

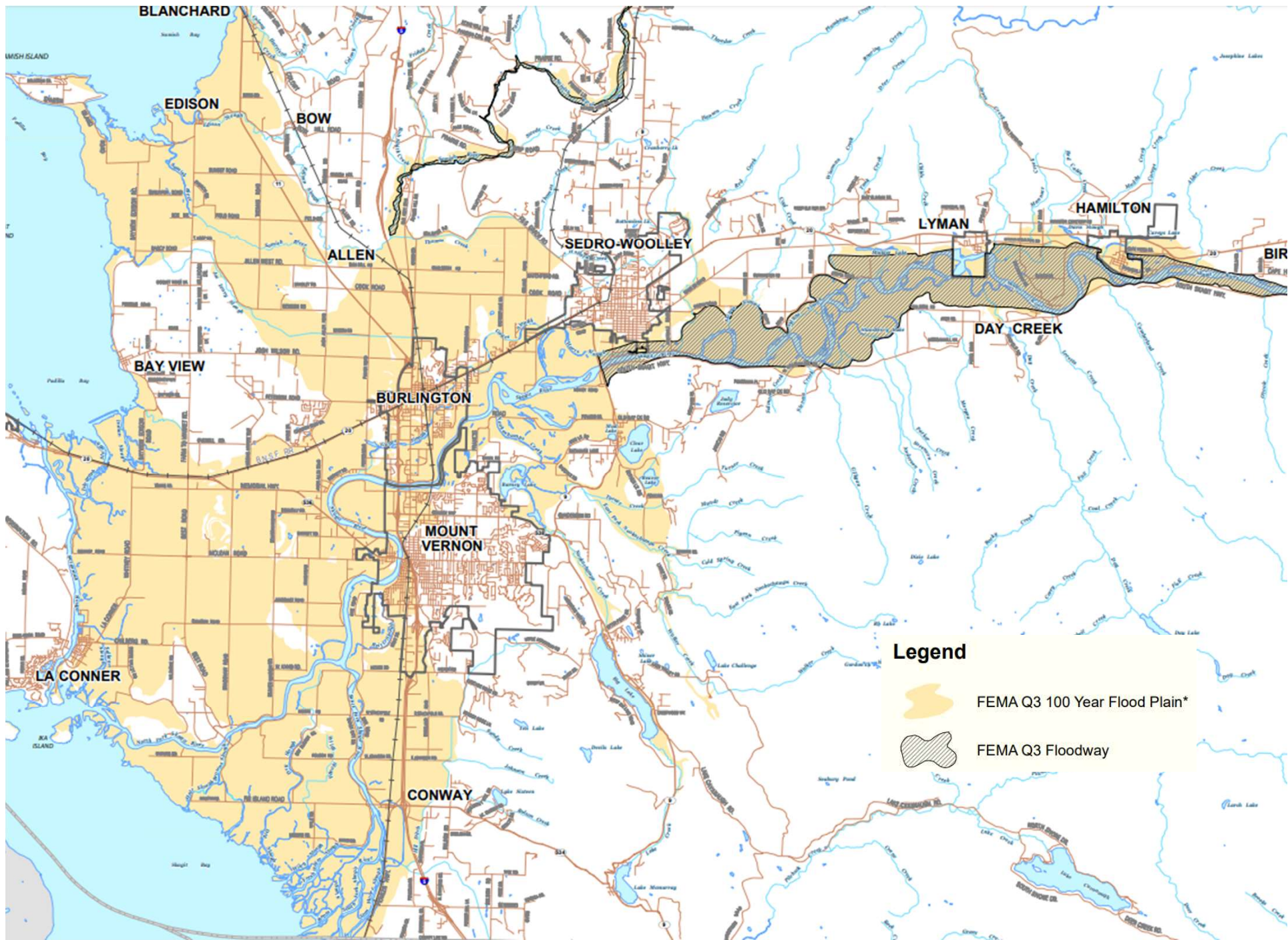
STREAM CHANNELS
Sauk River



Flood Damage Prevention Amendments

Skagit County Planning Commission Work Session

Meeting Date: June 16, 2020



Background

The purpose of this code is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas

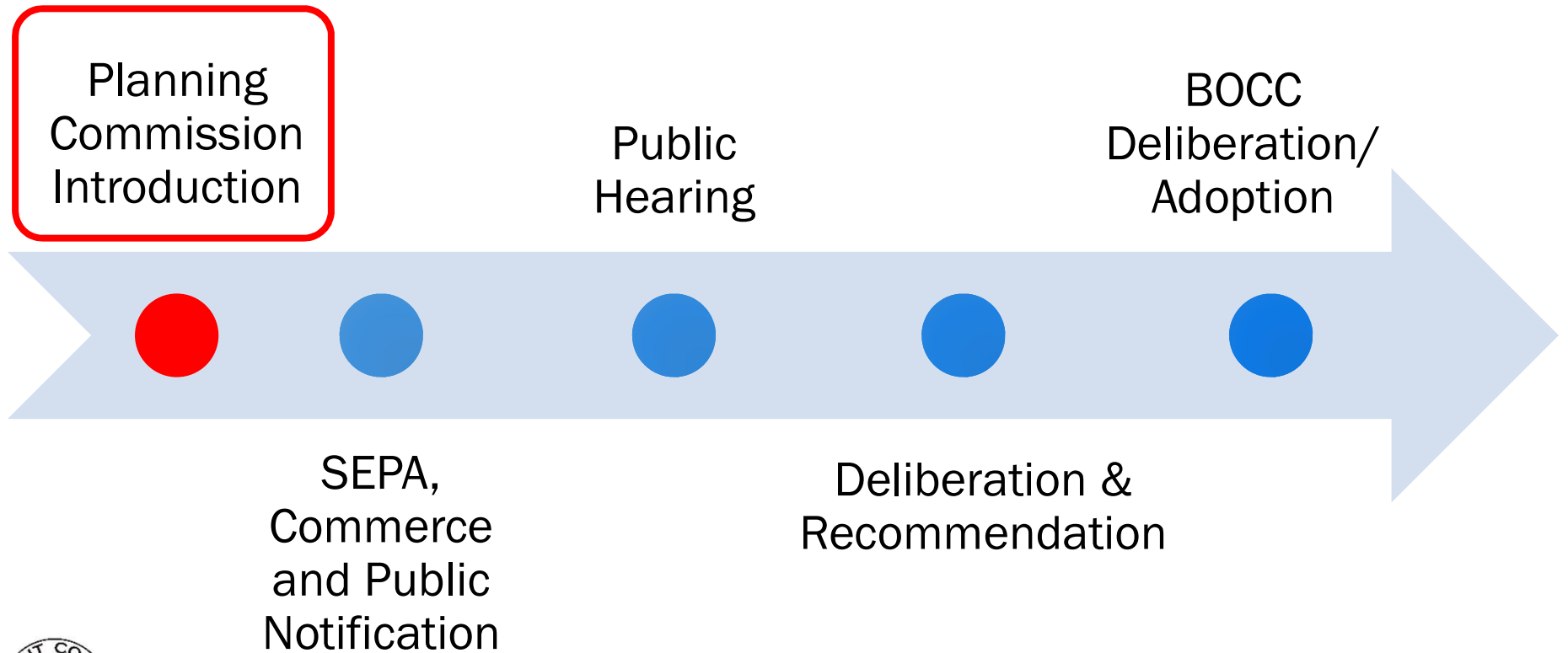
SCC 14.34



Flood Damage Prevention Code

- Ecology required these updates in 2013.
- Ecology's 11 amendments are listed in Attachment B of Staff Report
- Ensures compliance with National Flood Insurance Program.
- An additional amendment to the shoreline "A" zone is recommended by the Department
 - Requires building to account for wave action
 - Already required through International Building Code

Adoption Process



Amendments

Chapter 14.04 – Definitions

- The Department proposes adding a definition for “Substantial Damage”
- “Start of construction” is revised to clarify that interior and exterior actions initiate the start of substantial improvements.



Amendments

Chapter 14.34 – Flood Damage Prevention

- 14.34.130 - Variances and appeals.

The Department proposes an amendment to subsection 2(a), Variances, which states that a variance shall only be issued when it is determined that failure to grant the variance would result in exceptional hardship to the applicant and that the variance is the minimum necessary to afford relief.



Amendments

Chapter 14.34 – Flood Damage Prevention

- 14.34.190 - Standards for development activities in floodways.

The Department proposes an addition to subsection 2(c) that defines a “farmhouse” as being in an Agricultural NRL zone and a new subsection (5) stating that water wells not be installed in the floodway.

- *Appendix A - Construction Specifications for Critter Pads (Livestock Flood Sanctuary Areas). Critter pads are currently exempt. This change would require a permit, but not exclude them from being built.*



Amendments

Chapter 14.34 – Flood Damage Prevention

- 14.34.210 - Standards for construction in coastal high hazard areas.

