative source (OMC 15.28.330(B)), applications for building permits 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 at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

G. Storage of Materials and Equipment

1. 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.

2. 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.

U. Section 15.28.520 Specific standards of the Okanogan Municipal Code, which reads as follows:

In all areas of special flood hazards where base flood elevation data has been provided (zones A1-30, AH, and AE on the community's FIRM) as set forth in OMC 15.28.220, Basis for establishing the areas of special flood hazard, or OMC 15.28.330(B), Use of Other Base Flood Data (in A and V Zones), the following provisions are required:

A. Residential Construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above base flood elevation.

2. 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 flood waters. 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. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers or other coverings or devices; provided, that they permit the automatic entry and exit of flood waters.

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

a. The new farmhouse is a replacement for an existing farmhouse on the same farm site;

b. There is no potential safe building site for a replacement farmhouse on the same farm site outside the designated floodway;

c. Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachments of the structure of the existing farmhouse;

d. A replacement farmhouse shall not exceed the total square footage of encroachment of the structure it is replacing;

e. A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within 90 days after occupancy of a new farmhouse;

f. For substantial improvements, and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum one foot higher than the base flood elevation;

g. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system;

h. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood waters into the system and discharge from the system into the flood waters;

i. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

4. Substantially Damaged Residential Dwellings Other Than Farmhouses. For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the permit administrator is authorized to request Ecology to assess the risk of harm to life and property posed by the specific conditions of the floodway. Based upon scientific analysis of depth, velocity, flood-related erosion and debris load potential, Ecology may exercise best professional judgment in recommending to the permit administrator repair, replacement or relocation of a substantially damaged structure. The property owner shall be responsible for submitting to the permit administrator any information necessary to complete the assessment required by this section when such information is not otherwise available.

a. Recommendation to repair or replace a substantially damaged residential structure located in the regulatory floodway shall be based on the flood characteristics at the site. In areas of the floodway that are subject to shallow and low velocity flooding, low flood-related erosion potential, and adequate flood warning time to ensure evacuation, Ecology may recommend the replacement or repair of the damaged structure. Any substantially damaged residential structure located in the regulatory floodway in a high risk zone based on the flood characteristics will not likely be recommended to be repaired or replaced. Flood warning times must be 12 hours or greater, except if the permit administrator demonstrates that it has a flood warning system and/or emergency plan in operation. For purposes of this subsection, flood characteristics must include:

i. Flood depths cannot exceed more than three feet; flood velocities cannot exceed three feet per second.

ii. No evidence of flood-related erosion. Flood erosion will be determined by location of the project site in relationship to channel

migration boundaries adopted by the city of Okanogan. Absent channel migration boundaries, flood erosion will be determined by evidence of existing overflow channels and bank erosion.

At the request of the permit administrator, Ecology will prepare a report of findings and recommendations for the permit administrator's concurrence on repair or replacement of substantially damaged residential structures located in the regulatory floodway.

Without a recommendation from Ecology 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).

b. Before the repair, replacement, or reconstruction is started, all requirements of the National Flood Insurance Program, the state requirements adopted pursuant to RCW 86.16.031(8), and this title must be satisfied. In addition, the following conditions must be met:

i. There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.

ii. A replacement residential structure is a residential structure built as a substitute for a previously existing residential structure of equivalent use and size.

iii. Repairs or reconstruction or replacement of a residential structure shall not increase the total square footage of floodway encroachment.

iv. The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the base flood elevation.

v. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.

vi. New and replacement sanitary sewer systems are designed to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters.

vii. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot or more above the base flood elevation, or, together with attendant utility and sanitary facilities, shall:

1. Be 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;

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 the 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 OMC 15.28.330(C)(2);
4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in subsection (A)(2) of this section;
5. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building floodproofed to the base flood level will be rated as one foot below).

C. Manufactured Homes.

1. All manufactured homes to be placed or substantially improved on sites:

- a. Outside of a manufactured home park or subdivision;
- b. In a new manufactured home park or subdivision;
- c. In an expansion to an existing manufactured home park or subdivision; or
- d. In an existing manufactured home park or subdivision on which a manufactured home has incurred “substantial damage” as the result of a flood;

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.

2. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions shall be elevated so that either:

- a. The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation; or
- b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

3. Manufactured homes to be placed as display and/or temporary administrative offices in manufactured home dealership sales lots

shall be maintained in such a manner that they are readily removable, such as but not limited to:

- a. Retain and keep in good working order all necessary axles, wheels and tires.
- b. Retain and keep in good working order trailer tongue and towing apparatus and be ready for highway transport.
- c. All servicing utility connections shall be of a quick-disconnect type.
- d. There shall be no permanently attached additions.

