

TOWN OF HAMILTON

INTRODUCTION

The purpose of this section of the plan is to assess the vulnerability of the Town of Hamilton in regards to the various natural hazards previously identified in SECTION II of this plan. In addition, mitigation strategies that are currently in place relating to these natural hazards as well as newly proposed mitigation strategies have been included in this section of the plan.

To complete the vulnerability assessment process, various town staff utilized a series of locally developed forms as well as forms available in the 20/20 Mitigation Software that was provided to Skagit County by the Washington State Military Department, Emergency Management Division. The information collected with these forms is included in this portion of the plan.

As part of the vulnerability assessment process, the Town of Hamilton completed an inventory of all critical facilities. These critical facilities were identified and analyzed as part of the plan update process and have been considered in our planning and mitigation strategy development process.

The Town of Hamilton participates in the National Flood Insurance Program (NFIP). The identifying, analyzing, and prioritizing of mitigation measures is based (and will continue to be based) upon continued participation and compliance with the National Flood Insurance Program. There have been 131 losses collectively reported since 1980 amounting to more than \$2.7 million in flood insurance claims paid for buildings that have a total value (from FEMA data) of \$4.8 million. In 2004 the Town of Hamilton established the Hamilton Public Development Authority (PDA) to develop and implement a permanent flood mitigation solution for Hamilton. The PDA includes representation from the town, Skagit County, tribal government, The Nature Conservancy, and Skagit County Community Action Agency. This inter-organizational collaborative is chartered to facilitate the transition of Hamilton residential and business areas from the floodway. PDA activities include developing town relocation program plans, securing real land for town relocation, managing infrastructure, capital facilities and affordable housing development, promoting the transfer of population from floodway areas in Hamilton and identified areas of Skagit County, and facilitating the restoration of developed riparian corridor areas to open space for flood storage, long-term habitat, fish and wildlife conservation, and conservation-minded recreation purposes. PDA activities are collectively identified as the *Skagit Wild and Scenic River Floodway Mitigation and Town Relocation Program*.

The Town of Hamilton or other public entity (e.g. PDA) will acquire land out of the floodplain for the purpose of a) annexation to the Town of Hamilton, and b) relocating residential housing units from the Skagit River floodway/floodplain, through a program involving land acquisition and transfer of development rights of land in the Skagit River floodway/floodplain to the new residential area. The program will involve a variety of planning tools, including sub-area planning, re-allocation of population, acquisition of development rights, land trust affordable housing programs, low income housing programs, construction of public infrastructure, etc., to

dovetail funding (FEMA, WA DOE, non-profit and private sources, etc.) for flood damage prevention/mitigation with Growth Management Act-compliant planning tools. While the Town of Hamilton is a primary focus of the relocation program, the *Skagit Wild and Scenic River Floodway Mitigation and Town Relocation Program* is designed to also accommodate the transfer of development rights and population allocations from portions of the Skagit River floodway/floodplain located outside the Town Limits to the annexed residential area.

Representatives from Town of Hamilton government worked closely with other jurisdictions, agencies, Indian tribes, and the Skagit Natural Hazards Planning Committee to develop a comprehensive, coordinated mitigation plan intended to reduce the vulnerability to natural hazards within the Town of Hamilton.

The information contained in this document presents the results of this effort to identify the specific natural hazards threatening the Town of Hamilton, to characterize the vulnerability of the Town of Hamilton regarding these hazards, and to identify current as well as proposed mitigation strategies, projects and/or programs to address those vulnerabilities. Analyses conducted by Town of Hamilton staff was based on the best currently available information and data regarding the characteristics of the neighborhoods identified, the natural hazards that threaten the people, property, and environment of these neighborhoods as well as the impacts these neighborhoods have suffered in past disasters. This information includes, when available, United States Census data, local tax records, local and national geographic information system data, Flood Insurance Rate Maps, hazard specific analyses, and other environmental and demographic facts. However, very often authoritative or current information simply was not available for the planning effort. In these cases, the experience, knowledge and judgment of local officials representing Town of Hamilton government were used in the planning, including assumptions and approximations that were believed to be reasonable. In addition, straightforward, simplified technical analyses were used for tasks such as estimating property values, determining the size of populations affected, and so forth. The reliance on the judgment of knowledgeable officials and simplified analyses is considered acceptable at this stage to allow the participating organizations to complete the tasks needed to develop this multi-jurisdictional natural hazards mitigation plan. As the planning continues in future years, or at the time when a proposed mitigation initiative is intended to be funded and/or implemented, the participating organizations/jurisdictions recognize that additional information and analyses may be required.

Town of Hamilton government is committed to the implementation of the town relocation program and associated mitigation-related projects described in this section of the plan when and if resources become available. Town of Hamilton government is also committed to continuing the mitigation planning process that has resulted in the development of this document, and to the ongoing cooperation with other agencies, organizations, Indian tribes, and jurisdictions to make the Town of Hamilton more resistant to the damages and hardships that could otherwise be the result of future natural disasters.

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PROFILE

<u>Population of Jurisdiction:</u>	325 (2008 Census Estimate)
<u>Estimated Geographical Size:</u>	.94 square miles (over 50% located in Floodway)
<u>Principal Economic Base:</u>	Business and Industrial; 315 acres is currently in use for industrial purposes
<u>Economic Characteristic:</u>	Median Household Income is \$35,500
<u>Development Trends:</u>	Industrial development is rapidly expanding; an expansion of the Urban Growth Area for the Town of Hamilton is urgently required to accommodate this industrial growth and provide for future residential expansion outside of the flood hazard area.
<u>Neighborhood Characteristics:</u>	The Town of Hamilton is a modest community consisting of 282 structures with an average value of \$14,100.
<u>Current Hazard Mitigation Codes/Plans/Ordinances:</u>	

Comprehensive Land Use Plan	Comprehensive Water System Plan
Zoning Code	Critical Areas Ordinance
International Building and Fire Code	Flood Damage Prevention Ordinance
Capital Facilities Plan	Participation in NFIP Program

2008 PLAN UPDATE

In 2008, 2 of the 42 homes identified as having sustained 2 or more flood losses were acquired and demolished by the Town as part of a FEMA Pre-Disaster Mitigation Program project. Additionally, 7 homes qualify under FEMA guidelines as Severe Repetitive Loss structures, and another 4 homes have sustained four or more losses reported but do not qualify as Severe Repetitive Loss structures. While these homes represent a pressing mitigation need, many other flood affected homes are not reported with FEMA data because they may not maintain flood insurance. As such, all floodway structures in Hamilton are being prioritized by the town for permanent mitigation with the *Skagit Wild and Scenic River Floodway Mitigation and Town Relocation Program*.

