

**GOLDENDALE CITY COUNCIL  
REGULAR MEETING  
AUGUST 5, 2024  
6:00 PM**

**NOTE: THIS MEETING IS BEING HELD IN PERSON OR CAN BE ACCESSED REMOTELY BY TELEPHONE AND ZOOM VIDEO. TO PARTICIPATE VIA ZOOM, YOU WILL NEED TO CALL 415-762-9988. THE MEETING ID NUMBER IS 373 290 5204. YOU WILL BE ABLE TO CALL IN AT 5:45. YOU CAN FIND THE INSTRUCTIONS FOR ZOOM ON THE WEBSITE.**

- A. Call to Order
  - a. Pledge of Allegiance by Mayor for a day Gracelynn & Gunner Littlewolf
- B. Roll Call
- C. Closed Public Comment (Agenda Business Only, comments limited to 3 minutes)
- D. Public Hearing
- E. Agenda
  - 1. Approval of Agenda
  - 2. Consent Agenda
    - a. Approval of Minutes
    - b. Claims
    - c. Payroll
    - d. Other
- F. Presentations
- G. Department Reports
- H. Council Business
  - 1. FEMA Update
  - 2. Six Year Street Plan
  - 3. Airport Committee Recommendations
  - 4. Capital Outlay Purchase for Fire Department
- I. Resolutions
- J. Ordinances
- K. Report of Officers - Council, Mayor, City Administrator
- L. Open Public Comment – 3 Minute Limit
- M. Executive Session
- N. Adjournment

**NEXT REGULAR COUNCIL MEETING WILL BE ON AUG 19, 2024 AT 6:00 PM.**

**AGENDA TITLE:    CONSENT AGENDA**

**DATE:                    AUGUST 5 2024**

**ACTION REQUIRED:**

ORDINANCE \_\_\_\_\_ COUNCIL INFORMATION \_\_\_\_\_ X  
RESOLUTION \_\_\_\_\_ OTHER \_\_\_\_\_  
MOTION \_\_\_\_\_ X

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**EXPLANATION:**

The consent agenda includes the following:  
Minutes of the July 15, 2024 regular council meeting, July 13, 2024 Workshop Meeting, second pay period July checks #58480 – 58489, 901786, direct deposit 7/23/2024 in the amount of \$124,299.04, July 31, 2024 claims checks #58475 – 58479, 58490 – 58533, 901792 - 901794 in the amount of \$197,034.10.

**FISCAL IMPACT:**

Payroll checks in the amount of \$124,299.04, claims checks in the amount of \$197,034.10.

**ALTERNATIVES:**

Approve the consent agenda.  
Remove certain items from the consent agenda for further discussion.

**STAFF RECOMMENDATION:**

Approve the consent agenda

**MOTION:**

**I MOVE TO APPROVE THE CONSENT AGENDA.**

**GOLDENDALE CITY COUNCIL  
REGULAR MEETING  
July 15, 2024  
6:00 PM**

Mayor Dave Jones called to order the regular meeting of the Goldendale City Council followed by the Pledge of Allegiance.

**ROLL CALL**

**Council Present:** Mayor Dave Jones (Not voting), Council Member Steve Johnston, Council Member Andy Halm, Council Member Loren Meagher, Council Member Miland Walling, Council Member Theone Wheeler, Council Member Ellie Casey, Council Member Danielle Clevidence

**Staff Present (Not Voting):** City Administrator Sandy Wells, Clerk Treasurer Shelly Enderby, Police Chief Mike Smith

**CLOSED PUBLIC COMMENT**  
NO COMMENT

**AGENDA AND CONSENT AGENDA**

**Motion:** I move to approve the agenda and consent agenda adding under Council Business to schedule the training classes, **Action:** Motion, **Moved by** Council Member Danielle Clevidence, **Seconded by** Council Member Andy Halm.  
Motion Passed Unanimously

**PRESENTATIONS**  
NO PRESENTATIONS

**DEPARTMENT REPORTS**

**Police Chief Mike Smith** – The blind spot behind Les Schwab has been taken care of the truck has been moved. We will be hiring a lateral officer hopefully around mid August

**Mayor Dave Jones** – The next council meeting there will be a full presentation on the 6 year street plan

**COUNCIL BUSINESS**

**Schedule Training classes by Mayor Dave Jones** – Need to set dates for the training classes that were discussed during the last council workshop

**REPORT OF OFFICERS**

**Council Member Miland Walling** – There will be an airport meeting Thursday July 19<sup>th</sup>

**Council Member Danielle Clevidence** – Thanks to everyone who participated and helped with Community Days

**Council Member Steve Johnston** - Gave an update on the latest Public Works Meeting where parking on West Broadway was discussed and the general consensus was to pursue no parking

**Council Member Danielle Clevidence** and **Council Member Andy Halm** – Did not agree with no parking on West Broadway St

**Mayor Dave Jones** – Wanted to thank everyone that organized and worked so hard on Community Days and everyone that attended. There will be discussions soon about the City's involvement in Community Days for next year

**OPEN PUBLIC COMMENT**

**Frank Rush** - 575 Chambers Rd has concerns about property that was out of the City's jurisdiction

**ADJOURNMENT**

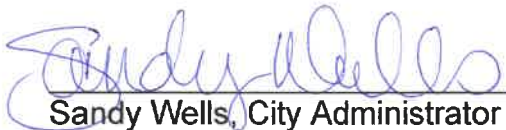
**6:27 PM**

**Motion: I motion to Adjourn the meeting, Action: Motion, Moved by Council Member Andy Halm, Seconded by Council Member Ellie Casey.**  
**Motion passed unanimously.**



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Dave Jones, Mayor



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Sandy Wells, City Administrator

**GOLDENDALE CITY COUNCIL  
WORKSHOP MEETING  
July 13, 2024  
2:00 PM**

Mayor Dave Jones called to order the workshop meeting of the Goldendale City Council followed by the Pledge of Allegiance.

**ROLL CALL**

**Council Present:** Council Member Andy Halm, Council Member Ellie Casey, Council Member Steve Johnston, Council Member Loren Meagher, Council Member Theone Wheeler, Council Member Danielle Clevidence

**Council Absent:** Council Member Miland Walling

**Staff Present (Not Voting):** Mayor Dave Jones

**AGENDA**

**Motion:** I move to approve the agenda, **Action:** Motion, **Moved by** Council Member Andy Halm, **Seconded by** Council Member Ellie Casey.  
Motion Passed Unanimously.

**Organizational Change**

Organizational Change was discussed

**Motion:** I move for City Council to hold a monthly workshop to address organizational management and council leadership through policy setting these meetings shall be held on the second Monday of each month at 6pm and each meeting shall be completed by setting the next meeting agenda **Action:** Motion, **Moved by** Council Member Loren Meagher, **Seconded by** Council Member Danielle Clevidence.  
Motion Passed Unanimously.

**Council Leadership and Local Government**

Mayor Dave Jones provided information from Washington Cities Insurance Authority

Two classes are offered Respecting Role of Policy Makers and City Council Do's and Don'ts.

2:43 Council Member Miland Walling attended meeting

### **Public Works Job Description by Mayor Dave Jones**

**Motion:** I move the Public Works Committee shall meet exclusively with the mayor to review the other city organizational structures, public works directors job description and identify priority goals for the public works director and update the Public Works Director job description, **Action:** Motion, **Moved by** Council Member Loren Meagher, **Seconded by** Council Member Danielle Clevidence.  
Motion Passed Unanimously.

**Motion:** I move the city's next leadership workshop will have an agenda that includes reviewing the hiring policy, review goals from committees so in the next month coordinate, develop a prioritized list of topics to be addressed at regular council meetings and dates they will be addressed and start with the remaining topics from today's workshop and finally discuss tracking a accountability for goals and objectives, **Action:** Motion, **Moved by** Council Member Loren Meagher, **Seconded by** Council Member Danielle Clevidence.  
Motion Passed Unanimously.

**Motion:** I move to table topics 4 through 12 until further organization by council, **Action:** Motion, **Moved by** Council Member Loren Meagher, **Seconded by** Council Member Andy Halm.  
No vote taken

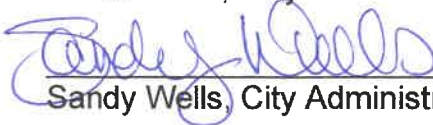
### **ADJOURNMENT**

**3:34 PM**

**Motion:** I motion to Adjourn the meeting, **Action:** Motion, **Moved by** Council Member Ellie Casey, **Seconded by** Council Member Andy Halm.  
Motion passed unanimously.