D. Recreational Vehicles. Recreational vehicles placed on sites are required to either:

1. Be on the site for fewer than 180 consecutive days; or
2. Be fully licensed and ready for highway use, on their wheels or jacking systems, be attached to the site only by quick-disconnect type utilities and security devices, and have no permanently attached additions; or
3. Meet the requirements of subsection C of this section and the elevation and anchoring requirements for manufactured homes.

E. Factory-Built Commercial Structures. Factory-built commercial structures constructed in compliance with Chapter 296-150F WAC placed on sites are required to either:

1. Be an accessory administration/clerical office and/or equipment building to an ongoing permitted construction project. Said structure shall be removed from the site prior to issuance of final approval of the related construction project; or
2. Be an accessory administration/clerical office to either a recreational vehicle park, existing manufactured home park, manufactured home or recreational vehicle or automotive or truck or equipment dealership or a service kiosk/stand. Said structure shall be:

- a. Ready for highway transport, on its wheels or jacking system, be attached to the site only by quick-disconnect type utilities and security devices, and have no permanently attached additions; and
- b. Be less than or equal to 400 square feet in floor area; or
3. Meet the requirement of subsection B of this section as other nonresidential structures for elevation and anchoring.

F. Fish Habitat Enhancement Projects. Fish habitat enhancement projects as defined under RCW 75.20.350 or WAC 173-27-040, or as amended hereafter, may with concurrence of the permit administrator be deemed in compliance with the requirements of this chapter when evaluated in regards to other federal, state and local requirements for fish habitat enhancement projects.

Be and is hereby amended to read as follows:

Section 15.28.510 Specific standards

In all areas of special flood hazards where base flood elevation data has been provided (zones A1-30, AH, and AE on the community's FIRM) as set forth in OMC 15.28.220, Basis for establishing the areas of special flood hazard, or OMC 15.28.330(B), Use of Other Base Flood Data (in A and V Zones), the following provisions are required:

A. Residential Construction.

1. In AE and A1-30 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 base flood elevation. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE.

2. 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 flood waters. 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. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers or other coverings or devices; provided, that they permit the automatic entry and exit of flood waters.

d. 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 floodwaters.

3. 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.

4. New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements as set forth in 15.28.550.

B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall:

1. Meet the standards in section 15.28.520(A)(1-3); or
2. If the requirement in section 15.28.520(A)(1-3) are not met, then new construction and substantial improvement of any commercial, industrial, or other non residential structure shall meet all of the following requirements:
 - a. 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;
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
 - c. 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 the 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 OMC 15.28.330(C)(2);
 - d. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in subsection (A)(2) of this section;
 - e. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building floodproofed to the base flood level will be rated as one foot below).

C. Manufactured Homes.

1. 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.

This applies to manufactured homes:

- a. Outside of a manufactured home park or subdivision;

- b. In a new manufactured home park or subdivision;
 - c. In an expansion to an existing manufactured home park or subdivision; or
 - d. In an existing manufactured home park or subdivision on which a manufactured home has incurred “substantial damage” as the result of a flood.
- 2. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions shall be elevated so that either:
 - a. The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation; or
 - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- 3. Manufactured homes to be placed as display and/or temporary administrative offices in manufactured home dealership sales lots shall be maintained in such a manner that they are readily removable, such as but not limited to:
 - a. Retain and keep in good working order all necessary axles, wheels and tires.
 - b. Retain and keep in good working order trailer tongue and towing apparatus and be ready for highway transport.
 - c. All servicing utility connections shall be of a quick-disconnect type.
 - d. There shall be no permanently attached additions.
- D. Recreational Vehicles. Recreational vehicles placed on sites are required to either:
 - 1. Be on the site for fewer than 180 consecutive days;
 - 2. Be fully licensed and ready for highway use, on their wheels or jacking systems, be attached to the site only by quick-disconnect type utilities and security devices, and have no permanently attached additions; or
 - 3. Meet the requirements of subsection C of this section and the elevation and anchoring requirements for manufactured homes.
- E. Factory-Built Commercial Structures. Factory-built commercial structures constructed in compliance with Chapter 296-150F WAC placed on sites are required to either:

1. Be an accessory administration/clerical office and/or equipment building to an ongoing permitted construction project. Said structure shall be removed from the site prior to issuance of final approval of the related construction project; or

2. Be an accessory administration/clerical office to either a recreational vehicle park, existing manufactured home park, manufactured home or recreational vehicle or automotive or truck or equipment dealership or a service kiosk/stand. Said structure shall be:

a. Ready for highway transport, on its wheels or jacking system, be attached to the site only by quick-disconnect type utilities and security devices, and have no permanently attached additions; and

b. Be less than or equal to 400 square feet in floor area; or

3. Meet the requirement of subsection B of this section as other nonresidential structures for elevation and anchoring.

F. Fish Habitat Enhancement Projects. Fish habitat enhancement projects as defined under RCW 75.20.350 or WAC 173-27-040, or as amended hereafter, may with concurrence of the Floodplain Administrator be deemed in compliance with the requirements of this chapter when evaluated in regards to other federal, state and local requirements for fish habitat enhancement projects.