Using NFIP repetitive loss data that is periodically provided by FEMA, and local knowledge, the town will assess residence vulnerability and prioritize higher risk structures for invitation to participate in acquisition projects. Buildings identified as substantially damaged, according to FEMA criteria, will not be eligible to obtain a permit for the repair of flood damage. The town will pursue state and federal grant funding (and other funding sources) for permanent mitigation of substantially damaged and repetitive loss structures.

The Town Council acts as the Natural Hazard Mitigation Planning Committee for the Town of Hamilton. During the course of the first five years under the Natural Hazard Mitigation Plan, the

Town of Hamilton and PDA have successfully completed a Sub Area Planning process which includes an Urban Growth Area expansion request to accommodate town relocation. In August 2008 the Board of County Commissioners adopted the Urban Growth Area expansion request (Ordinance #020080010). This action provides the framework for the relocation of the Town of Hamilton out of the Skagit River floodway by establishing developable land within the Town's jurisdiction. This mitigation strategy is the major focus for all actions of the Town because of the extreme flood problem and the previous lack of developable land within the Town. As an NFIP community, the ability to develop a relocation site is a critical step in providing environmental justice to residents and more effectively enforcing floodplain management requirements under WAC 173-158-070. The *Skagit Wild and Scenic River Floodway Mitigation and Town Relocation Program* enables the Town to better balance these sometimes incompatible issues by reserving a significant portion of the residential Urban Growth Area for low-to-moderate income housing development.

Information for the 2008 plan update was provided by Ms. Lauren Tracy, Hamilton Public Development Authority contractor, and Ms. Margaret Fleek, Town Planner. Ms. Fleek coordinated the 2008 plan update with Skagit County Department of Emergency Management personnel; Ms. Fleek also reviewed and approved the updated document. Ms. Fleek was integral in the 2003 plan development process and has continued her steadfast involvement in the 2008 plan update process representing the Town of Hamilton as a member of the Skagit Natural Hazards Mitigation Steering Committee and the Skagit Natural Hazards Mitigation Planning Committee.

The plan is updated to reflect progress made over the previous five years and establishes goals for the coming five years. The 2008 update of the Natural Hazard Mitigation Plan is adopted by Resolution.

INCORPORATING MITIGATION INTO OTHER PLANNING MECHANISMS

The Town of Hamilton is governed by a Mayor and 5 Town Council members that set policy and oversee the budget, the comprehensive plans, the water system, the volunteer Fire Department and the maintenance department. The process by which Hamilton will incorporate the mitigation strategy and other information contained in the **Skagit County Natural Hazards Mitigation Plan** into other planning mechanisms is:

1. Adoption of the plan by the Town Council.
2. Inclusion into the Town of Hamilton Comprehensive Plan, when appropriate.
3. Inclusion in the Land Use Code, the Critical Areas Code and the Flood Code.

It should also be noted that additions and changes made to the Hamilton Comprehensive Plan utilize an established process that is consistent with and in compliance with Washington State Growth Management requirements.

This is an excerpt from the 2007 Comprehensive SubArea Plan that demonstrates how the Natural Hazard Mitigation Plan is integrated into the long range program for flood hazard mitigation:

"Approximately 50% of the Town (310 acres) is located in the Skagit River floodway, and more than 90% of the residential area is designated as Special Flood Hazard Area with regulatory

floodway. This area is planned to gradually convert to primarily open space and recreational use.

Repetitive flooding continues to accrue million of dollars annually in public and flood insurance program costs for flood response, recovery, and reconstruction. Barriers to residents relocating from this Special Flood Hazard Area include a lack of understanding of the extreme flood risk or having inaccurate information about the risk, and the second is having insufficient affordable housing available elsewhere, and financial barriers, either as excessive debt or as insufficient income and insufficient affordable housing opportunities.

The Hamilton Public Development Authority program is a permanent flood mitigation solution able to restore the Town of Hamilton as a viable and desirable municipality in and around which to live and work, reduce repetitive losses from flood-prone areas of Skagit County, and enhance riparian natural resources. The program is designed to purchase 200 acres of land outside of the floodplain to develop up to 400 residential units. The land will be developed with local, state and federal money into a new town center and residential lots. Residential development at this new site is directly linked with the removal of up to 400 residential units from the Skagit River floodway. It is anticipated that 300 units will come from unincorporated Skagit County, and 100 from Hamilton. Some residential lots will be reserved for permanent low-income housing, some for entry level low-income housing (e.g. under land trust management), and some will go immediately to market rate. All income from the sale of lots at the new development will be applied to the mitigation program, such as to purchase floodway residences and/or development rights. Extending the mitigation program beyond town limits to include unincorporated Skagit County creates the economy of scale needed for public investment to remain cost effective.

No other organization or local, state, or federal jurisdiction offers the comprehensive and cost effective approach put forth by this program. Non-action will lead to the eventual disincorporation of this historic community and forfeiture of the opportunity to leverage the urban density development potential available to Hamilton to address regional issues of repetitive flood loss, poverty, and environmental degradation.

The Town of Hamilton Repetitive Loss Mitigation Strategy Report dated June 2005 and the April 2007 Update (Appendix E) propose identify issues of concern, and propose a comprehensive approach to the address of direct and indirect issues associated with repetitive flooding experienced in Hamilton and surrounding areas of the Skagit River floodway."

In addition to the Comprehensive SubArea Plan, Hamilton has also adopted the most recent editions of the International Building Code and International Fire Code.

Skagit County adoption of the Town of Hamilton Urban Growth Area request in August of 2008 enables work to begin in earnest on a detailed capital facilities plan, a financial strategy, a new Zoning Code. In addition, the Town of Hamilton is updating current regulations to specifically rezone the floodway areas to Open Space, making existing uses nonconforming with respect to the zoning code as well as the FEMA flood ordinance. Funding is being sought to acquire the new town site and complete the planning process for development of the relocation site. Other considerations include development of a process for eliminating development rights in the floodway in exchange for development opportunities at the new town site.