David Jones, Mayor



Sandy Wells, City Administrator

# Register

Fiscal: 2024  
Deposit Period: 2024 - Jul 2024  
Check Period: 2024 - Jul 2024 - 2nd Council Jul 2024

Number	Name	Print Date	Clearing Date	Amount
<b>1st Security Bank of Washington</b>	<b>20016310</b>			
<b>Check</b>				
58475	Hattenhauer Energy Co LLC	7/18/2024		\$1,614.26
58476	Martin Walker	7/18/2024		\$530.89
58477	Klickitat County PUD	7/18/2024		\$17,069.11
58478	Vision Municipal Solutions LLC	7/18/2024		\$1,123.68
58479	AT&T Mobility	7/22/2024		\$86.93
58490	Department of Revenue	7/24/2024		\$77.04
58491	Avista Utilities	7/24/2024		\$131.83
58492	WA St Treasurer	7/25/2024		\$3,583.99
58493	AT&T Mobility	7/26/2024		\$2,440.55
58494	Verizon Wireless	7/26/2024		\$440.11
58495	Anatek Labs Inc	8/5/2024		\$225.00
58496	Aspect Consulting LLC	8/5/2024		\$2,515.00
58497	Basin Feed & Supply	8/5/2024		\$1,590.57
58498	Bishop Sanitation Inc	8/5/2024		\$294.00
58499	Chad Moody	8/5/2024		\$25.00
58500	Christopher R Lanz Law Office LLC	8/5/2024		\$490.00
58501	Clifford & Martin Inc	8/5/2024		\$48.16
58502	Day Management Corporation DBA: Day Wireless Systems	8/5/2024		\$1,119.08
58503	Ferguson Portland Waterworks #3011	8/5/2024		\$977.95
58504	Firwood Plumbing Services	8/5/2024		\$1,182.50
58505	Fitzjarrald Law Office	8/5/2024		\$7,000.00
58506	Flume Road Water Services LLC	8/5/2024		\$369.00
58507	Fun Country Inc	8/5/2024		\$98.48
58508	Gary Erickson	8/5/2024		\$539.85
58509	Goldendale Chamber	8/5/2024		\$3,232.37
58510	Goldendale Pride Alliance	8/5/2024		\$1,250.00
58511	Goldendale Sentinel	8/5/2024		\$197.42
58512	Goldendale Tire Center	8/5/2024		\$1,668.79
58513	Hach Company	8/5/2024		\$678.71
58514	Holcombs Market	8/5/2024		\$348.96
58515	IBS Incorporated	8/5/2024		\$425.32
58516	Jane Granum	8/5/2024		\$90.00
58517	Klickitat County Health Dept	8/5/2024		\$140.00
58518	L N Curtis & Sons	8/5/2024		\$1,416.60
58519	Norco Inc	8/5/2024		\$54.18

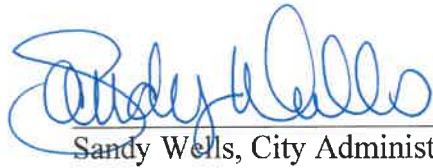
Number	Name	Print Date	Clearing Date	Amount
58520	North Central Laboratories	8/5/2024		\$399.82
58521	Optimist Printers	8/5/2024		\$137.61
58522	Pioneer Surveying & Engineering Inc	8/5/2024		\$13,212.53
58523	Precision Approach Engineering	8/5/2024		\$8,308.13
58524	Procom LLC	8/5/2024		\$206.00
58525	Public Safety Testing Inc	8/5/2024		\$156.00
58526	Quadient Leasing USA Inc	8/5/2024		\$467.62
58527	RH2 Engineering Inc	8/5/2024		\$17,390.13
58528	Sherwin-Williams Co, The	8/5/2024		\$776.68
58529	Sound Water Services	8/5/2024		\$3,960.00
58530	Theone Wheeler	8/5/2024		\$275.00
58531	Uline	8/5/2024		\$1,146.36
58532	WA Assoc Sheriff & Police	8/5/2024		\$800.00
58533	WA St Dept of Ecology	8/5/2024		\$82,100.75
901792	HSA Bank Employee Plan Funding	7/14/2024		\$12,770.86
901793	PAYA	7/1/2024		\$1,773.78
901794	PAYA	7/1/2024		\$77.50
		<b>Total</b>	<b>Check</b>	<b>\$197,034.10</b>
		<b>Total</b>	<b>20016310</b>	<b>\$197,034.10</b>
		<b>Grand Total</b>		<b>\$197,034.10</b>



**CITY OF GOLDENDALE  
CLAIMS REGISTER**

I, the undersigned, do hereby certify that the materials have been furnished, the services rendered, or the labor performed as shown on Check numbers 58475 through 58479, 58490 – 58533, 901792 - 901794, in the amount of \$197,034.10, and unpaid obligations against the City of Goldendale, Washington and that I am authorized to certify said claims.

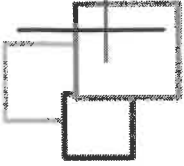
DATED this 31 day of July, 2024.



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Sandy Wells, City Administrator

# Register Activity



Fiscal: 2024  
Period: 2024 - Jul 2024  
Council Date: 2024 - Jul 2024 - 2nd Council Jul 2024

Reference	Date	Amount	Notes
<b>Reference Number: 58475</b> CL16376	Hattenhauer Energy Co LLC 7/18/2024	\$1,614.26 \$1,614.26	Fuel
<b>Reference Number: 58476</b> Invoice - 7/18/2024 11:02:05 AM	Martin Walker 7/18/2024	\$530.89 \$530.89	Water bill Leak Refund
<b>Reference Number: 58477</b> Invoice - 7/18/2024 2:49:21 PM	Klickitat County PUD 7/8/2024	\$17,069.11 \$17,069.11	Electric Utility
<b>Reference Number: 58478</b> 09-14648	Vision Municipal Solutions LLC 6/19/2024	\$1,123.68 \$1,123.68	Utility Billing
<b>Reference Number: 58479</b> 287258483135X07182024	AT&T Mobility 7/10/2024	\$86.93 \$86.93	Chlorination Station Hotspot
<b>Reference Number: 58490</b> 04-41-665-128	Department of Revenue 6/30/2024	\$77.04 \$77.04	2nd quarter leasehold Tax
<b>Reference Number: 58491</b> Invoice - 7/24/2024 4:39:35 PM	Avista Utilities 7/11/2024	\$131.83 \$131.83	Natural Gas Utilities
<b>Reference Number: 58492</b> Invoice - 7/25/2024 1:17:42 PM	WA St Treasurer 7/25/2024	\$3,583.99 \$3,583.99	2nd Quarter 2024
<b>Reference Number: 58493</b> 287322322398x07132024 287322322615X07132024	AT&T Mobility 7/26/2024 7/26/2024	\$2,440.55 \$858.21 \$1,582.34	Cell Phone Cell Phone
<b>Reference Number: 58494</b> 9968229623	Verizon Wireless 7/4/2024	\$440.11 \$440.11	gpd laptops
<b>Reference Number: 58495</b> 2416896 2416916	Anatek Labs Inc 7/16/2024 7/16/2024	\$225.00 \$165.00 \$60.00	Bacteria Testing Fecal Coliform Testing
<b>Reference Number: 58496</b> 573604	Aspect Consulting LLC 7/15/2024	\$2,515.00 \$2,515.00	ASR Prog Eval & Aquifer Testing

Reference Number	Date	Amount	Notes
Reference Number: 58497 123971	Basin Feed & Supply 7/2/2024	\$1,590.57 \$1,590.57	fertilizer
Reference Number: 58498 CRO10496 CRO3926 CRO5787 CRO8077	Bishop Sanitation Inc 7/24/2024 5/1/2024 5/29/2024 6/26/2024	\$294.00 \$73.50 \$73.50 \$73.50 \$73.50	Porta-Potty Rental Fee Porta-Potty Rental Fee Porta-Potty Rental Fee Porta-Potty Rental Fee
Reference Number: 58499 2024-08	Chad Moody 7/1/2024	\$25.00 \$25.00	Public Works Permit Reimbursement
Reference Number: 58500 3A0485202 4A0028094 4A0028107	Christopher R Lanz Law Office LLC 7/8/2024 7/8/2024 7/8/2024	\$490.00 \$90.00 \$200.00 \$200.00	Jourdan Prociw Nathaniel Loy Amy Hanson
Reference Number: 58501 1229931 1235024	Clifford & Martin Inc 6/4/2024 6/30/2024	\$48.16 \$35.26 \$12.90	Water Cooler Rental
Reference Number: 58502 INV832153	Day Management Corporation DBA: Day Wireless Systems 7/3/2024	\$1,119.08 \$1,119.08	Battery
Reference Number: 58503 1250243	Ferguson Portland Waterworks #3011 7/26/2024	\$977.95 \$977.95	Water Meter Cables
Reference Number: 58504 2940	Firwood Plumbing Services 7/17/2024	\$1,182.50 \$1,182.50	Plumbing Repair
Reference Number: 58505 2024-G007	Fitzjarrald Law Office 7/24/2024	\$7,000.00 \$7,000.00	Prosecuting Attorney Services
Reference Number: 58506 792108	Flume Road Water Services LLC 7/9/2024	\$369.00 \$369.00	Backflow testing
Reference Number: 58507 Receipt No 350130	Fun Country Inc 7/17/2024	\$98.48 \$98.48	Filter, Oil Change
Reference Number: 58508 25582	Gary Erickson 7/12/2024	\$539.85 \$539.85	Water line repair

Reference	Date	Amount	Notes
<b>Reference Number: 58509</b> <u>1395</u>	<b>Goldendale Chamber</b> 7/8/2024	<b>\$3,232.37</b> \$3,232.37	June Reimbursement
<b>Reference Number: 58510</b> Invoice - 7/31/2024 3:00:16 PM	<b>Goldendale Pride Alliance</b> 7/31/2024	<b>\$1,250.00</b> \$1,250.00	Tourism Funding
<b>Reference Number: 58511</b> Invoice - 7/31/2024 3:02:09 PM	<b>Goldendale Sentinel</b> 7/31/2024	<b>\$197.42</b> \$197.42	Overpayment on Waterbill
<b>Reference Number: 58512</b> <u>119245</u> <u>119306</u> <u>119514</u>	<b>Goldendale Tire Center</b> 7/1/2024 7/3/2024 7/15/2024	<b>\$1,668.79</b> \$793.65 \$81.49 \$793.65	Tires Wheen Balance Tires
<b>Reference Number: 58513</b> <u>14058418</u> <u>14064821</u> <u>14073622</u>	<b>Hach Company</b> 6/5/2024 6/11/2024 6/17/2024	<b>\$678.71</b> \$305.51 \$186.60 \$186.60	Nutrient Solution Ammonia Ammonia
<b>Reference Number: 58514</b> <u>3047531341</u> <u>4068361123</u> <u>4069141312</u>	<b>Holcombs Market</b> 6/26/2024 6/24/2024 6/24/2024	<b>\$348.96</b> \$335.00 \$9.98 \$3.98	Water Dawn, Tea Water
<b>Reference Number: 58515</b> <u>850963-1</u>	<b>IBS Incorporated</b> 7/5/2024	<b>\$425.32</b> \$425.32	Water Parts
<b>Reference Number: 58516</b> Invoice - 7/31/2024 3:27:07 PM	<b>Jane Granum</b> 7/9/2024	<b>\$90.00</b> \$90.00	Sewing Patches
<b>Reference Number: 58517</b> <u>INV00012-0724</u>	<b>Klickitat County Health Dept</b> 7/9/2024	<b>\$140.00</b> \$140.00	Bateria Sample Testing
<b>Reference Number: 58518</b> <u>INV840981</u> <u>INV841653</u> <u>INV841670</u> <u>INV841807</u>	<b>L N Curtis &amp; Sons</b> 7/2/2024 7/5/2024 7/5/2024 7/5/2024	<b>\$1,416.60</b> \$61.75 \$967.50 \$295.50 \$91.85	Shorts & Chevrons Stryke PDU Rapid Shirts Steljes Jumpsuit Shorts & Chevrons
<b>Reference Number: 58519</b> <u>41041270</u>	<b>Norco Inc</b> 6/30/2024	<b>\$54.18</b> \$54.18	Cylinder Rental
<b>Reference Number: 58520</b> <u>506264</u>	<b>North Central Laboratories</b> 7/11/2024	<b>\$399.82</b> \$399.82	Sulfuric Acid, Testing Supplies