G. 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, and storage.

H. Detached Accessory Structures (Detached Garages & Small Storage Structures).

1. Detached accessory 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:

a. In special flood hazard areas other than coastal high hazard areas (Zones A, AE, AH, AO, and A1-30) the structure is not larger than a one-story two-car garage;

b. The portions of the structure located below the BFE must be build using flood resistant materials;

c. The structure must be adequately anchored to prevent flotation, collapse, and lateral movement;

d. Any machinery or equipment services within the structure must be elevated or flood proofed to or above the BFE;

- e. The structure must comply with floodway encroachment provisions is Section 15.28.540(A);
 - f. The structure must be designed to allow for the automatic entry and exit of floodwaters in accordance with Section 15.28.520(A)(2)(d);
 - g. The structure shall have low damage potential;
 - h. If the structure is converted to another use, it must be brought into full compliance with the standards governing such use;
 - i. The structure shall not be used for human habitation.
2. Detached garages, storage structures, and other accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 5.2-1.
 3. Upon completion of the structure, certification that the requirement of this section has been satisfied shall be provided to the Floodplain Administrator for verification.

V. Section 15.28.530 Before regulatory floodway of the Okanogan Municipal Code, which reads as follows:

In areas where a regulatory floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 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.

Be and is hereby amended to read as follows:

Section 15.28.530 AE and A1-30 Zones with Base Flood Elevations but No Floodways

In areas with BFEs where a regulatory floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 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 City.

W. Section 15.28.540 Floodways of the Okanogan Municipal Code, which reads as follows:

Located within areas of special flood hazard established in OMC 15.28.220 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of

flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. 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.

B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for:

1. Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area;

2. 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;

3. Work done on structures to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the building official and/or fire marshal and which are the minimum necessary to assure safe living conditions or to structures identified as historic places may be excluded from the 50 percent determination in subsection (B)(2) of this section;

4. A residential dwelling located partially within a designated floodway will be considered as totally within a designated floodway and must comply with this chapter;

5. The floodway prohibition in this subsection does not apply to existing farmhouses in designated floodways that meet the provisions of WAC 173-158-075, Existing farmhouse standards.

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

a. The new farmhouse is a replacement for an existing farmhouse on the same farm site;

b. There is no potential safe building site for a replacement farmhouse on the same farm site outside the designated floodway or the location requires close proximity to other

structures in the farm operation in order to maintain the integrity and operational viability of the farm; in no case shall a replacement be located into an area with higher flood hazards in terms of depths, velocities and erosion;

c. Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;

d. A replacement farmhouse shall not exceed the total square footage of encroachment of the structure it is replacing;

e. A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within 90 days after occupancy of a new farmhouse;

f. For substantial improvements, and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum one foot higher than the base flood elevation;

g. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system;

h. 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

i. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage; and

6. Substantially damaged residential dwellings other than farmhouses. For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the city, at the request of the owner, may request the Washington Department of Ecology to assess the risk of harm to life and property posed by the specific conditions of the floodway. Based upon scientific analysis of depth, velocity, flood-related erosion and debris load potential, Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement or relocation of a substantially damaged structure. The property owner shall be responsible for submitting to the city any information necessary to complete the assessment required by this section when such information is not otherwise available.

a. Recommendation to repair or replace a substantially damaged residential structure located in the regulatory floodway shall be based on the flood characteristics at the site.

In areas of the floodway that are subject to shallow and low velocity flooding, low flood-related erosion potential, and adequate flood warning time to ensure evacuation, the Department may recommend the replacement or repair of the damaged structure. Any substantially damaged residential structure located in the regulatory floodway in a high risk zone based on the flood characteristics will not be recommended to be repaired or replaced. Flood warning times must be 12 hours or greater, except if the local government demonstrates that it has a flood warning system and/or emergency plan in operation. For purposes of this subsection flood characteristics must include:

- i. Flood depths cannot exceed more than three feet; flood velocities cannot exceed more than three feet per second.
- ii. No evidence of flood-related erosion. Flood erosion will be determined by location of the project site in relationship to channel migration boundaries adopted by the local government. Absent channel migration boundaries, flood erosion will be determined by evidence of existing overflow channels and bank erosion.

At the request of the owner, the city may request the Washington Department of Ecology to prepare a report of findings and recommendations for local government concurrence on repair or replacement of substantially damaged residential structures located in the regulatory floodway.