Town of Hamilton 2008 Natural Hazard Identification and Risk Estimation

**Based on Mitigation 20/20 Risk Assessment Formula (Area Impacted+Health and Safety Consequences+Property Damage+Environmental Damage+Economic Disruption multiplied by Probability of Occurrence)*

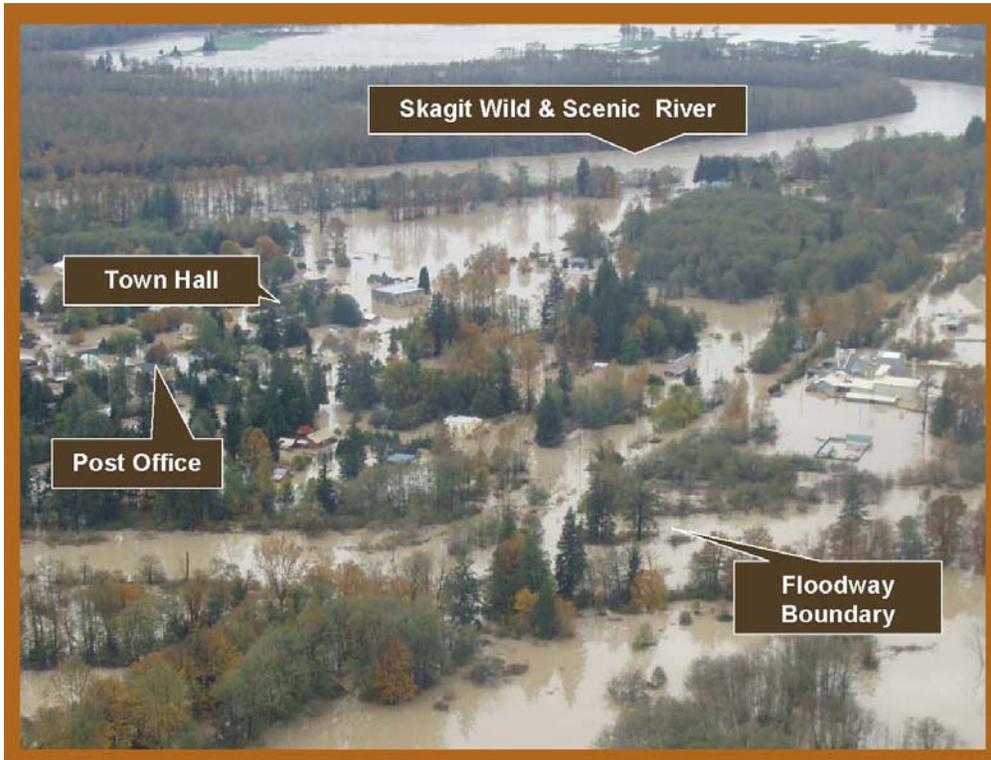
***The greater the Risk Score, the greater the risk.*

	Area Impacted	Health & Safety	Property	Environment	Economic	Probability	Risk Score
Earthquake	4	1	2	1	2	2	20
Flooding	4	1	2	1	2	5	50
High Winds	4	1	1	1	1	2	16
Landslide/Erosion	1	1	1	1	1	1	5
Storm Surge/Tsunami	0	0	0	0	0	1	0
Subsidence, expansive Soils	1	0	0	0	0	1	1
Urban Fire	1	1	1	1	2	2	12
Wildfire	1	1	1	1	1	1	5
Winter Storm	4	1	1	0	1	2	14
Volcanic Activity	4	2	3	3	3	2	30

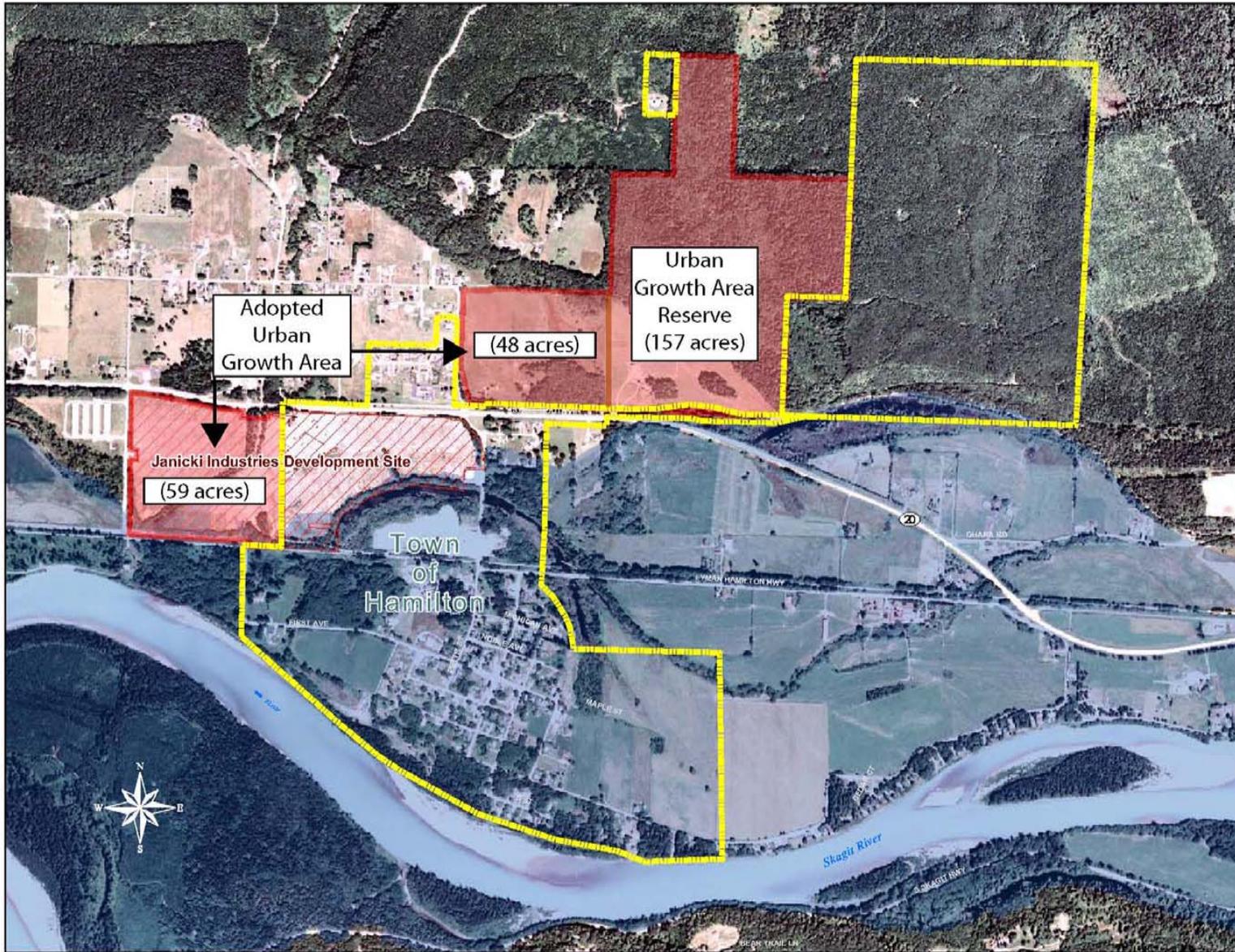
Total Jurisdictional Risk Estimation Score:	153
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Area Impacted:	0=No impact	1=<25%	2=<50%	3=<75%	4=>75%
Health & Safety:	0=No impact	1=Few injuries	2=Few fatalities, many injuries	3=Numerous fatalities	
Property:	0=No impact	1=Few destroyed or damaged		2=Few destroyed, many damaged or Few damaged, many destroyed	
Environment:	0=Little or No impact	1=Short term	2=Long term	3=No recovery	
Economic:	0=No impact	1=Low costs	2=High direct cost and Low indirect or Low direct and High indirect		3=High Direct and Indirect Cost
Probability:	1=Unknown but rare	2=Unknown but anticipated	3= <100 year	4=<25 year	5=Once a year or more