Reference	Date	Amount	Notes
<b>Reference Number: 58521</b>	<b>Optimist Printers</b>	<b>\$137.61</b>	
60457	7/15/2024	\$72.03	Business Cards
60458	7/15/2024	\$65.58	Buisness Cards - Bracken Kruger
<b>Reference Number: 58522</b>	<b>Pioneer Surveying &amp; Engineering Inc</b>	<b>\$13,212.53</b>	
23-902-12	6/25/2024	\$13,212.53	23-902 Waterline Replacement Project
<b>Reference Number: 58523</b>	<b>Precision Approach Engineering</b>	<b>\$8,308.13</b>	
6453	6/30/2024	\$8,308.13	Airport Fueling Project
<b>Reference Number: 58524</b>	<b>Procom LLC</b>	<b>\$206.00</b>	
109230	5/31/2024	\$206.00	Pre employment Drug Testing
<b>Reference Number: 58525</b>	<b>Public Safety Testing Inc</b>	<b>\$156.00</b>	
2024-587	7/11/2024	\$156.00	Subscription Fees
<b>Reference Number: 58526</b>	<b>Quadient Leasing USA Inc</b>	<b>\$467.62</b>	
Invoice - 7/31/2024 4:04:45 PM	7/12/2024	\$467.62	Postage Machine Leasing
<b>Reference Number: 58527</b>	<b>RH2 Engineering Inc</b>	<b>\$17,390.13</b>	
97024	7/23/2024	\$17,390.13	WWTP Improvements
<b>Reference Number: 58528</b>	<b>Sherwin-Williams Co, The</b>	<b>\$776.68</b>	
6417-4	7/2/2024	\$707.22	paint
8940-1	7/17/2024	\$69.46	Paint
<b>Reference Number: 58529</b>	<b>Sound Water Services</b>	<b>\$3,960.00</b>	
240730-6	7/30/2024	\$3,960.00	Chlor Briquettes
<b>Reference Number: 58530</b>	<b>Theone Wheeler</b>	<b>\$275.00</b>	
Invoice - 7/31/2024 4:27:01 PM	7/31/2024	\$275.00	Class Reimbursement
<b>Reference Number: 58531</b>	<b>Uline</b>	<b>\$1,146.36</b>	
179960449	6/27/2024	\$1,146.36	Trash Liners, Tissue
<b>Reference Number: 58532</b>	<b>WA Assoc Sheriff &amp; Police</b>	<b>\$800.00</b>	
INV031999	6/14/2024	\$800.00	Conference
<b>Reference Number: 58533</b>	<b>WA St Dept of Ecology</b>	<b>\$82,100.75</b>	
LN-000004081	6/4/2024	\$82,100.75	Little Klickitat River Sewer Project
<b>Reference Number: 901792</b>	<b>HSA Bank Employee Plan Funding</b>	<b>\$12,770.86</b>	
Invoice - 7/31/2024 3:17:16 PM	7/14/2024	\$12,770.86	HSA Plan Funding

Reference	Date	Amount	Notes
<b>Reference Number: 901793</b>	<b>PAYA</b>	<b>\$1,773.78</b>	
Invoice - 7/31/2024 3:46:04 PM	7/1/2024	\$1,773.78	Credit Card Fees
<b>Reference Number: 901794</b>	<b>PAYA</b>	<b>\$77.50</b>	
Invoice - 7/31/2024 3:49:45 PM	7/1/2024	\$77.50	Mastercard Fee

# Register

Number	Name	Fiscal Description	Cleared	Amount
58480	Johnston, Steve	2024 - Jul 2024 - 2nd Council Jul 2024		\$45.42
58481	American Family Life	2024 - Jul 2024 - 2nd Council Jul 2024		\$110.50
58482	Deferred Comp Program	2024 - Jul 2024 - 2nd Council Jul 2024		\$485.00
58483	Dept of Labor & Industries	2024 - Jul 2024 - 2nd Council Jul 2024		\$2,269.50
58484	Dept of Retirement	2024 - Jul 2024 - 2nd Council Jul 2024		\$10,949.90
58485	Employment Security - PFML	2024 - Jul 2024 - 2nd Council Jul 2024		\$421.17
58486	Employment Security - WA Cares Fund	2024 - Jul 2024 - 2nd Council Jul 2024		\$401.62
58487	Employment Security Department	2024 - Jul 2024 - 2nd Council Jul 2024		\$156.69
58488	Vimly Benefit Solutions Inc	2024 - Jul 2024 - 2nd Council Jul 2024		\$33,234.06
58489	Washington State Support Registry	2024 - Jul 2024 - 2nd Council Jul 2024		\$173.87
901786	City of Goldendale	2024 - Jul 2024 - 2nd Council Jul 2024		\$20,747.11
Direct Deposit Run -	Payroll Vendor	2024 - Jul 2024 - 2nd Council Jul 2024		\$55,304.20
7/23/2024				<b>\$124,299.04</b>

**AGENDA BILL: H1**

**AGENDA TITLE: FEMA Update**

**DATE: AUGUST 5, 2024**

**ACTION REQUIRED:**

ORDINANCE\_\_\_\_\_ COUNCIL INFORMATION\_\_\_\_\_X\_\_\_\_\_

RESOLUTION\_\_\_\_\_ OTHER\_\_\_\_\_

MOTION\_\_\_\_\_

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**EXPLANATION:**

FEMA has been working on the updated flood plain maps over the last couple of years for Klickitat County. As part of that process, they have reviewed Chapter 15.48 Flood Damage Prevention of the Goldendale Municipal Code for consistency with their requirements. Once the letter of Final Determination has been issued, the City has 6 months to adopt the revisions to the ordinance. The letter of Final Determination is expected to be issued sometime in August. In anticipation, a copy of the DOE's review checklist and their recommended changes to the ordinance is attached to the council packet.

Currently no action is needed. This is just an update and chance to review the proposed changes to the ordinance. Dustin Conroy will be in attendance to answer any questions.

**FISCAL IMPACT:**

**ALTERNATIVES:**

**STAFF RECOMMENDATION:**

**MOTION:**



**Chapter 15.48**  
**FLOOD DAMAGE PREVENTION**

Sections:

- 15.48.010 Findings of fact.
- 15.48.020 Statement of purpose.
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- 15.48.090 Interpretation.
- 15.48.100 Warning and disclaimer of liability.
- 15.48.110 Establishment of development permit.
- 15.48.120 Designation of the local planner.
- 15.48.130 Duties and responsibilities of the local planner.
- 15.48.140 Variance procedure.
- 15.48.150 General standards.
- 15.48.160 Specific standards.
- 15.48.170 Additional floodway requirements.
- 15.48.180 Encroachments.
- 15.48.190 Standards for shallow flooding areas (AO zones).

**15.48.010 Findings of fact.**

A. The flood hazard areas of the city are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities and, when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.  
(Ord. 1502 (part), 2020)

**15.48.020 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:

- A. To protect human life and health;
- B. To minimize expenditure of public money and costly flood control projects;
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. To minimize prolonged business interruptions;
- E. To 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. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard as to minimize future flood blight areas;
- G. To ensure that potential buyers are notified that property is in area of special flood hazard; and

H. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions; ~~and~~ (Ord. 1502 (part), 2020)

I. Participate in and maintain eligibility for flood insurance and disaster relief.

Commented [FSI(1): Recommended addition.

**15.48.030 Methods of reduced flood losses.**

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

- A. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural floodplains, stream channels and natural protection barriers, which help accommodate channel floodwaters;
- D. Controlling filling, grading, dredging and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or may increase flood hazards in other areas. (Ord. 1502 (part), 2020)

**15.48.040 Definitions.**

Unless specifically defined in this section, words or phrases used in this chapter shall be interpreted as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

"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.

Commented [FSI(2): Recommended addition.

"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, ~~or AH~~, AR/AO or AR/AH (or VO) ~~zone~~ on the ~~flood~~ ~~insurance rate map~~ (FIRM) with a one percent or greater annual chance of flooding. The base flood depths range from one to three feet; 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 and AH indicates ponding.

"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 letter A or V. 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.

Commented [FSI(3): Recommended addition.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred as the one-hundred-year flood. ~~Designation on maps always includes the letter A or V.~~

"Base Flood Elevation (BFE)" means the elevation to which floodwater is anticipated to rise during the base flood.

"Basement" means any area of the building having its flood subgrade (below ground level) on all sides.

"Building" see "Structure."

Commented [FSI(4): Recommended addition.

~~"Building Code" means the currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.~~

Commented [FSI(5)]: Recommended addition.

~~"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.~~

Commented [FSI(6)]: This is for V zones and you don't need this definition if you'd like to remove.

~~"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 VI-V30, VE or V.~~

Commented [FSI(7)]: Coastal definition and can be removed.

"Critical facility" means a facility that 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.

"Development" means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

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

Commented [FSI(8)]: Recommended addition.

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

~~"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.~~

Commented [FSI(9)]: Recommended addition.