Without a recommendation from Ecology 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).

b. Before the repair, replacement, or reconstruction is started, all requirements of the National Flood Insurance Program, the state requirements adopted pursuant to RCW 86.16.031(8), and all applicable local regulations must be satisfied. In addition the following conditions must be met:

- i. There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.
- ii. A replacement residential structure is a residential structure built as a substitute for a previously existing residential structure of equivalent use and size.
- iii. Repairs or reconstruction or replacement of a residential structure shall not increase the total square footage of floodway encroachment.

- iv. The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the base flood elevation.
 - v. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.
 - vi. 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.
 - vii. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.
- C. If subsection A of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this article, Provisions for Flood Hazard Reduction.

Be and is hereby amended to read as follows:

Section 15.28.540 Floodways

Located within areas of special flood hazard established in OMC 15.28.220 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. 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.

B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for:

1. Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area;
2. 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;

3. Work done on structures to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the building official and/or fire chief and which are the minimum necessary to assure safe living conditions or to structures identified as historic places may be excluded from the 50 percent determination in subsection (B)(2) of this section;

4. A residential dwelling located partially within a designated floodway will be considered as totally within a designated floodway and must comply with this chapter;

5. The floodway prohibition in this subsection does not apply to existing farmhouses in designated floodways that meet the provisions of WAC 173-158-075, Existing farmhouse standards.

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

a. The new farmhouse is a replacement for an existing farmhouse on the same farm site;

b. There is no potential safe building site for a replacement farmhouse on the same farm site outside the designated floodway or the location requires close proximity to other structures in the farm operation in order to maintain the integrity and operational viability of the farm; in no case shall a replacement be located into an area with higher flood hazards in terms of depths, velocities and erosion;

c. Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;

d. A replacement farmhouse shall not exceed the total square footage of encroachment of the structure it is replacing;

e. A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within 90 days after occupancy of a new farmhouse;

f. For substantial improvements, and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum one foot higher than the base flood elevation;

g. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system;

h. 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

i. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage; and

6. Substantially damaged residential dwellings other than farmhouses. For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the City, at the request of the owner, may request the Washington Department of Ecology to assess the risk of harm to life and property posed by the specific conditions of the floodway. Based upon scientific analysis of depth, velocity, flood-related erosion and debris load potential, 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 City any information necessary to complete the assessment required by this section when such information is not otherwise available.

a. Recommendation to repair or replace a substantially damaged residential structure located in the regulatory floodway shall be based on the flood characteristics at the site. In areas of the floodway that are subject to shallow and low velocity flooding, low flood-related erosion potential, and adequate flood warning time to ensure evacuation, the Department of Ecology may recommend the replacement or repair of the damaged structure. Any substantially damaged residential structure located in the regulatory floodway in a high risk zone based on the flood characteristics will not be recommended to be repaired or replaced. Flood warning times must be 12 hours or greater, except if the City demonstrates that it has a flood warning system and/or emergency plan in operation. For purposes of this subsection flood characteristics must include:

i. Flood depths cannot exceed more than three feet; flood velocities cannot exceed more than three feet per second.

- ii. No evidence of flood-related erosion. Flood erosion will be determined by location of the project site in relationship to channel migration boundaries adopted by the local government. Absent channel migration boundaries, flood erosion will be determined by evidence of existing overflow channels and bank erosion.

At the request of the owner, the City may request the Washington Department of Ecology to prepare a report of findings and recommendations for the City's concurrence on repair or replacement of substantially damaged residential structures located in the regulatory floodway.

Without a recommendation from Ecology 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).

b. Before the repair, replacement, or reconstruction is started, all requirements of the National Flood Insurance Program, the state requirements adopted pursuant to RCW 86.16.031(8), and all applicable local regulations must be satisfied. In addition the following conditions must be met:

- i. There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.
- ii. A replacement residential structure is a residential structure built as a substitute for a previously legal existing residential structure of equivalent use and size.
- iii. Repairs or reconstruction or replacement of a residential structure shall not increase the total square footage of floodway encroachment.
- iv. The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the base flood elevation.
- v. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.
- vi. 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.

vii. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

C. If subsection A of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this chapter, Provisions for Flood Hazard Reduction.

X. Section 15.28.550 Standards for shallow flooding areas (AO zones) of the Okanogan Municipal Code, which reads as follows:

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from one to three 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 these areas, the following provisions apply:

A. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement) 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 floodproofed 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 OMC 15.28.520(B)(3).

C. Require adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures, without damaging existing function and condition of affected stream.

D. Recreational vehicles placed on sites within AO zones on the community's FIRM shall either:

1. Be on the site for fewer than 180 consecutive days;
2. Be fully licensed and ready for highway use, on their wheels or jacking systems, be attached to the site only by quick-disconnect type utilities and security devices, and have no permanently attached additions; or
3. Meet the requirements of subsections A and C of this section and the anchoring requirements for manufactured homes

Be and is hereby amended to read as follows:

Section 15.28.550 Standards for shallow flooding areas (AO zones)

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from one to three 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 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) 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 floodproofed 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 OMC 15.28.520(B)(3).