TOWN OF HAMILTON: 2003 Flood Event



TOWN OF HAMILTON: Adopted Urban Growth Area for Town Relocation



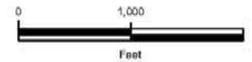
Overall Initial and Reserve Phase Of UGA Expansion

Legend

- Urban Growth Area Request
- Heavy Commercial and Industrial Zoning
- Existing City Limits
- Skagit River 100 Year Floodplain*

Image Date: 2006

*In its continuing efforts to perform hazards mitigation and to improve customer service by expanding the availability of flood risk data, the Federal Emergency Management Agency (FEMA) has released the Q3 Flood Data product. Designed to support FEMA's Response and Recovery activities and flood insurance policy marketing initiatives, Q3 Flood Data will be used in floodplain management, hazards analysis, and risk assessment activities. The product contains a subset of information derived from paper Flood Insurance Rate Maps (FIRMs). While the digital data were developed to support floodplain management activities, they do not replace the paper FIRMs.



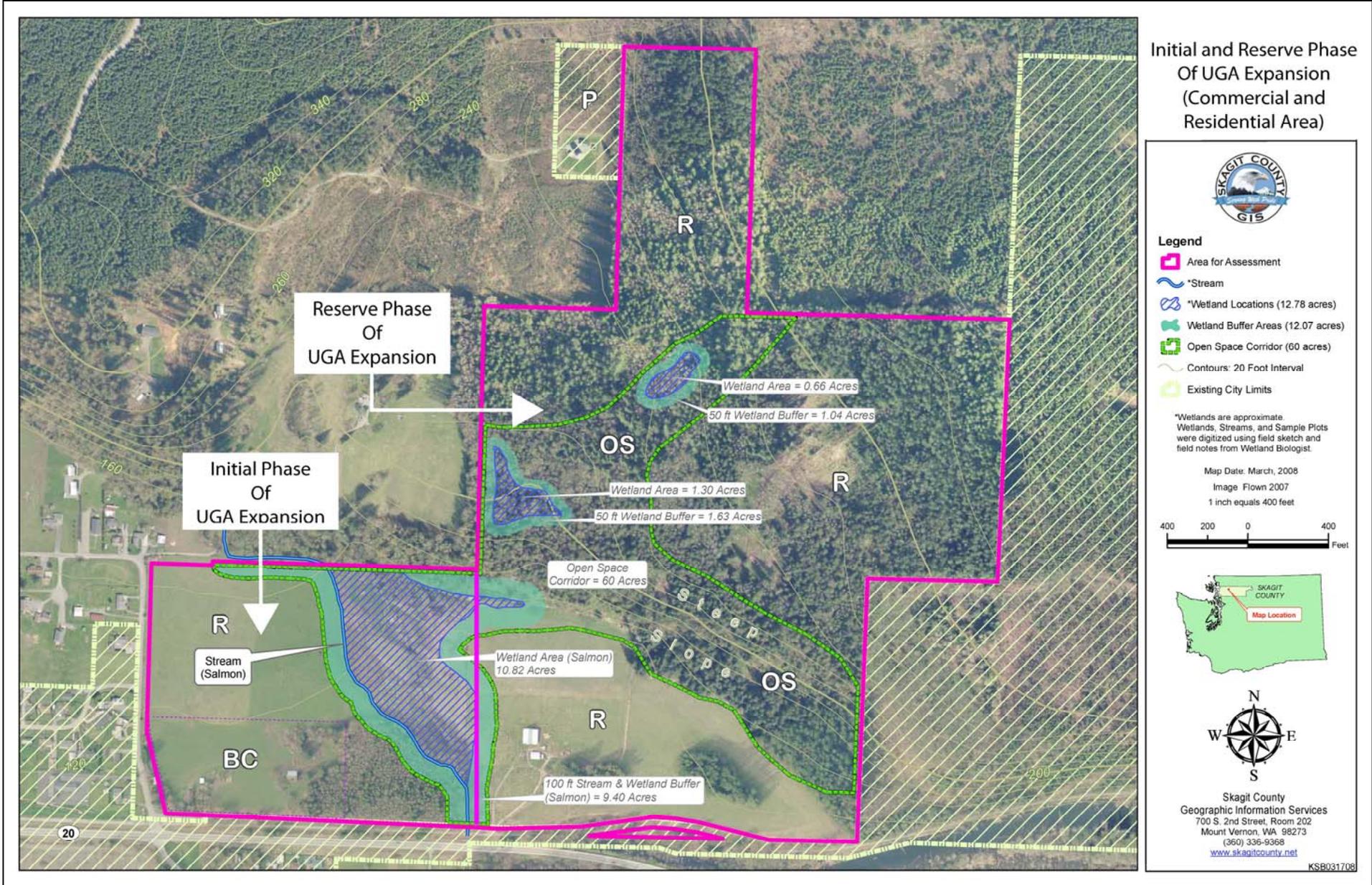
Map Date: March 13, 2007



Skagit County
Geographic Information Services
700 S. 2nd Street, Room 202
Mount Vernon, WA 98273
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816042