"Existing manufactured home park or subdivision" means a manufactured home park 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 of an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

~~"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.~~

Commented [FSI(10)]: Recommended addition.

"Flood" or "flooding" means

1. ~~aA~~ general and temporary condition of partial or complete inundation of normally dry land areas from:

~~1a).~~ The overflow of inland or tidal waters; and/or

~~2b).~~ 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 (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.~~

~~2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated~~

force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

"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 on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

"Flood insurance study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the flood boundary-floodway map and the water surface elevation of the base flood-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 community official designated by title to administer and enforce the floodplain management regulations.

"Floodplain management regulations" 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.

Commented [FSI(11): Recommended addition.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. 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 one-foota designated height. Also referred to as "Regulatory Floodway."

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

"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 the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

- a) By an approved state program as determined by the Secretary of the Interior, or
- b) Directly by the Secretary of the Interior in states without approved programs.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built as to render the structure in violation of the applicable nonelevation design requirements of this chapter found at Section 15.48.160(A)(2).

"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 a community's Flood Insurance Rate Map are referenced.

"New construction" means, commenced on or after the effective date of the ordinance codified in this chapter, 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 any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"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 adopted floodplain management regulations.

"One-hundred-year flood or 100-year flood" see "Base flood."

Commented [FSI(12): Recommended addition.

"Reasonably Safe From Flooding" means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

Commented [FSI(13): Recommended addition.

"Recreational vehicle" means a vehicle which is:

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

"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 one hundred eighty 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 of the property or 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 the 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 fifty 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 fifty percent of the market value of the structure either before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed.

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 comply correct previously identified with existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement officer and that are the minimum which are solely necessary to assure safe living conditions; or

2. Any alteration of a "historic structure," listed on the National Register of Historic Places or a state inventory of historic places; provided that the alteration will not preclude the structure's continued designation as a "historic structure."

"Variance" means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

"Water dependent" means a structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. (Ord. 1502 (part), 2020)

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

Commented [FSI(14)]: Recommended addition.

#### **15.48.050 Lands to which this chapter applies.**

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the city. (Ord. 1502 (part), 2020)

#### **15.48.060 Basis for establishing the areas of special flood ~~interest~~ hazard.**

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Shorelines Management Master Plan Prepared for Klickitat County, Washington and the Incorporated Areas Communities of Bingen, White Salmon and Goldendale," dated June 1975 (insert date here) and and revisions thereto, revised in 1984, as amended, with accompanying flood insurance Rate maps (FIRMs) dated (insert date), and any revisions thereto, as amended,

Commented [FSI(15)]: This date will be 6 months after the date the Letter of Final Determination (LFD) is issued. The FIS is also subject to change.

are hereby adopted by reference and declared to be a part of this chapter. The flood insurance study FIS and the FIRM are on file at city of Goldendale, City Hall, 1103 S. Columbus, Goldendale, Washington. The best available information for flood hazard area identification as outlined in Section 15.48.130(B) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 15.48.130(B). (Ord. 1502 (part), 2020)

**15.48.065 Compliance.**

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

**15.48.070 Penalties for noncompliance.**

No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this chapter or fails to comply with any of its requirements shall upon conviction thereof be fined not more than two thousand dollars or imprisoned for not more than ninety days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing contained in this section shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. 1502 (part), 2020)

**15.48.080 Abrogation and greater restrictions.**

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 1502 (part), 2020)

**15.48.090 Interpretation.**

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

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under state statutes. (Ord. 1502 (part), 2020)

**15.48.100 Warning and disclaimer of liability.**

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder. (Ord. 1502 (part), 2020)

**15.48.105 Severability.**

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

**Commented [FSI(16):** This can be in the adopting ordinance and not codified.

**15.48.110 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 Section 15.48.060. The permit shall be for all structures, including manufactured homes, as set forth in the "Definitions," and for all development, including fill and other activities, also as set forth in the "Definitions"; provided, however, that no new construction, substantial improvements, or other development (including fill) shall be permitted in A-zones on the city'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.~~

**Commented [FSI(17):** This has been relocated to the added subsection (G) in 15.48.160.

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

1. Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
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 Section 15.48.160(B); and
4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development. (Ord. 1502 (part), 2020)

~~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.~~

**15.48.120 Designation of the ~~local planner~~Floodplain Administrator.**

The city planner or the mayor's designee is appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions. (Ord. 1502 (part), 2020)

**15.48.130 Duties and responsibilities of the ~~local planner~~Floodplain Administrator.**

Duties of the city planner or the mayor's designee 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 Section 15.48.170(A) are met; and
4. Review all development permits to determine if the proposed building sites will be 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 Zones~~). When base flood elevation data has not been provided in accordance with Section 15.48.060, Basis for establishing the areas of special flood ~~interest~~hazard, the ~~local Floodplain Administrator~~ shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer Sections 15.48.160, Specific standards, and 15.48.170, Additional floodway requirements.

C. Information to Be Obtained and Maintained.



1. Where base flood elevation data is provided through the ~~flood insurance study~~ FIS, FIRM, or required as in subsection B of this section, obtain and ~~record-maintain~~ 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.
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 Section 15.48.130(B):
  - a. ~~Verify-Obtain~~ and maintain a record the actual elevation (in relation to mean sea level) to which the structure was floodproofed; and
  - b. Maintain the floodproofing certifications required in Section 15.48.110(B)(3).
3. Maintain for public inspection all records pertaining to the provisions of this chapter.
4. Certification required by Section 15.48.170(A)(2) (floodway encroachments).
5. Records of all variance actions, including justification for their issuance.
6. Improvement and damage calculations.

D. Alteration of Watercourses.

1. Notify adjacent communities and the Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration through appropriate notification means.
2. ~~Require that maintenance is provided within the altered or relocated portion of such watercourse so that the flood carrying capacity is not diminished of said watercourse is maintained.~~

Commented [FSI(18)]: Recommended revisions.

Commented [FSI(19)]: There's been confusion in other communities with this language since it sounds maintenance is required. Suggest revising.

E. Interpretation of FIRM Boundaries. Make interpretations, where needed, as to exact location of the boundaries of the areas of special flood hazard (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 Section 15.48.140. (Ord. 1502 (part), 2020)

**15.48.140 Variance procedure.**

A. Appeal Board.

1. The board of adjustment as established by the city shall hear and decide appeals and requests for variances from the requirements of this chapter.
2. The board of adjustment shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the city-floodplain administrator or his-their designee in the enforcement or administration of this chapter.
3. Those aggrieved by the decision of the board of adjustment, or any taxpayer, may appeal such decision to the city council, as provided in Chapter 17.60.
4. In passing upon such applications, the board of adjustment shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:
  - a. The danger that materials may be swept onto other lands to the injury of others;
  - b. The danger to life and property due to flooding or erosion damage;
  - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

- d. The importance of the services provided by the proposed facility to the community;
- e. The necessity to the facility of a waterfront location, where applicable;
- f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
- g. The compatibility of the proposed use with existing and anticipated development;
- h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- j. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- k. 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.

5. Upon consideration of the factors of subsection (A)(4) of this section and the purposes of this chapter, the board of adjustment may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

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

B. Conditions for Variances.

1. 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 subsections (A)(4)(a) through (A)(4)(k) of this section have been fully considered. As the lot size increases, the technical justification required for issuing the variance increases.

2. Variances may be issued for the reconstruction, rehabilitation or restoration of ~~historic structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures as 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.~~

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

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

5. Variances shall only be issued upon:

- a. A showing of good and sufficient cause;
- b. A determination that failure to grant the variance would result in exceptional hardship to the applicant;
- c. 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 as identified in subsections (A)(4)(a) through (A)(4)(k) of this section, or conflict with existing local laws or ordinances.

6. 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, 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.

7. 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 (B)(1) of this section, and otherwise complies with Sections 15.48.150(A) and (B).

8. 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. (Ord. 1502 (part), 2020)

**15.48.150 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. 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 as to prevent water from entering or accumulating within the components during conditions of flooding.

**C. Utilities.**

1. All new and replacement water supply systems shall be designated to minimize or eliminate infiltration of floodwaters into the system;

2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters;

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

~~4. Water wells shall be located on high ground that is not in the floodway.~~

**Commented [FSI(20):** State statute prohibit new water wells in the floodway.

**D. Subdivision Proposals and Other Proposed New Development.**

1. All subdivision proposals and other new development, including manufactured home parks, shall be consistent with the need to minimize flood damage;
2. All subdivision proposals and other new development, including manufactured home parks, shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize flood damage;
3. All subdivision proposals and other new development, including manufactured home parks, 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 fifty lots or five acres (whichever is less).

E. Review of Building Permits. Where elevation data is not available either through the flood insurance study or from another authoritative source ([Section 15.48.130\(B\)](#)), 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 grade in these zones may result in higher insurance rates. (Ord. 1502 (part), 2020)

F. Storage of Materials and Equipment.

Commented [FSI(21)]: Recommended addition.

- 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.