C. Require adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures, without damaging existing function and condition of affected stream.

D. Recreational vehicles placed on sites within AO zones on the community's FIRM shall either:

1. Be on the site for fewer than 180 consecutive days;
2. Be fully licensed and ready for highway use, on their wheels or jacking systems, be attached to the site only by quick-disconnect type utilities and security devices, and have no permanently attached additions; or
3. Meet the requirements of subsections A and C of this section and the anchoring requirements for manufactured homes

Y. Section 15.28.560 Critical facility of the Okanogan Municipal Code, which reads as follows:

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (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 or to the height of the 100-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 flood waters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

Be and is hereby amended to read as follows:

Section 15.28.550 Critical Facility

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (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 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 flood waters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

Z. Chapter 15.28 of the Okanogan Municipal Code is hereby amended to add a new Section as follows:

Section 15.28.570 Livestock Sanctuary Areas.

Elevated areas 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.

SECTION 2 – SEVERABILITY. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of the Ordinance.

SECTION 3 – EFFECTIVE DATE. This Ordinance shall become effective from and after its passage by the City Council, approval by the Mayor, and five (5) days after publication of this Ordinance, or a summary thereof, as required by law.

PASSED by the City Council of the City of Okanogan, Washington, at their regular meeting this ____ day of _____, 2025.

APPROVED:

Wayne L. Turner, Mayor

ATTEST:

Jessica Blake, City Clerk-Treasurer

APPROVED AS TO FORM:

W. Scott DeTro, City Attorney

INTERAGENCY DATA SHARING AGREEMENT

Between

Okanogan County Sheriff's Office - Dispatch

And

Okanogan County Fire Protection District #3, City of Omak, City of Okanogan

This Interagency Data Sharing Agreement (DSA) is entered into by and between Okanogan County Sheriff's Office - Dispatch hereinafter referred to as "COUNTY", Okanogan County Fire Protection District #3, hereinafter referred to as "DISTRICT", City of Omak, hereinafter referred to as "Omak" and City of Okanogan hereinafter referred to as "Okanogan" collectively Omak, Okanogan and the District hereinafter are collectively referred to as "O.O.D." pursuant to the authority granted by Chapter 39.34 RCW and 43.09 RCW.

WHEREAS, Chapter 39.34.080 RCW authorizes governmental entities to enter into agreements for the joint and cooperative exercise of their respective authorities; and

WHEREAS, Chapter 39.34.240 RCW requires public agencies to enter into a written agreement that conforms to the policies of the Office of Cybersecurity when a public agency requests Category 3 or higher data (as defined in policy established in accordance with Chapter 43.105.054 RCW) from another public agency; and

WHEREAS, O.O.D. has requested and is receiving Category 3 or higher data from County through a secure connection or secure file transfer; and

WHEREAS, O.O.D. and County desire to enter into this Agreement to comply with the provisions of Chapter 39.34.240 RCW and the policies of Okanogan County.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises contained herein, O.O.D. and County agree as follows:

1. PURPOSE OF THE DSA

The purpose of the DSA is to provide the requirements and authorization for the County to exchange data with O.O.D.'s First Due software application and O.O.D. to share data with the County. This agreement is entered into between County and O.O.D. to ensure compliance with legal requirements, RCW 39.34.240, Chapter 42.56 RCW, and county policy 9.4 Computer and Electronic Communications Policy) in the handling of shared data.

2. DEFINITIONS

"Agreement" means this Interagency Data Sharing Agreement, including all documents attached or incorporated by reference.

"Data Access" refers to rights granted to O.O.D. employees to directly connect to County systems or receive data from networks and/ or applications combined with required information needed to implement these rights.

“Data Transmission” refers to the methods and technologies to be used to move a copy of the data between systems, networks and/ or employee workstations or electronic devices.

“Data Storage” refers to the place data is in when at rest. Data can be stored on removable or portable media devices such as a USB drive or O.O.D. managed systems or County managed systems or approved services.

“Data Encryption” refers to enciphering data with a NIST-approved algorithm or cryptographic module using a NIST-approved key length. Encryption must be applied in such a way that it renders data unusable to anyone but the authorized users.

“Personal Information” means information defined in RCW 42.56.590(10).

The State classifies data into categories based on the sensitivity of the data pursuant to the Security policy and standards promulgated by the Office of the state of Washington Chief Information Officer. The Data that is the subject of this DSA is classified as indicated below:

Category 1 – Public Information Public information is information that can be or currently is released to the public. It does not need protection from unauthorized disclosure, but does need integrity and availability protection controls.

Category 2 – Sensitive Information Sensitive information may not be specifically protected from disclosure by law and is for official use only. Sensitive information is generally not released to the public unless specifically requested.