TOWN OF HAMILTON: Commercial & Residential Area of Town Relocation Urban Growth Area



**TOWN OF HAMILTON
MITIGATION-RELATED POLICY STATEMENTS AND CITATIONS**

POLICY TYPE AND APPLICATION TO HAZARD	CITATION	MITIGATION-RELATED POLICY STATEMENT
1994 COMPREHENSIVE PLAN Flooding	Major Findings	<ul style="list-style-type: none"> ➤ Redevelop the Town north of SR 20 on land that is not in the Floodway or Flood Plain. 310 acres, or 50% of the Town is located in the Floodway and 100-year Flood Plain. ➤ Encourage the continued purchase, relocation, or elevation of eligible buildings through FEMA Section 1362 Acquisition of Flood Damaged Properties Program, and convert the land to open space, recreation and park areas.
1994, 1999 CAPITAL FACILITIES PLAN Flooding, Severe Storm, Earthquake	Major Findings	<ul style="list-style-type: none"> ➤ Construct new well and storage tank outside the floodway; establish well-head protection program (completed in 2003). ➤ Construct new Fire Station and Shop complex outside floodway (completed in 1999). ➤ To provide needed public facilities to all residents within Hamilton in a manner which protects investments in existing facilities, and maximizes the use of existing facilities, and promotes orderly compact urban growth.
1994 COMPREHENSIVE PLAN and 1999 COMPREHENSIVE WATER SYSTEM PLAN Flooding, Earthquake, Severe Storm, Fire	Major Findings	<ul style="list-style-type: none"> ➤ Level of Service should be at a minimum of C. The transportation plan is designed to ensure the continued ability of the transportation system to function at a reasonable level of service throughout the urban service area and coordinate the links to the regional transportation system along SR 20. ➤ The Town of Hamilton Water System Supply Plan Update is hereby adopted by reference, as may be further amended. ➤ The area is currently served by the Town of Hamilton Fire Department Service is currently made up of volunteers.
2003 COMPREHENSIVE PLAN UPDATE Flooding	Major Findings	<ul style="list-style-type: none"> ➤ Use innovative land use techniques include Transfer or Purchase of Development Rights and establishing a coordinated redevelopment plan to move housing and business out of the Floodway.

MITIGATION-RELATED POLICY STATEMENTS AND CITATIONS - *continued*

POLICY TYPE AND APPLICATION TO HAZARD	CITATION	MITIGATION-RELATED POLICY STATEMENT
2007 COMPREHENSIVE SUBAREA PLAN Flooding	Major Findings	<ul style="list-style-type: none"> ➤ Add land to the Hamilton Urban Growth Area and Town limits that is located outside of the 100-year flood plain for the purpose of relocating the Town of Hamilton central residential and business district from its existing floodway location. ➤ Use the Hamilton Public Development Authority (established by Ordinance #241, amended by Ordinance #261) to facilitate transition of town residential and business areas out of the floodway, and to assume the lead on securing real land for town relocation, planning infrastructure and capital facilities, transferring population from floodway areas in Hamilton and identified areas of Skagit County, and restoring developed riparian corridor areas to open space for flood storage, long-term habitat, fish and wildlife conservation, and conservation-minded recreation purposes.
1994 COMPREHENSIVE PLAN Steep Slopes, Flooding, Earthquake, Severe Storm	Goal LU6	<ul style="list-style-type: none"> ➤ To improve, enhance, and protect the quality and quantity of surface and ground water.
1994 COMPREHENSIVE PLAN Fire, Land Movement, Flooding	GOAL LU8 AND POLICY LU8.2	<ul style="list-style-type: none"> ➤ Protect and conserve forest land, agricultural land, mineral resources, and critical areas as defined under the Growth Management Act. ➤ Conversion of designated forest lands to non forest designations and of Industrial Forest lands to Secondary Forest lands will be strongly discouraged through clearly defined land use regulations.
1994 COMPREHENSIVE PLAN Flooding	Policy H3.6	<ul style="list-style-type: none"> ➤ Measures should be taken to economically and effectively protect existing housing stock from flood damage through various techniques including the relocation, elevation and sealing of buildings. Other forms of protection that should be promoted include levees and flood walls.

MITIGATION-RELATED POLICY STATEMENTS AND CITATIONS - *continued*

POLICY TYPE AND APPLICATION TO HAZARD	CITATION	MITIGATION-RELATED POLICY STATEMENT
<p>2002 CRITICAL AREAS ORDINANCE Land Movement, Earthquake</p>		<ul style="list-style-type: none"> ➤ Provide adequate erosion and sedimentation control during construction and additional construction practices, methods and requirements, including but not limited to best management practices and limitations on construction equipment permitted on the site, to protect critical areas on the site, on adjacent sites and within the drainage basin. ➤ All grading in critical areas shall be stabilized by October 31st unless demonstrated to the satisfaction of the Town based on approved technical analysis that no environmental harm or safety issues would result from grading between November 1st and March 31st. ➤ Provide protection of steep slopes according to standards in the Critical Areas Ordinance (#239).
<p>2007 COMPREHENSIVE SUBAREA PLAN Flooding</p>	<p>Goal H10</p> <p>Goal H11</p> <p>Goal H12</p>	<ul style="list-style-type: none"> ➤ Encourage all new development to be outside of the flood plain. Encourage existing properties which have suffered from repetitive loss due to flooding, to locate outside of the flood plain. ➤ Promote a variety of residential densities and housing types in the relocated Town site north of SR 20. ➤ Preserve and conserve existing housing stocks in Hamilton. Initiate incentive programs towards the renovation, rebuilding, elevating in areas of special flood hazard and upgrading of existing housing stock. Encourage the relocation of existing housing outside of the flood plain through a Transfer of Development Rights Program (Ordinance #179, amended by Ordinance #273, authorizing the Hamilton Floodway Relocation and Mitigation Credit Program). Measures should be taken to economically and effectively protect existing housing stock from flood damage through various techniques including relocating and elevating buildings.