This proposed change provides consistency with the International Residential Code (SCC 15.04.020(2)). The coastal high hazard area building standards currently apply to the V zone, this change adds the Coastal A zone to the standards. The change provides clarity to the public by making the flood code match the building code.

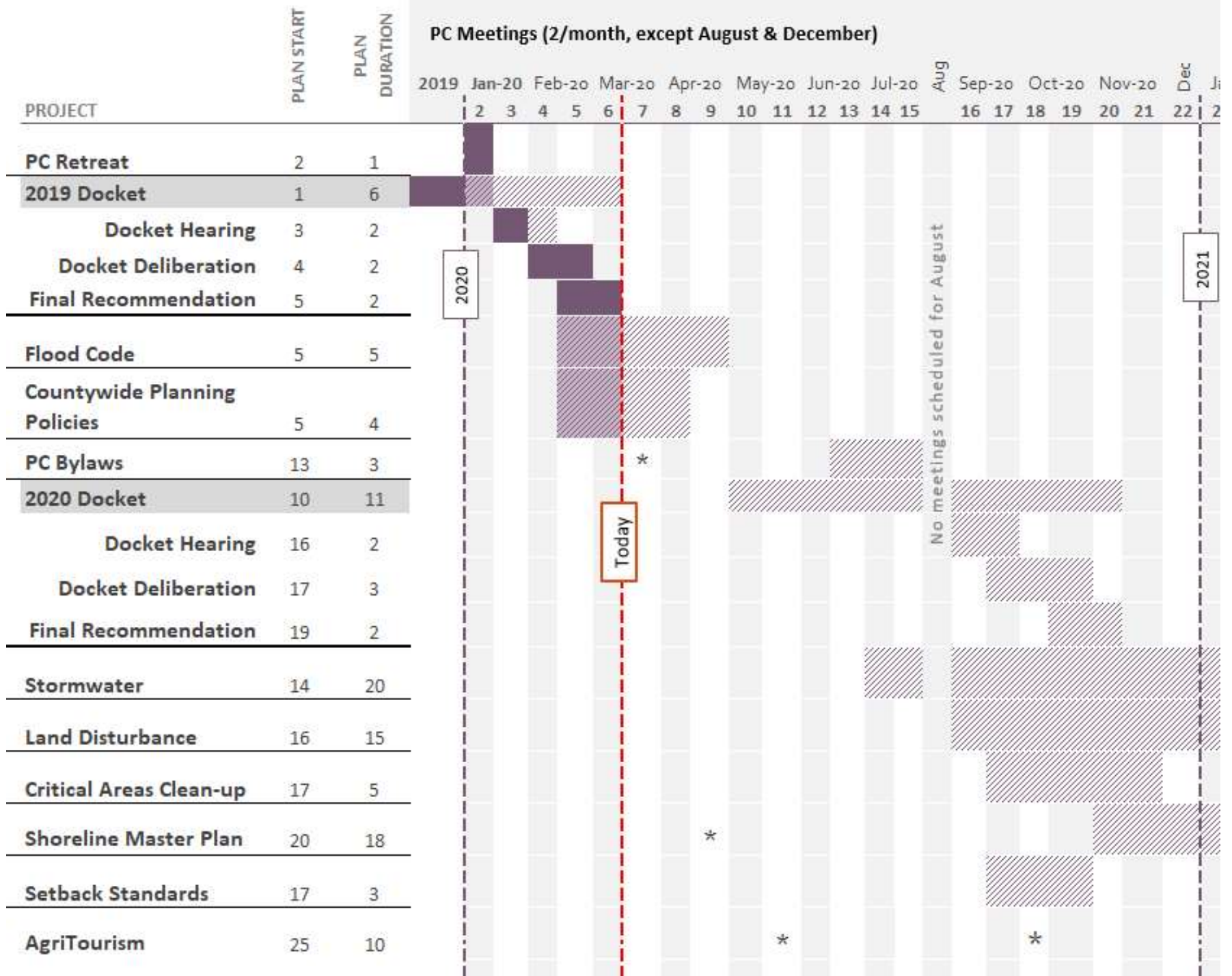


Next Steps

1. Work Session
2. Public Hearing
3. Deliberation
4. Final Motion
5. BOCC Adoption



PC Meetings (2/month, except August & December)





QUESTIONS and COMMENTS

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