Category 3 – Confidential Information Confidential information is information that is specifically protected from disclosure by law. It may include but is not limited to: a. Personal Information about individuals, regardless of how that information is obtained; b. Information concerning employee personnel records; c. Information regarding IT infrastructure and security of computer and telecommunications systems;

Category 4 – Confidential Information Requiring Special Handling Confidential information requiring special handling is information that is specifically protected from disclosure by law and for which: a. Especially strict handling requirements are dictated, such as by statutes, regulations, or agreements; b. Serious consequences could arise from unauthorized disclosure, such as threats to health and safety, or legal sanctions.

3. PERIOD OF AGREEMENT

This agreement shall begin on the date of execution and renews annually, unless terminated as provided herein.

4. JUSTIFICATION FOR DATA SHARING

O.O.D. is the fire protection agency of jurisdiction in a portion of Okanogan County and County operates the 911 public safety answering point (PSAP) dispatch center and is the custodian of the dispatch database.

5. DESCRIPTION OF DATA TO BE SHARED

The data to be shared includes the county's computer aided dispatch (CAD) database containing call for service (CAD call) data valuable to supporting O.O.D. fire response activities and additional data points relative to an agency response to calls for service. Specific data requests will be limited to information needed for O.O.D.'s response to calls for service and completion of required reports.

6. DATA TRANSMISSION

Transmission of data between County and O.O.D. will use a secure method that is commensurate to the sensitivity of the data being transmitted.

7. DATA STORAGE AND HANDLING REQUIREMENTS

County and O.O.D. will notify each other if they are providing confidential data. All confidential data provided by County will be stored with access limited to the least number of O.O.D. staff needed to complete the purpose of the DSA.

8. INTENDED USE OF DATA

The O.O.D. will utilize the County's CAD call data to support O.O.D.'s official business such as response to calls for service and the efficient completion of required fire incident reporting.

9. CONSTRAINTS ON USE OF DATA

The O.O.D. agrees to strictly limit use of data obtained under this Agreement to the purpose of carrying out the O.O.D.'s call for service response and reporting obligations; use will be limited to active members in good standing. O.O.D. shall not share County data with inactive, honorary, retired or other individuals or entities without a O.O.D. operational requirement to have access.

10. SECURITY OF DATA

O.O.D. shall take due care and take reasonable precautions to protect County's data from unauthorized physical and electronic access. O.O.D. complies with the requirements of the county policy 9.4 Computer and Electronic Communications Policy, policies and standards for data security and access controls to ensure the confidentiality, and integrity of all data shared.

11. NON-DISCLOSURE OF DATA

O.O.D. staff and members shall not disclose, in whole or in part, the confidential data provided by County to any individual or agency, unless this Agreement specifically authorizes the disclosure. Confidential data may be disclosed only to persons and entities that have the need to use the data to achieve the stated purposes of this Agreement. In the event of a public disclosure request for the County's confidential data, O.O.D. will notify the County prior to release of any nonexempt data.

- a. O.O.D. shall not access or use the data for any commercial or personal purpose.
- b. Any exceptions to these limitations must be approved in writing by County.
- c. The O.O.D. shall ensure that all staff with access to the data described in this Agreement are aware of the use and disclosure requirements of this Agreement and will advise new staff of the provisions of this Agreement.

County staff shall not disclose, in whole or in part, the confidential data provided by O.O.D. to any individual or agency, unless this Agreement specifically authorizes the disclosure.

Confidential data may be disclosed only to persons and entities that have the need to use the data to achieve the stated purposes of this Agreement. In the event of a public disclosure request for the O.O.D.'s data, County will notify the O.O.D. prior to release of any nonexempt data.

- a. County shall not access or use the data for any commercial or personal purpose.
- b. Any exceptions to these limitations must be approved in writing by O.O.D..
- c. The County shall ensure that all staff with access to the data described in this Agreement are aware of the use and disclosure requirements of this Agreement and will advise new staff of the provisions of this Agreement.

12. DATA DISPOSAL

Upon request by the O.O.D. or County, or at the end of the DSA term, or when no longer needed, Confidential Data must be returned or destroyed, except as required to be maintained for compliance purposes.

13. INCIDENT NOTIFICATION AND RESPONSE

The compromise of Confidential Information or reasonable belief that confidential information has been acquired and/or accessed by an unauthorized person that may be a breach that requires timely notice to affected individuals under RCW 42.56.590 or any other applicable breach notification law or rule must be reported to the County's Chief Deputy of Communications.

If the Receiving Party does not have full details about the incident, it will report what information it has and provide full details within 15 business days of discovery. To the extent possible, these initial reports must include at least: A. The nature of the unauthorized use or disclosure, including a brief description of what happened, the date of the event(s), and the date of discovery; B. A description of the types of information involved; C. The investigative and remedial actions the Receiving Party or its Subcontractor took or will take to prevent and mitigate harmful effects and protect against recurrence; D. Any details necessary for a determination of whether the incident is a breach that requires notification under RCW 42.56.590, or any other applicable breach notification law or rule. E. Any other information O.O.D. or County reasonably requests.