**15.48.160 Specific standards.**

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.48.060 or 15.48.130(B), the following provisions are required:

A. Residential Construction.

1. In AE and AI-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, New construction and substantial improvement of any residential structure shall have the lowest level, including basement, elevated one foot or more above the 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 floodwaters. Designs for meeting this requirement must be either 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 not higher than one foot above grade;
  - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.
  - 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 in Section 15.48.190.~~

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

1. ~~New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements.~~

a. ~~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 commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated one foot or more above the bBase Flood eElevation, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE, or as required by ASCE 24, whichever is greater; or, together with attendant utility and sanitary facilities, shall:~~

b. ~~If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.~~

c. ~~Meet the requirements in subsection (A)(2) of this section.~~

d. ~~If located in an AO zone, the structure shall meet the requirements in Section 15.48.190.~~

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

a1. ~~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;~~

2b. ~~Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;~~

3. ~~Have exterior walls designed to automatically equalize hydrostatic flood forces by allowing the entry and exit of floodwaters;~~

4. ~~Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 15.48.130(C)(2);~~

5. ~~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;~~

6. ~~Applicants of floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood-proofed 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 within zones A1-A30, AH and AE on the community's FIRM on sites:~~

**Commented [FSI(22):** You can remove the rest of this section if you have the 1st phrase.

- 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 designed 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 within zones A1-30, AH and AE on the community's FIRM 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 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 not less than thirty-six inches in height above grade and shall be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement.~~

D. **Recreational Vehicles.** Recreational vehicles placed on sites ~~within zones A1-30, AH and AE on the community's FIRM~~ shall either:

1. Be on the site for fewer than one hundred eighty consecutive days;
2. Be fully licensed and ready for highway use, on its wheels or jacking system, be attached to the site only by quick disconnect type utilities and security devices, and have no permanent attached additions; or
3. Meet the requirements of this chapter and the elevation and anchoring requirements for manufactured homes ~~in (C) of this Section.~~ (Ord. 1502 (part), 2020)

E. Enclosed Area Below the Lowest Floor.

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

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

Commented [FSI(23)]: Recommended addition.

1) 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 built using flood resistant materials;
- c. The structure must be adequately anchored to prevent flotation, collapse, and lateral movement;
- d. Any machinery or equipment servicing the structure must be elevated or floodproofed to or above the BFE;
- e. The structure must comply with floodway encroachment provisions in Section 15.48.170(A)(1);
- f. The structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section 15.48.160(A)(2);
- 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; and



i. ~~The structure shall not be used for human habitation.~~

2) ~~Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 15.48.160(A).~~

3) ~~Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.~~

**G. AE and A1-30 Zones with Base Flood Elevations but No Floodways**

~~In areas with BFEs (when 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.~~

**~~H. Critical Facilities~~**

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

Commented [FSI(24)]: Recommended addition.

**~~I. 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 substantive requirements of this chapter.~~

Commented [FSI(25)]: Is the City allows livestock this section is required, otherwise you can remove it.

**15.48.170 Additional floodway requirements.**

A. Located within areas of special flood hazard established in Section 15.48.060 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

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

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

3. If this subsection A is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Sections 15.48.150 through 15.48.190.

B. A residential dwelling located partially within a designated floodway will be considered as totally within a designated floodway and must comply with the provisions of this chapter; provided, however, that the floodway prohibition in this subsection does not apply to existing farmhouses in designated floodways that meet the provisions of WAC 173-158-075, or to ~~substantially damaged~~ residential dwellings other than farmhouses that meet the depth and velocity and erosion analysis provisions of WAC 173-158-076, ~~or to structures or dwellings identified as historical places.~~

~~(B) Replacement of Farmhouses in Floodway~~

**Commented [FSI(26):** I recommend eliminating (B) in it's entirety and replacing as added.

~~(1) Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 may be permitted subject to the following:~~

- ~~a) The new farmhouse is a replacement for an existing farmhouse on the same farm site;~~
- ~~b) There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway;~~
- ~~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 farmhouse it is replacing;~~
- ~~e) A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety 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 of one foot higher than the BFE;~~
- ~~g) New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwaters into the system;~~
- ~~h) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters; and~~
- ~~i) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.~~

~~2) Substantially Damaged Residences in Floodway~~

- ~~a) For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).~~



- b) ~~Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:~~
- 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 legally existing residential structure of equivalent use and size.~~
  - iii) ~~Repairs, 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 BFE.~~
  - v) ~~New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwater into the system.~~
  - vi) ~~New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters.~~
  - vii) ~~All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.~~

C. Special Flood Hazard Areas Without Designated Floodways. When a regulatory floodway for a stream has not been designated, the city may require applicants for new construction and substantial improvements to reasonably utilize the best available information from a federal, state, or other source to consider the cumulative effect of existing, proposed, and anticipated future development and determine that the increase in the water surface elevation of the base flood will not be more than one foot at any point in the city. Building and development near streams without a designated floodway shall comply with the requirements of 44 CFR 60.3(b)(3) and (4) and (c)(10) of the NFIP regulations. (Ord. 1502 (part), 2020)

~~15.48.180 — Encroachments.~~

~~The cumulative effect of any proposed development, where combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one foot at any point. (Ord. 1502 (part), 2020)~~

Commented [FSI(27)]: I added 15.48.160(G); you can place 15.48.160(G) revisions in this location if you want.

**15.48.190 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, these areas,~~ 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 grade adjacent to the building, one foot or more above the depth number specified on the FIRM (at least two feet 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.

- C. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
- D. Recreational vehicles placed on sites within AO zones on the community's FIRM shall either:
  - 1. Be on the site for fewer than one hundred eighty consecutive days;
  - 2. Be fully licensed and ready for highway use, 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; or
  - 3. Meet the requirements of ~~sub~~Section 15.48.160 (A) and (C) above and the elevation and anchoring requirements for manufactured homes ~~(Section 15.48.160(C))~~. (Ord. 1502 (part), 2020)

## Washington Ordinance Review Checklist

Version 2.3 – Aug 2022



### Purpose of Ordinance Review (Check one):

☐ CAV or CAC

☒ Map Update (New Effective date, if known \_\_\_/\_\_\_/\_\_\_)

☐ Other

Associated Compliance Threshold: CAV = Compliant with current State Model,  
Map Update = Compliant with NFIP Minimum Standards, Other = describe here:

### COMMUNITY DETAILS:

Community Name: Goldendale, Klickitat County, WA

Community CID: 530101

Flood Zones: A, AE, Floodway, X

CRS: (Class # or "No"): No

Ordinance / Municipal Code Number: Chapter 15.48

Ordinance Effective Date: 2020 (Ord #1502)

- Current Level of Regulations: (d) - Floodways
- Required Level (if New FIRM): (d) - Floodways
- Status of Ordinance/Regulations Reviewed: Effective
- Weblink to Ordinance/Regulations (if applicable):

<https://www.codepublishing.com/WA/Goldendale/#!/html/Goldendale15/Goldendale1548.html>

### REVIEW DETAILS:

1st Review: 2/10/2023

Reviewer: Michelle Gilbert Agency/Org: STARR II

QC Review: 3/23/2023

Reviewer: Yi Ling Chan Agency/Org: STARR II

### ORDINANCE REVIEW FINDINGS SUMMARY:

Description of Model used: Recent model (but not 2019 version?) appears to have been used.

#### Higher Standards:

#### Summary of Non-Compliant and Missing Elements:

- 15.48.060 Update FIS Title and Date section
- Update Variances for historic structures language (in 15.48.140.B)
- Additional text is needed to specify floodproofing for nonresidential (in § .130 C)
- Missing water wells in floodway language.
- Missing Enclosed areas below lowest floor text

#### Sections that Require Clarification or Follow-up:

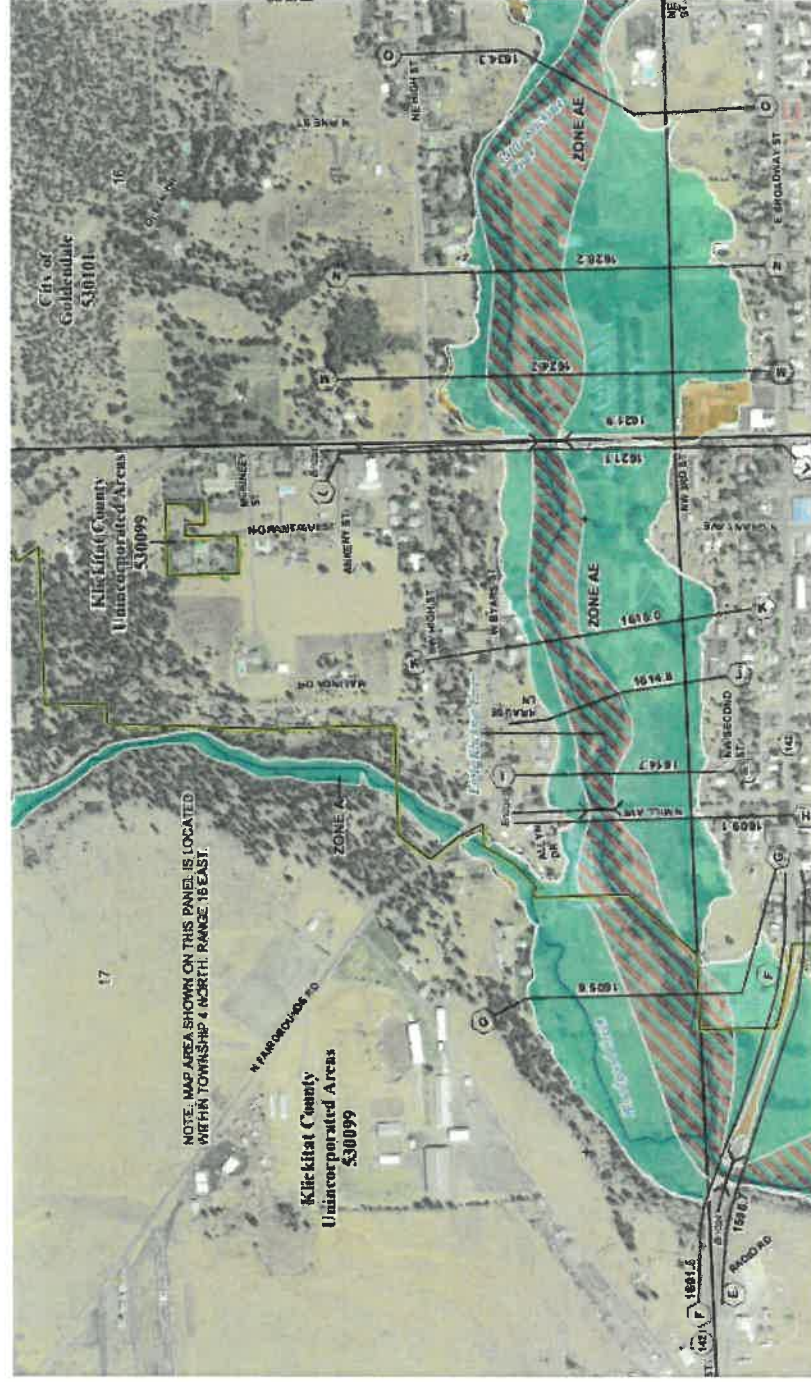
#### Optional / Recommended Changes

For CIS: Adopts all future map revisions = ☒ Yes ☐ No

Extraterritorial Jurisdiction = ☒ No ☐ Yes-Full ☐ Yes-Limited

Location of Regulations = ☒ Stand-Alone ☐ Zoning ☐ Subdivision ☐ Codified ☐ Other ☐ Building Code