MITIGATION-RELATED POLICY STATEMENTS AND CITATIONS - *continued*

POLICY TYPE AND APPLICATION TO HAZARD	CITATION	MITIGATION-RELATED POLICY STATEMENT
<p>2007 COMPREHENSIVE SUBAREA PLAN Flooding <i>continued from the previous page</i></p>	<p>Floodway Mitigation Element</p>	<p>➤ The Hamilton Public Development Authority will undertake, assist with and otherwise facilitate activities (cited in Ordinance 241, amended with Ordinance 261) for the purpose of improving the general living conditions, economic and environmental conditions within the Town of Hamilton and unincorporated areas of Skagit County in the vicinity of Hamilton.</p>
<p>Ordinance 241, amended with Ordinance 261 Flooding</p>	<p>Article IV: Purpose</p>	<p>The Hamilton Public Development Authority will undertake and accomplish all activities necessary or convenient for the development, operation and implementation of the following Chartered Activities:</p> <ul style="list-style-type: none"> a) entering into contracts and partnerships with public and private entities for relocating the Town of Hamilton out of the flood prone portions of the Town to a relocated Town site; b) administering a transfer of development rights program for relocating residential development from flood-prone portions of eastern Skagit County to a receiving zone in the new Town site; c) applying for and administering federal, state and county and private grant programs, and receiving and administering federal, state, county and other public funds relating to these purposes; d) providing low-income housing assistance to facilitate the relocation of residents from flood-prone portions of Hamilton and eastern Skagit County to the new Town site or other location; e) coordinating community services related to flood mitigation in the Town and elsewhere in eastern Skagit County, including short and mid-range flood mitigation, relief and assistance; f) providing a vehicle for economic development and redevelopment in the Town and eastern Skagit County to mitigate flood damage;

<p>Ordinance 241, amended with Ordinance 261 Flooding <i>continued from the previous page</i></p>		<ul style="list-style-type: none"> g) constructing and managing a service center for public and non-profit social and governmental services; h) providing for assistance in creating commercial and/or industrial properties in the relocated Town site; i) providing and implementing such other municipal services and functions as the Town may direct relating to the relocation of the Town. j) coordinating with natural resource interests to acquire and restore developed and undeveloped flood-prone areas in eastern Skagit County for flood storage, long-term natural habitat conservation, and conservation-minded recreation purposes; k) coordinating with natural resource interests on restoring and protecting riverine ecosystems for fish and wildlife; l) coordinating with natural resource interests on the long-term management of acquired flood prone areas. m) providing for opportunities to coordinate with tribal governments for the restoration, management, and protection of natural resources.
<p>Ordinance #273 Flooding</p>	<p>Section 10.68.170</p>	<p>The purpose of the Floodway Relocation and Mitigation Credit Program is to provide additional residential density in specific zoning districts in exchange for a fee dedicated to transfer population and purchase development rights through the Hamilton Public Development Authority Town Relocation Program. The Credit Program provides a voluntary, incentive-based process for removing homes and structures located in the Skagit River floodway and permanently preserving Wild and Scenic River Corridor lands that provide a public benefit.</p>
<p>CAPITAL IMPROVEMENT PLAN Fire, Earthquake, Severe Storms</p>	<p>Level of Service Standards and Individual Department Submittals</p>	<ul style="list-style-type: none"> ➤ Urban Level of Service Standards are established to ensure protection of public health, safety and welfare by meeting relevant standards ➤ Six-year list of projects including specific actions targeted towards natural hazard mitigation

MITIGATION-RELATED POLICY STATEMENTS AND CITATIONS - *continued*

POLICY TYPE AND APPLICATION TO HAZARD	CITATION	MITIGATION-RELATED POLICY STATEMENT
2006 INTERNATIONAL BUILDING CODE Earthquake, Severe Storm, Fire, Landslide adopted in 2007	Seismic and Wind Loads, Construction Standards	<ul style="list-style-type: none"> ➤ Seismic Zone D ➤ Wind Exposure C ➤ Fire Resistive Construction Standards ➤ Grading Standards
2006 INTERNATIONAL FIRE CODE Fire adopted in 2007	Fire protection and building maintenance standards	<ul style="list-style-type: none"> ➤ Fire flow ➤ Annual Inspection of Commercial Structures ➤ Plan Review
2002 CRITICAL AREAS CODE AND ORDINANCE 188 FLOOD DAMAGE PREVENTION Flooding, Land Movement	Section 15.15.020 Application-Purpose	<ul style="list-style-type: none"> ➤ Frequently flooded areas; 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 the flood plain and the floodway according to the provisions established under this code; ➤ Geologically hazardous areas; Geologically hazardous areas include areas susceptible to the effects of erosion, sliding, earthquake, or other geologic events. They pose a threat to the health and safety of citizens when incompatible residential, commercial, industrial, or infrastructure development is sited in areas of a hazard. Geologic hazards pose a risk to life, property, and resources when steep slopes are destabilized by inappropriate activities and development or when structures or facilities are sited in areas susceptible to natural or human caused geologic events. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices so that risks to health and safety are acceptable. When technology cannot reduce risks to acceptable levels, building and other construction within identified geologically hazardous areas shall be prohibited.

MITIGATION-RELATED POLICY STATEMENTS AND CITATIONS – *continued*

POLICY TYPE AND APPLICATION TO HAZARD	CITATION	MITIGATION-RELATED POLICY STATEMENT
<p>ZONING CODE Flood, Fire, Landslide, Earthquake</p>	<p>Section 17.03.020 Purpose</p>	<ul style="list-style-type: none"> ➤ The purpose of this title is to implement the Town of Hamilton’s comprehensive plan. This title will be used to further the growth and development of the Town of Hamilton consistent with the adopted comprehensive plan and it’s implementing elements. This title will also further the purpose of promoting the health, safety, morals, convenience, comfort, prosperity, and general welfare of the city's population. ➤ The specific zones and regulations herein are designed to facilitate adequate provisions of utilities, schools, parks and housing with essential light, air, privacy, and open space; to lessen congestion on streets and facilitate the safe movement of traffic thereon; to stabilize and enhance property values; to prevent the overcrowding of land; to facilitate adequate provisions for doing public and private business and thereby safeguard the community's economic structure upon which the prosperity and welfare of all depends and through such achievements help ensure the safety and security of home life, foster good citizenship, create and preserve a more healthful, serviceable and attractive municipality and environment in which to live. ➤ To most effectively accomplish these purposes, this title divides the city into zones wherein the location, height and use of buildings, the use of land, the size of yards and other open space, and the provision of off-street parking and loading are regulated and restricted in accordance with the comprehensive plan for the Town of Hamilton. These zones and regulations are hereby deemed necessary and are made with reasonable consideration, among other things, as to the character of each zone and its particular suitability for specific uses, the need for such uses, the common rights and interests of all within the zone as well as those of the general public, and with the view of conserving and encouraging the most appropriate use of land throughout the town.