14. OVERSIGHT

The O.O.D. and County agree that they will have the right, at any time with reasonable notice, to monitor, audit, and review activities and methods in implementing this Agreement in order to assure compliance.

DISTRICT will provide County with a user account and credentials to access the First Due system to monitor data visible to DISTRICT users.

15. TERMINATION

Either party may terminate this Agreement with 30 days written notice to the other party's contact as listed in section 18. However, once data is accessed by the O.O.D. or County, this Agreement is binding as to the confidentiality, use of the data, and disposition of all data received as a result of access, unless otherwise amended by the mutual agreement of both parties.

16. AWARENESS AND TRAINING

O.O.D. and the County shall ensure that all staff with access to the data shared through this Agreement are aware of the use and disclosure requirements of county policy 9.4 Computer and

Electronic Communications Policy, RCW 39.34.240 and RCW 42.56.590. O.O.D. will comply with all state requirements and training regarding handling, storage and transmission of confidential data.

17. CHOICE OF LAW, DISPUTE RESOLUTION, VENUE, JURISDICTION

This Agreement shall be governed by the laws of the State of Washington.

The parties agree that in the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement or the breach thereof, the parties shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both parties.

If the parties are unable to reach a resolution, venue shall be only in the court of competent jurisdiction in Okanogan County. Each party hereby consents to the personal jurisdiction of the courts of the State of Washington, County of Okanogan. Each party shall pay for their costs and attorney's fees.

This section shall survive the expiration or termination of this Agreement.

18. NOTICE

All communications regarding this Agreement shall be sent in writing to the parties at the addresses or emails listed below. Any written notice shall become effective on delivery, but in any event on 3 calendar days after the date of mailing by registered or certified mail.

Okanogan Fire Protection District #3
Fire Chief, Agency X
[name here]
Phone:
Email:

City of Omak
Title
Name
509- Ph#
email

City of Okanogan
Fire Chief
Brad Armstrong
509-422-5757
Fire41@okanogancity.com

Okanogan County
Chief Deputy of Communications
Mike Worden

509-422-7204
mworden@co.okanogan.wa.us

19. SEVERABLE

The provisions of this Interagency Data Sharing Agreement are severable. If any provision of this Agreement is held invalid by any court that invalidity shall not affect the other provisions of this Interagency Data Sharing Agreement and the invalid provision shall be considered modified to conform to the existing law.

SIGNATURES

The signatures below indicate agreement between the parties.

Okanogan County Fire Protection District #3

Signature	Date
-----------	------

Title: _____

City of Omak

Signature	Date
-----------	------

Title: _____

City of Okanogan

Signature
Date

Title: Mayor

DATED at Okanogan, Washington this ____ day of _____ 2025.

BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON

ATTEST:

Laleña Johns, Clerk of the Board

Jon Neal, Chairman

APPROVED AS TO FORM:

Andy Hover, Member

Esther Milner, Civil Deputy PA

Nick Timm, Member

**CITY OF OKANOGAN
COUNCIL MINUTES
January 21, 2025**

CALL TO ORDER

The Meeting was called to order by Mayor Turner at 7:00 pm and those present stood for the Pledge of Allegiance.

The following were:

Present: Mayor Wayne L. Turner Councilmembers: Lisa Bauer,
Eric S. Lind, Sr., Greg Oyler, and Denise Varner.

Also Present: Clerk/Treasurer Jessica Blake, Deputy Clerk/Treasurer Susan Stewart, Fire Chief Brad Armstrong, Public Works Director Shawn Davisson, and Code Enforcement/Assistant Permit Administrator Craig Caswell.

Excused: Rob Gillespie and John Lyles

Unexcused: Rob Chilcote

APPROVAL OF AGENDA AND CONSENT AGENDA

Mayor Turner asked if there were any alterations to the Agenda and Consent Agenda. Bauer moved, seconded by Oyler to amend the Agenda removing the Interagency Data Sharing Agreement, Okanogan County, under New Business and approve the Agenda as amended and Consent Agenda as presented. Mayor Turner asked if there were any objections to the motion. Seeing no objection raised, the motion passed without objection.

Mayor Turner announced that Councilmember Gillespie and Lyles contacted City Hall Staff and will not be in attendance tonight. Bauer moved, seconded by Varner to excuse Rob Gillespie and John Lyles from the meeting. Seeing no objections, Councilmembers Gillespie and Lyles are excused.

EXCUSE COUNCILMEMBERS

There were no pre-excused Councilmembers on the Agenda and Consent Agenda.