03/31/2022 (prelim)



Item Description Code of Federal Regulations (CFR) Source Summary <i>Italicized text: Recommended for inclusion in local ordinances, but not in CFR.</i>	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
<b>Appendix A: STANDARDS FOR SHALLOW FLOODING (AO Zones) - N/A if no AO zones in community</b>					
In AO Zones, Residential structures have their lowest floor (including basement) elevated above the highest grade adjacent to the building, to or above* above the depth number specified on the FIRM (at least two feet if no depth number is specified).	60.3(c)(7)	A (1)	15.48.190	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
In AO Zones, Non-Residential structures lowest floor above HAG, one foot or more* above the depth number specified on the FIRM (at least two feet if no depth number is specified) or together with utility and sanitary facilities, be completely floodproofed to or above the BFE. If floodproofed, compliance shall be certified by a registered professional engineer or architect.	60.3(c)(8)	A (2)	15.48.190	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
In Zone AO, require drainage paths around structures on slopes to guide water away from structures.	60.3(c)(11)	A (3)	15.48.190	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
All Recreational Vehicles placed on sites within AO zones must be either: on site for < 180 consecutive days, OR fully licensed and highway ready, OR be elevated and anchored as a Manuf. Home.	60.3(c)(14)	A (4)	15.48.190	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
<b>Appendix B: STANDARDS for COASTAL HIGH HAZARD AREAS (V ZONES) - N/A if no V zones in community</b>					
Coastal A Zones designated in community?		Y / N		<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No or N/A	



Item Description Code of Federal Regulations (CFR) Source Summary.	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
Variance section: Preamble.	60.6(a)	6.0	15.48.140	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown / Follow-up	Some text present, additional text found in new WA model. #7 is no longer present in WA model; Flagging for FEMA review
Variance Requirements with Conditions for issue		6.1	15.48.140(B)	<input checked="" type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	<p>Noncompliant allowance for historic structures in #2: replace "without regards" statement with model text:</p> <p>"...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"</p>
Variance evaluation criteria		6.2	15.48.140(A)4	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Variance Additional Requirements / Insurance Notice / Records		6.3	15.48.140	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	

Code of Federal Regulations (CFR) Source Summary.	Item Description	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
	Construction or reconstruction of residential structures is prohibited in a regulatory floodway – except where ground floor area is not increased AND cost does not exceed 50% market value (S.I.). <b>*state required</b>	RCW 86.16 & WAC 173-158-070	5.4-2	15.48.170(A)2	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Replacement of Farmhouses in Floodway, standards and requirements	RCW 36.70A.170	5.4-2(1)	15.48.170(B)	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	Note: Additional language now in WA model
	Replacement of non-farmhouse SD structures in Floodway; WA Ecology professional judgement, RCW 86.16 standards, and additional requirements.	WAC 173-158-076	5.4-2(2)(a-b)	15.48.170 (B)	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	Note: Additional language now in WA model
	All other building standards apply in floodway – if permitted, project shall comply with all applicable flood hazard reduction provisions.	60.3(d)(3)	5.4-3	15.48.170(A)3	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	General Requirements for other development not specified above: located/constructed to minimize flood damage, meet floodway encroachment limitations, anchored, flood damage resistant materials, adequate flood openings, mechanical/electrical meeting ASCE 24.		5.5	n/a	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Critical Facilities should be located outside the SFHA where possible. Or have the lowest floor and access elevated 3 feet above BFE or to the height of the 500-year flood, whichever is higher. Floodproofing required.		5.6	n/a	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Flood sanctuary for livestock; allowances & standards. Typically +1 BFE.	RCW 86.16.190	5.7	n/a	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Variance Section -- <b>NOTE:</b> Verify all cross references within variance language						

Code of Federal Regulations (CFR) Source Summary.	Item Description	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
	All Manufactured Homes elevated such that lowest floor is 1 foot or more above* BFE, and securely anchored to resist flotation, collapse, & lateral movement.	60.3(c)(6)(12)	5.2-3(1)	15.48.160(C)a	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	(alternate/add'l MH language) New or SI MH on sites in an existing MH Park with no "substantial damage" by flood, may be elevated either: +1 BFE or 36" above grade & securely anchored.	60.3(c)(6)(12)	5.2-3(1-a-d), (2)	15.48.160(C)b	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown / Follow-up	Consistent with NFIP minimums, but note: 36" provision no longer in L-codes as of 2015
	All Recreational Vehicles placed on sites must be either: on site for less than 180 consecutive days, OR be fully licensed and highway ready, OR be elevated and anchored as a Manufactured Home.	60.3(c)(14)	5.2-4(1-3)	15.48.160(D) 15.48.190(D)	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Enclosed areas below lowest floor shall be used solely for parking of vehicles, building access, or storage.	60.3(c)(14)	5.2-5	Not found	<input checked="" type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	Not found; see WA model 5.2-5 for text
	Appurtenant structures (detached garage / small storage shed) Requirements for A zones:		5.2-6	Not found	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Within Zones A1-30 and AE without a designated floodway, no new development unless it is demonstrated that the cumulative effect of all development will not increase BFE by more than 1 ft.	60.3(c)(10)	5.3	15.48.180 15.48.170(C) & is in 15.48.110	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown / Follow-up	Also, the second half of 15.48.110 duplicates .170(C)?
<b>FLOODWAY -- 60.3(d): When final flood elevations and floodway delineations have been provided on a community's FIRM, then all the above ordinance provisions for 60.3(a) - (c) and the following are required:</b>						
	In a regulatory floodway, No-Rise: prohibit any encroachment, unless H&H analysis per standard engineering practice certifies that the proposed encroachment would not result in any increase in flood levels during the base flood discharge.	60.3(d)(3)	5.4-1	15.48.170(A)1	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	



Code of Federal Regulations (CFR) Source Summary: Item Description	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
Residential: Require fully enclosed areas below the lowest floor have permanent openings designed to allow the entry and exit of flood waters in accordance with specifications of 60.3(c)(5): [flood vent criteria:] A minimum of 2 openings, total net area 1 sq.in / every sq.ft. of enclosure, bottom of openings < 1 foot above grade.	60.3(c)(5)	5.2-1(5)	15.48.160(A)2	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Nonresidential structures (new and SI): in AE or A-Zones where BFE obtained, lowest floor elevated to 1 foot above BFE*, or as required by ASCE 24, whichever is greater. Utilities elevated/floodproofed to same.	60.3(c)(3)	5.2-2 (1)(a)	15.48.160(B)	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
In AO Zones, Nonresidential structures shall meet Appendix A...		5.2-2 (1)(b) & Appendix A	15.48.190(B)	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Nonresidential: In A Zones, if BFE cannot be reasonably obtained, at least two feet above HAG and Reasonably Safe from Flooding.	60.3(c)	5.2-2 (1)(c)	Not found	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown / Follow-up	New to model;
Nonresidential structures In V or VE Zones shall meet Appendix B...		5.2-2 (1)(d)	n/a	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Nonresidential: Require fully enclosed areas below the lowest floor have permanent openings designed to allow the entry and exit of flood waters in accordance with specifications of 60.3(c)(5)	60.3(c)(5)	5.2-2 (1)(e)	15.48.160(B)	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Nonresidential structures (new and SI): alternately, dry floodproofed to +1' BFE, or as required by ASCE 24, with components capable of resisting H&H loads and buoyancy effects.		5.2-2(2)(a-b)	15.48.160(B)1-3	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Floodproofed non-residential structures: a registered PE or Architect shall certify that the design and methods of construction meet requirements at 60.3(c)(3)(ii); provide certification to FPA official.	60.3(c)(4)	5.2-2(2)(c)	15.48.160(B)4	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	

Code of Federal Regulations (CFR) Source Summary.	Item Description	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
Subdivision public utilities and facilities are located & constructed so as to minimize flood damage.		60.3(a)(4)(ii)	5.1-5(2)	15.48.150(D)2	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Adequate drainage is provided for subdivisions.		60.3(a)(4)(iii)	5.1-5(3)	15.48.150(D)3	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Require base flood elevation data for subdivision proposals or other developments at least 50 lots or 5 acres.		60.3(b)(3)	5.1-5(4)	15.48.150(D)4	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
<b>SPECIFIC STANDARDS -- 60.3(c): When final flood elevations, but no floodways or coastal high hazard areas have been provided on a community's FIRM, then all the above ordinance provisions for 60.3(a) &amp; 60.3(b) and the following are required:</b>						
Residential structures (New and SI): Lowest floor (including basement) elevated 1 foot or more above* the BFE, and utilities shall be waterproof or elevated at least +1 BFE.		60.3(c)(2)(5)	5.2-1(1)	15.48.160(A)1	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	1+ BFE
In AO Zones, Residential structures shall meet Appendix A... ... have their lowest floor (including basement) elevated above the highest grade adjacent to the building, to or above* above the depth number specified on the FIRM (at least two feet if no depth number is specified).		60.3(c)(7)	5.2-1(2) & Appendix A	15.48.190(A)	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Residential: In A Zones, if BFE cannot be reasonably obtained, at least two feet above HAG and Reasonably Safe from Flooding.		60.3(b)(2)	5.2-1(3)	Not found	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown / Follow-up	New to model
Residential structures In V or VE Zones shall meet Appendix B...		60.3(e)	5.2-1(4)	n/a	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	