**TOWN OF HAMILTON ACTION PLAN FOR FLOOD HAZARD REDUCTION -
SELECTION OF APPROPRIATE ACTIVITIES**

- 1. Preventive activities, such as zoning, stormwater management regulations, building codes, and preservation of open space and the effectiveness of current regulatory and preventive standards and programs;**

ACTIVITY	STAFF ASSIGNMENT & SCHEDULE	FINANCING PLAN
<i>Earthquake, Severe Storm, Fire, Land Movement</i>		
Utilize the latest adopted state building code to insure adequate protection in construction against Earthquakes in Seismic Zone 3, Severe storms with Wind Exposure C, Fire with Fire Resistive Construction Standards, and Land Movement with Grading Standards	State Legislature adopted International Codes – 2003 or later. Town Council adopted new state code in 2007.	No financial impact
Utilize the latest adopted state fire code to insure adequate protection against Fire in construction with standards for Fire flow and through the annual Inspection of Commercial Structures	State Legislature to adopt International Codes – 2003 or later. Town Council adopted new state code in 2007.	No financial impact
<i>Flood</i>		
The Floodway, Special Flood Risk Zone and the 100 year Flood Plain shall be regulated and flood mitigation activities implemented to protect human life, property and the public health and safety of the citizens of Hamilton; minimize expenditure of public money; and to maintain the town's flood insurance eligibility while avoiding unnecessarily restrictive or administratively difficult regulations. Structures will be assessed for repetitive losses based on flood insurance claim information periodically provided by FEMA, and post flood building inspection data. Substantial damage determinations will be made based on the comparison of damage (from singular event or cumulative events) with building value, estimated using a FEMA-approved valuation method.	Administration of 2002 Critical Areas Code and the Flood Code – Ongoing and re-affirmed for the 2008 – 2013 plan cycle. Administration of Hamilton Public Development Authority program development and implementation – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	No financial impact Currently funded with State and Federal grant programs, and long-term administration will be funded from program income
Manage stormwater runoff to improve drainage, control stormwater quantity, prevent localized flooding of streets and private property during high water table and rainy conditions, and protect and enhance water quality.	Town Council, staff and consultants administer Surface Water Management Standards; Update Comprehensive Plan and Code 2005 & Annual Report – Ongoing and re-affirmed for the	Funded by general tax revenues

	2008 – 2013 plan cycle.	
Identify and reserve the majority of Skagit River shoreline for open space and recreational uses due to the unique floodway and flood plain limitations imposed on shoreline uses, particularly with the dike system.	Town Council maintain open space zoning – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Pursuit of grants and non-governmental funding for open space habitat creation and restoration.
ACTIVITY	STAFF ASSIGNMENT & SCHEDULE	FINANCING PLAN
<i>Flood, Landslide, Earthquake</i>		
Utilizing Best Available Science to develop the Critical Areas title to protect, to the greatest extent practical, life, property and the environment from loss, injury and damage by pollution, erosion, flooding, landslides, strong ground motion, soil liquefaction, accelerated soil creep, settlement and subsidence, and other potential hazards, whether from natural causes or from human activity and related goals.	Town Council, Planner and consultants - Ongoing program and regulations are in place and re-affirmed for the 2008 – 2013 plan cycle.	None required
Coordinate with Skagit County through arrangements such as interlocal agreements, joint programs, consistent standards, and regional boards or committees such as with the Hamilton Public Development Authority.	Town Council and Planner - Multi-jurisdictional All Natural Hazards Mitigation Planning project – 2003 first plan; Annual maintenance with five year update required (First update completed in 2008) Maintain two representatives on the Hamilton Public Development Authority Board of Directors (1 elected, 1 staff).	Initial development funded by State/Federal grant No financial impact
Urban Level of Service Standards are established to ensure protection of public health, safety and welfare by meeting relevant standards	Town Council - Update with 2007 Comprehensive Subarea Plan amendment (and future amendments). Re-affirmed for the 2008 – 2013 plan cycle.	Funding provided on an individual project basis

2. The plan reviews property protection actions, such as acquisition, retrofitting, and insurance;

ACTIVITY	STAFF ASSIGNMENT & SCHEDULE	FINANCING PLAN
<i>Landslide</i>		
Provide protection of steep slopes according to standards in the Critical Areas Ordinance.	Town Council – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Funding on a project by project basis
<i>Flooding</i>		
Regulations and policies shall reflect the	Town Council, Planner and	Grant funding for dike

existing dikes along the Skagit River until such time as the removal of hydro-modifications is deemed appropriate for Hamilton long-term floodway management and open space habitat creation and restoration.	consultants, State and Federal regulatory agencies. – Dike recently upgraded in 2000; Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	improvements or repairs following flood event. Potential long-term pursuit of non-governmental funding for hydro-modification removal.
<i>Flooding</i>		
Nonstructural solutions to flood hazards shall be encouraged including restricting new development and reducing existing development in flood-prone areas and storm water runoff management. Acquisition projects will continue to be pursued and repetitive loss and Severe Repetitive Loss structures will remain a priority for removal. Partner with neighboring jurisdictions, when appropriate, on property acquisition projects, structure removal, and open space restoration. Structure elevation is discouraged as it is inconsistent with Hamilton long-term floodway management objectives and intended Open Space rezoning will make existing uses nonconforming with respect to the zoning code as well as the FEMA flood ordinance.	Town Council, Hamilton Public Development Authority and consultants – Ongoing and re-affirmed for the 2008 – 2013 plan cycle. Town Council, Skagit County, other jurisdictions –FEMA PDM grant underway and pending DR-1671 HMGP application. Re-affirmed for the 2008 – 2013 plan cycle.	Federal grant programs (e.g. FEMA PDM, HMGP, and SRL); property owner cost-sharing toward acquisition, closing costs, and demolition with individual projects; state grant programs; NFIP Increased Cost of Compliance claims for demolition; and pursuit of non-governmental funding for property acquisition, structure removal, and habitat creation/restoration.
Insure that standards for flood control measures protect and enhance the biological systems and public access opportunities of the shoreline and adjacent uplands.	Town Council, Hamilton Public Development Authority and consultants – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Grant funds, general budget and pursuit of non-governmental funding for habitat creation/restoration.
The Building Official will continue to maintain elevation certificates. Elevation certificates will be pursued for properties without one on record.	Building Official - Ongoing Hamilton Public Development Authority	General budget Grant funding for individual projects
The Town and Hamilton Public Development Authority staff will continue to provide technical advice to property owners, contractors and design professionals.	Town Clerk, Planner, Hamilton Public Development Authority and consultants – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Funding on individual project basis, primarily from grants and non-governmental sources, as available.
Provide adequate emergency power for Town water system and Fire Department. Update emergency radios to narrow band frequency	Town Council and Town Council and Fire Department – Completed in 2008.	Grant funding
<i>Earthquake, Severe Storm, Flooding</i>		
Move water system including wells, storage and treatment facilities out of the flood plain; provide Emergency Generator capability; upgrade construction to latest seismic and wind standards	Town Council & consultants Completed water system storage, treatment, and generator upgrades in 2008.	Grant funding, water utility