APPROVAL OF MINUTES

The Minutes of the Regularly Scheduled Council Meeting of January 7, 2025 were approved with passage of the Consent Agenda.

APPROVAL OF VOUCHERS

Claims Vouchers numbered 55635 through 55656 dated December 31, 2024 in the amount of \$ 189,718.35 and Claims Vouchers numbered 55657 through 55679 in the amount of \$ 86,745.02, and debits dated January 07, 2025 through January 10, 2025 in the amount of \$ 780.16 were approved with the Consent Agenda.

PUBLIC COMMENT

Mayor Turner opened the floor and invited Public Comment. There being no Public Comment, Public Comment was closed.

DEPARTMENT HEAD REPORTS

Public Works Director Davisson submitted a written report. In addition, he announced the following:

- ❖ Public Works is continuing to monitor the backup generator project progress
- ❖ Performed camera work on 3rd Avenue, North in preparation for the 3rd Avenue Improvement project
- ❖ Performed snow removal equipment repairs and maintenance and are preparing for Parks and Street sweeping operations
- ❖ Performing outfitting the new Code Enforcement/Animal Control Vehicle

Code Enforcement/Assistant Permit Administrator Caswell submitted a written report and reviewed the information in his report.

Fire Chief Armstrong submitted a written report. In addition, he announced the following:

- ❖ Updated number of calls from 11 to 15 for 2025
- ❖ Continuing to work with First Due on the new software system
- ❖ Fire Banquet will be February 1st at the Okanogan County Agri-Plex

Clerk's Office submitted a written report, in addition Clerk Treasurer Blake announced the following:

- ❖ Drafted Flood Damage Prevention Ordinance, Attorney DeTro has reviewed it, and it will be presented at an upcoming Council meeting
- ❖ Received close out documents from 3 Kings Environmental for the demolition project which will be presented at an upcoming Council meeting

Okanogan County Sheriff's Office submitted a written report.

COMMITTEE REPORTS

Scholarship Committee

Varner reported the Committee met to review the two applications the city received and after review Hayden Swartsel was the committee's recommendation to be forwarded for AWC review. Varner continued by pointing out Mr. Swartsel intends to attend college in Ellensburg with the intentions of becoming a certified paramedic and possibly a flight paramedic, he is an exceptional young man and very involved in his community.

UNFINISHED BUSINESS

There was no Unfinished Business on the Agenda.

NEW BUSINESS

Resolution 2025 – 1 Salary Ranges

Clerk Treasurer Blake introduced Resolution 2025 – 1.

Lind, Sr. moved, seconded by Varner to approve Resolution No. 2025 – 1.

There was no discussion.

Ayes: Lind, Sr., Varner, Bauer, and Oyler

Noes: None

Motion carried: 4 Ayes: 0 Noes

Emergency Management Joint Local Agency Agreement

Clerk Treasurer Blake introduced Joint Local Agency Agreement for the OCESO.

Bauer moved, seconded by Oyler to authorize Mayor Turner sign the Joint Local Agency Agreement for the OCESO.

There was a brief discussion.

Ayes: Lind, Sr., Bauer, Varner, and Oyler

Noes: None

Motion carried: 4 Ayes: 0 Noes

SCADA Upgrade Budget Amendment

Public Works Director Davisson introduced the City of Okanogan Public Works Department SCADA Upgrade Amendment.

Varner moved, seconded by Bauer to accept the Blue Logix amendment in an amount not to exceed \$5,000.00.

There was a brief discussion.

Ayes: Lind, Sr., Bauer, Oyler, and Varner

Noes: None

Motion carried: 4 Ayes: 0 Noes

Interagency Data Sharing Agreement – Okanogan County

This Agreement was removed from the Agenda and no action was taken.

PUBLIC COMMENT

Mayor Turner opened the floor and invited Public Comment. Seeing none offered, Public Comment was closed.

COUNCILMEMBER'S COMMENT

Varner announced Okanogan Chamber Banquet “Winter Warmer” and awards ceremony will be held Wednesday, February 5, 2025 at the Old Flour Mill, Coulee Farms will be catering the event. Tickets are \$25.00, Social Hour is 5:30 pm with dinner at 6:00 pm.

Bauer reported on the Economic Alliance latest projects which include the following:

- ❖ Continuing to work on the Broadband Action Teams (BAT) grant project to get fiber internet services throughout Okanogan County
- ❖ Grants for small business to upgrade their facades with painting, signage, etc. that they may not be able to afford to enhance their appeal to customers and tourists

MAYOR'S REPORT

Mayor Turner had nothing to report.

ADJOURNMENT

There being no further business before the Council, the Meeting was adjourned at 7:30 pm.
Minutes taken and prepared by Deputy Clerk-Treasurer Susan Stewart

APPROVED:

Wayne L. Turner, Mayor

ATTEST:

Jessica Blake, Clerk-Treasurer