Community: Goldendale , Washington

Code of Federal Regulations (CFR) Source Summary.	Item Description	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
Electrical heating, ventilation, plumbing, A/C equipment & other service facilities designed and/or located to prevent water entry or accumulation.		60.3(a)(3)(iv)	5.1-2(3)	15.48.150(B)3	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
The storage or processing of harmful materials is prohibited in SFHA			5.1-3(1)	n/a	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored or readily removable.			5.1-3(2)	n/a	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Require new and replacement water supply systems to be designed to minimize or eliminate infiltration.		60.3(a)(5)	5.1-4(1)	15.48.150(C)1	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Water wells shall be located on high ground that is not in the floodway.		WAC 173-160-171	5.1-4(2)	Not found	<input checked="" type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	Not found – must include this WA standard.
New and replacement sanitary sewer systems shall be designed to minimize or eliminate infiltration & discharges.		60.3(a)(6)(i)	5.1-4(3)	15.48.150(C)2	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
On-site waste disposal systems shall be located to avoid impairment or contamination.		60.3(a)(6)(ii)	5.1-4(4)	15.48.150(C)3	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Subdivision proposals consistent with the need to minimize flood damage.		60.3(a)(4)(i)	5.1-5(1)	15.48.150(D)1	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	

Code of Federal Regulations (CFR) Source Summary	Item Description	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
Notify adjacent communities and the Department of Ecology prior to watercourse alterations or relocations, and submit evidence to the FIA.		60.3(b)(6)	4.3-4(1)	15.48.130(D)1	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Maintain carrying capacity of altered or relocated watercourse.		60.3(b)(7)	4.3-4(2)	15.48.130(D)2	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Interpretation of FIRM Boundaries where needed, as to exact location of the SFHA. Reasonable opportunity to appeal.			4.3-5	15.48.130(E)	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Where elevation data not available, review permits to assure slides are "reasonably safe from flooding".		60.3(a)(3)	4.3-6	15.48.150(E)	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Changes to SFHA: If a project will alter BFE or SHFA boundaries, proponent shall provide data & initiate CLOMR approval process.		65.3	4.3-7(1-2)	Not found	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
<b>GENERAL STANDARDS</b>						
Anchoring (including manufactured homes) to prevent flotation, collapse, or lateral movement.		60.3(a)(3)(i) & 60.3(b)(8)	5.1-1(1-2)	15.48.150(A)	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Use of flood-resistant materials & utility equipment.		60.3(a)(3)(ii)	5.1-2(1)	15.48.150(B)1	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Construction methods & practices that minimize flood damage.		60.3(a)(3)(iii)	5.1-2(2)	15.48.150(B)2	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	

Commented [CY1]: Missing citation – don't think it is in the ordinance



Code of Federal Regulations (CFR) Source Summary.	Item Description	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
	When no FEMA BFE / floodway data provided (In A or V Zones), obtain, review, reasonably utilize other data available.	60.3(b)(4)	4.3-2	15.48.130(B)	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Where BFE data are utilized, obtain and maintain records of lowest floor for new construction and substantial improvements.	60.3(b)(5)(i)	4.3-3(1)	15.48.130(C)1	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	In V zones, obtain and maintain records of elevation of lowest horizontal structural member.	60.3(e)(2)	4.3-3(2)	n/a	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Where BFE data are utilized, obtain and maintain floodproofing elevations & certifications for new or S.I. <u>non-residential</u>	60.3(b)(5)(ii)	4.3-3(3)	15.48.130(C)	<input checked="" type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown / Follow-up	Some additional text is needed to specify floodproofing for nonresidential – see Model 4.3-3
	Floodway Encroachment certifications		4.3-3(4)	Not found	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	Referenced elsewhere in chapter
	Records of all Variance Actions	60.3(a)(6)	4.3-3(5)	15.48.140(A)6	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Improvement and damage calculations (SI/SD)		4.3-3(6)	Not found	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown / Follow-up	New to model; highly recommended.
	Maintain all records for public inspection.	60.3(b)(5)(iii)	4.3-4(1)	15.48.130(C)3	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	

Community: Goldendale , Washington

Code of Federal Regulations (CFR) Source Summary.	Item Description	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
Development Permit Required (shall be obtained prior to construction or other development including placement of manufactured homes, and fill or other activities.)		60.3(b)(1)	4.1-1	15.48.110	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Application for a Development Permit (forms, information required)			4.1-2	15.48.110	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	Newest WA model contains additional text.
Designate title of community Floodplain Administrator		59.22 (b)(1)	4.2	15.48.120	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	City planner or Mayor's designee
<b>FPA Duties:</b> Review Development Permits; determine requirements have been met.			4.3-1(1)	15.48.130(A)1	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Assure that all other State and Federal permits are obtained.		60.3(a)(2)	4.3-1(2)	15.48.130(A)2	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Site is reasonably safe from flooding		60.3(a)(3)	4.3-1(3)	15.48.130(A)4	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Review Development Permits to determine if in floodway; & assure that floodway encroachment provisions are met.			4.3-1(4)	15.48.130(A)3	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Notify FEMA when Annexations occur in the SFHA			4.3-1(5)	Not found	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown / Follow-up	Noting for community: newer text in WA Model 4-3-1

Community: Goldendale , Washington

Code of Federal Regulations (CFR) Source Summary.	Item Description	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
	Basis for Establishing the Areas of Special Flood Hazard. (If a community has annexed territory (e.g. county land) not covered on its flood maps or FIS, the FIS and appropriate FIRV panels (usually County) must be adopted.)	60.2(h)	3.2	15.48.060	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown / Follow-up	Contains some shorelines plan text, and 1975/1984 map dates but not "any revisions thereto" text – Flagged for FEMA review to confirm compliance status given incoming new study.
	Verify correct Flood Insurance Study - title and date.					
	Compliance SFHA development is subject to terms of this ordinance & other applicable regs	60.2(h)	3.3	15.48.070	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Penalties for Noncompliance Adequate enforcement provisions including a violations/penalty section	60.2(e)	3.4	15.48.070	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Abrogation and Greater Restriction	60.1(b)	3.5	15.48.080	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Interpretation	60.1(d)	3.6	15.48.090	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Disclaimer of Liability		3.7	15.48.100	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
	Severability section. (If any section/phrase of the ordinance is held to be invalid or unconstitutional by a court, it shall not affect the validity of remaining portions of the ordinance.)	60.1(b)	3.8	Not found in 15.48	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Unknown / Follow-up	
<b>DUTIES AND RESPONSIBILITIES</b>						

Community: Goldendale, Washington  
CHECKLIST NOTES:

Review Date: \_\_Feb 2023

1. This checklist version aligns to Washington's December 2019 Model version.

2. The "Item Description" is a synopsis of the regulatory requirement and should not be construed as a comprehensive explanation of the requirement. Refer to the actual language contained in the NFIP Rules and Regulations for complete descriptions of the required standards. A citation of the NFIP requirements is noted in Column 2.

3. "Unknown / Follow-up" means that the meaning of the language is unclear, or compliance cannot be determined without agency clarification. Text is flagged for FEMA follow-up and decision.

4. The review of the community's ordinance uses the following color highlights to illustrate findings. Per client preferences, only a subset of colors may appear in annotated deliverable; a full color annotated version is available as needed.



- Purple Higher Standard: compliant
- Blue State Model or NFIP compliant language
- Yellow Passage unclear or conflicts with model; review required.
- Orange Noncompliant text or missing language that is required.
- Gray Other text (unrelated to CFR or floodplain mgmt.); no compliance issues found.
- Teal Puget Sound "BIOP" language (if present). This review is not intended for determining BIOP compliance

Code of Federal Regulations (CFR) Source Summary.	CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
Citation of Statutory Authorization	59.22(a)(2)	1.1	Not found	<input type="checkbox"/> Not Compliant <input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	Not mandatory per WA model.
Findings of Fact		1.2	15.48.010	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Statement of Purpose citing health, safety, welfare reasons for adoption	59.22(a)(8)	1.3	15.48.020	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	
Methods of Reducing Flood Losses		1.4	15.48.030	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	