3. The plan reviews activities to protect the natural and beneficial functions of the floodplain, such as wetlands protection;

ACTIVITY	STAFF ASSIGNMENT & SCHEDULE	FINANCING PLAN
<i>Flooding</i>		
Protect and restore critical areas; plan for flood hazard mitigation, surface water management and pollution control, establishment and maintenance of greenbelts and conservation areas and coordinate with adjoining jurisdictions.	Town Council, Hamilton Public Development Authority and consultants – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Combination of funding including grant funds, general budget and pursuit of non-governmental funding for habitat creation/restoration.
Provide habitat for wildlife species and freshwater fish in close proximity to an urban area.	Town Council, Hamilton Public Development Authority and consultants – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Combination of funding including grant funds, general budget and pursuit of non-governmental funding for habitat creation/restoration.
To protect and restore the wetlands to optimize water quality, habitat, best management practices and ensure that adjacent land use patterns are compatible with the protection and enhancement of the wetlands and take advantage of the unique attributes of the site, allowing no net loss of wetlands, and to remove obstructions and generally improve the flow characteristics to provide for efficient conveyance of water through the city during flood events.	Town Council, Street Department, Hamilton Public Development Authority and consultants – Ongoing and re-affirmed for the 2008 – 2013 plan cycle with individual dates for specific capital projects; schedule updated annually.	Combination of funding including grant funds, general budget and pursuit of non-governmental funding for wetlands creation/restoration.
To allow limited use of the Skagit River and its shoreline compatible with the Dike system and with the regulatory constraints of the Floodway and Special Flood Risk Zone, including transportation, levee improvement, utilities and outfall structures, public access and recreation, open space and agriculture and similar uses. Review based on individual permits.	Planning Department and Public Works Department – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Combination of funding including grant funds, department budgets and pursuit of non-governmental funding for habitat creation/restoration.
<i>Flooding, Earthquake, Landslide, Fire, Severe Storms</i>		
Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks. Integrate the concepts with natural functions such as drainage, agriculture, and topographic features.	Town Council, Hamilton Public Development Authority and consultants – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Combination of funding including grant funds and pursuit of non-governmental funding for open space habitat conservation and appropriate recreation.

4. The plan reviews emergency services activities, such as warning and sandbagging;

ACTION	STAFF ASSIGNMENT & SCHEDULE	FINANCING PLAN
<i>Flooding, Earthquake, Volcano</i>		
Develop and maintain an emergency plan that includes flood warning, earthquake response, and evacuation program for the Town.	Town Council – Annual review re-affirmed for the 2008 – 2013 plan cycle.	Funding integrated into overall budget
The transportation planning goals and level of service is designed to ensure the continued ability of the transportation system to function at a reasonable level of service throughout the urban service area and coordinate the links to the regional transportation system. Critical for evacuation	Town Council – Review with update of Comprehensive Plan. Re-affirmed for the 2008 – 2013 plan cycle.	Funding integrated into overall budget
Maintain Fire, Water Treatment Critical Facilities up to date with most current technology and standards to ensure operation during hazard events.	Town Council, Volunteer Fire Department and Water System Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Grant funds, loans, utility rate structure

5. The plan reviews structural projects, such as reservoirs and channel modifications;

ACTION	STAFF ASSIGNMENT AND SCHEDULE	FINANCING PLAN
<i>Flooding</i>		
Structural Measures – Maintain existing dike system	Town Council – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Grant funds, federal, state and local funds
Relocate the town out of the floodway and north across State Route 20; acquire and transfer development rights from floodway properties.	Town Council and Hamilton Public Development Authority – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Grant funds, Federal and State funds, program income, public-private partnerships, and pursuit of non-governmental funding.
<i>All Hazards -</i>		
Six-year list of capital projects including specific actions targeted towards natural hazard mitigation.	Town Council – Regular Update – Re-affirmed for the 2008 – 2013 plan cycle.	General Funds, Utility Funds, grant funds, loans
Upgrade and maintain all community owned critical facilities, including Fire Station and Water System.	Town Council - All facilities updated over past 5 years. – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	General Funds, Utility Funds, Grant funds, loans

6. The plan reviews public information activities, such as outreach projects and environmental education programs;

ACTION	STAFF ASSIGNMENT & SCHEDULE	FINANCING PLAN
<i>Flooding</i>		
Provide ongoing public education and outreach using electronic and printed materials and meetings regarding town relocation activities, residential, commercial and industrial best management practice issues, flood hazard mitigation, water quality, and related local issues.	Town Clerk and Hamilton Public Development Authority – Update annually. Re-affirmed for the 2008 – 2013 plan cycle.	Water utility, grant funds, publication of program information using www.skagitcounty.net .
Make flood map determinations in response to public inquiries.	Town Planner – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	General fund
<i>All Hazards</i>		
Expand the Public Information program to address other natural hazards where additional public information will be helpful, such as seismic retrofits for homes, and other topics. Hazards identified through Multi-jurisdictional Planning process.	Town Clerk – Ongoing and re-affirmed for the 2008 – 2013 plan cycle.	Grant funds and reference electronic and print materials available to the general public from Skagit County.