Item Description Code of Federal Regulations (CFR) Source Summary.		CFR Source	State Model Ordinance Section	Applicable Local Ordinance Section ("Not Found" if missing)	Compliance (Not Compliant, Compliant, N/A, Unknown/Follow-up)	Comments, Higher standards, & Omissions
<b>Definitions: (Compliant, Missing or Noncompliant):</b> <input checked="" type="checkbox"/> <input type="checkbox"/> Area of Shallow Flooding * <input checked="" type="checkbox"/> <input type="checkbox"/> Area of Special Flood Haz * <input checked="" type="checkbox"/> <input type="checkbox"/> Base Flood * <input checked="" type="checkbox"/> <input type="checkbox"/> Basement * <input checked="" type="checkbox"/> <input type="checkbox"/> Breakaway Wall <input checked="" type="checkbox"/> <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> <input type="checkbox"/> Development * <input checked="" type="checkbox"/> <input type="checkbox"/> Elevated Building <input checked="" type="checkbox"/> <input type="checkbox"/> Existing MH Park/Subd <input checked="" type="checkbox"/> <input type="checkbox"/> Expansion MH Park/Subd <input checked="" type="checkbox"/> <input type="checkbox"/> Flood * <input checked="" type="checkbox"/> <input type="checkbox"/> FIS / Flood Elevation Study * <input checked="" type="checkbox"/> <input type="checkbox"/> FIRM * <input checked="" type="checkbox"/> <input type="checkbox"/> Floodplain * <input checked="" type="checkbox"/> <input type="checkbox"/> Floodplain Management Regs <input checked="" type="checkbox"/> <input type="checkbox"/> Floodproofing * <input checked="" type="checkbox"/> <input type="checkbox"/> Floodway * <input checked="" type="checkbox"/> <input type="checkbox"/> Functionally Dependent Use <input checked="" type="checkbox"/> <input type="checkbox"/> Highest Adjacent Grade * <input checked="" type="checkbox"/> <input type="checkbox"/> Historic Structure * <input checked="" type="checkbox"/> <input type="checkbox"/> Lowest Floor * <input checked="" type="checkbox"/> <input type="checkbox"/> Manufactured Home <input checked="" type="checkbox"/> <input type="checkbox"/> Manf Home Park/Subd <input checked="" type="checkbox"/> <input type="checkbox"/> Mean Sea Level * <input checked="" type="checkbox"/> <input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> <input type="checkbox"/> New MH Park/Subd <input checked="" type="checkbox"/> <input type="checkbox"/> Reasonably Safe from Flooding <input checked="" type="checkbox"/> <input type="checkbox"/> Recreational Vehicle * <input checked="" type="checkbox"/> <input type="checkbox"/> Start of Construction * <input checked="" type="checkbox"/> <input type="checkbox"/> Structure * <input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Damage * <input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Improvement * <input checked="" type="checkbox"/> <input type="checkbox"/> Variance * <input checked="" type="checkbox"/> <input type="checkbox"/> Water Surface Elevation  * Terms with an asterisk must be adopted (per WA model). State definitions (not in 59.1): <input checked="" type="checkbox"/> <input type="checkbox"/> Appeal <input checked="" type="checkbox"/> <input type="checkbox"/> Alteration of watercourse * <input checked="" type="checkbox"/> <input type="checkbox"/> ASCE 24 <input checked="" type="checkbox"/> <input type="checkbox"/> Base Flood Elevation * <input checked="" type="checkbox"/> <input type="checkbox"/> Building Code <input checked="" type="checkbox"/> <input type="checkbox"/> Critical Facility <input checked="" type="checkbox"/> <input type="checkbox"/> Elevation Certificate <input checked="" type="checkbox"/> <input type="checkbox"/> Essential Facility <input checked="" type="checkbox"/> <input type="checkbox"/> Farmhouse <input checked="" type="checkbox"/> <input type="checkbox"/> Floodplain Administrator * <input checked="" type="checkbox"/> <input type="checkbox"/> Water Dependent	59.1	2.0	15.48.040		Missing: floodproofing, HAG, Historic structure.
Lands to which this ordinance applies		59.22(a)	3.1	15.48.050	<input type="checkbox"/> Not Compliant <input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Unknown / Follow-up	

**AGENDA BILL:     H2**

**AGENDA TITLE:     SIX YEAR STREET PLAN**

**DATE:                     AUGUST 5, 2024**

**ACTION REQUIRED:**

ORDINANCE\_\_\_\_\_ COUNCIL INFORMATION\_\_\_\_\_X\_\_\_\_\_

RESOLUTION\_\_\_\_\_ OTHER\_\_\_\_\_

MOTION\_\_\_\_\_X\_\_\_\_\_

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**EXPLANATION:**

Dustin Conroy will attend the Council meeting to provide further details on the Six Year Transportation Improvement Program. This is an annual requirement. Dustin Conroy will provide additional details regarding the status of the preparation for a TIB Grant Application

**FISCAL IMPACT:**

**ALTERNATIVES:**

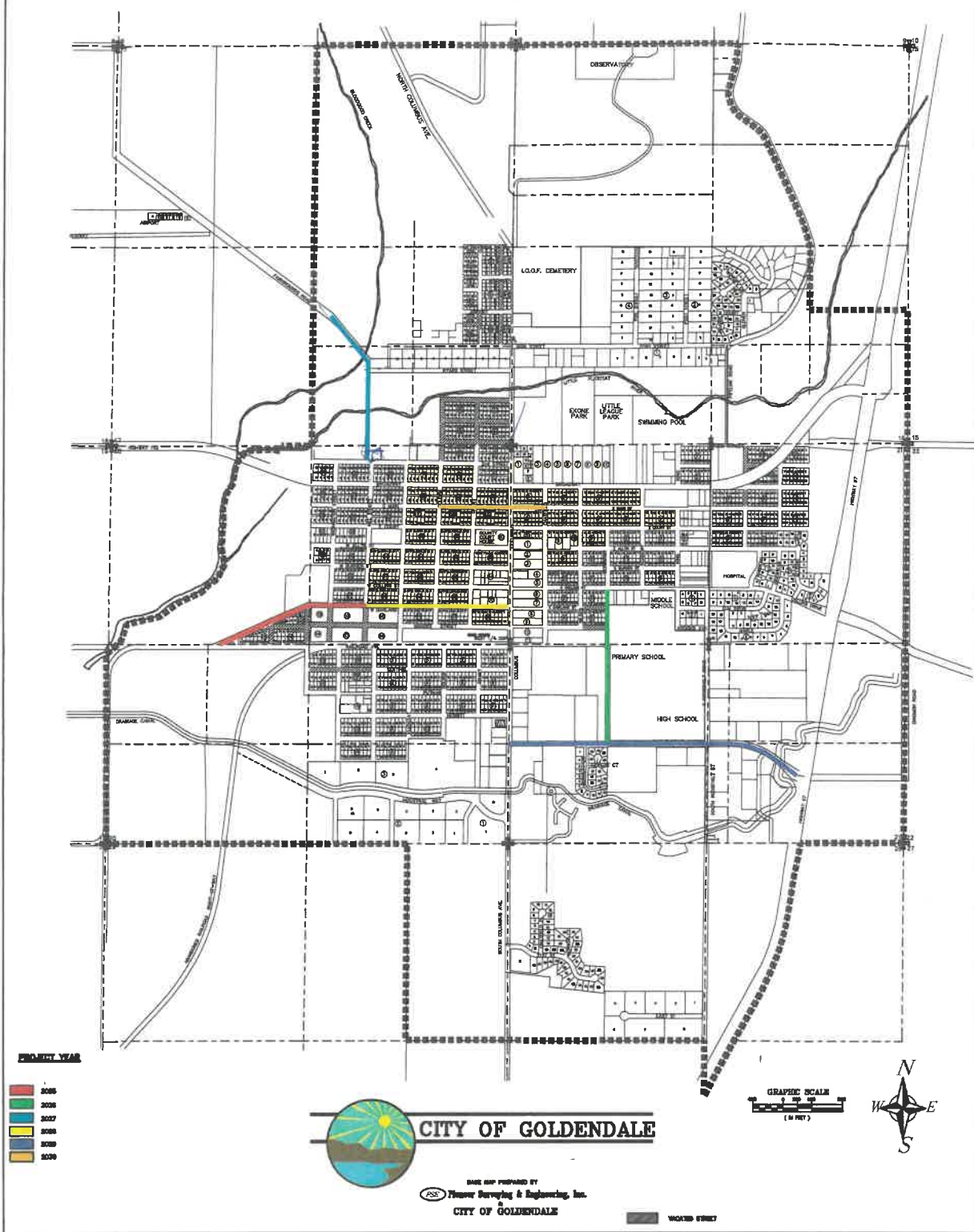
**STAFF RECOMMENDATION:**

**MOTION:**

2023-2028 Projects  
6-Year Street Plan

Year	Project	Improvement	Limits	PCR Score	Funds	PE - City	PE - TIB	CN - City	CN-TIB	Total
2024	East Simcoe	Chip Seal	SR97 to Columbus	77	\$85,800	\$1,287	\$8,580	\$4,290	\$71,643	\$85,800
2024	S. Schuster	Reconstruction	Collins to Primary School	24	\$933,750	\$14,006	\$93,375	\$46,688	\$779,681	\$933,750
2025	North Mill St	Reconstruction	Broadway to City Limits	24	\$1,059,840	\$15,898	\$105,984	\$52,992	\$884,966	\$1,059,840
2025	Main St	Chip Seal	Golden to Chatfield	70	\$112,800	\$1,692	\$11,280	\$5,640	\$94,188	\$112,800
2026	S Roosevelt	Chip Seal	Broadway to Simcoe	72	\$94,309	\$1,415	\$9,431	\$4,715	\$78,748	\$94,309
2026	NE High	Chip Seal	Columbus to Pipeline	71	\$115,200	\$1,728	\$11,520	\$5,760	\$96,192	\$115,200
2026	King and Brooks	Reconstruction	Collins to Roosevelt	32	\$511,188	\$7,668	\$51,119	\$25,559	\$426,842	\$511,188
2026	Pine Street	Chip Seal	NE High to End	47	\$240,000	\$3,600	\$24,000	\$12,000	\$200,400	\$240,000
2027	Pipeline	New Construction	3rd to High Street	57.3	\$624,000	\$9,360	\$62,400	\$31,200	\$521,040	\$624,000
2028	Darland	Reconstruction	Columbus to Washington	60.9	\$1,174,896	\$17,623	\$117,490	\$58,745	\$981,038	\$1,174,896
						<b>\$74,277</b>	<b>\$495,179</b>	<b>\$247,589</b>	<b>\$4,134,738</b>	<b>\$4,951,783</b>

# 6-YR STREET PLAN 2025-2030



**AGENDA BILL:     H3**

**AGENDA TITLE:   AIRPORT COMMITTEE  
RECOMMENDATIONS**

**DATE:             AUGUST 5, 2024**

**ACTION REQUIRED:**

ORDINANCE\_\_\_\_\_ COUNCIL INFORMATION\_\_\_\_\_X\_\_\_\_\_

RESOLUTION\_\_\_\_\_ OTHER\_\_\_\_\_

MOTION\_\_\_\_\_

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**EXPLANATION:**

At the last Airport Committee meeting they decided that monthly tie-down fees would be beneficial to help the airport function. The suggested rate is \$40 per month per plane. They came up with the suggested rate after looking at the typical rates for Washington and Oregon Airports. They are also suggesting an overnight tie down donation of \$5 to be left in a deposit box on site.

They need consensus from the council to start the process. The city will have to add a new chapter in title 12 of the Goldendale Municipal Code to charge fees at the Airport. The deposit box will cost around \$1600.00 for a wall mount box. The boxes on a stand cost around \$2500.00 - \$3000.00. Plus the cost of new fee signs at the Airport.

**FISCAL IMPACT:**

**ALTERNATIVES:**

**STAFF RECOMMENDATION:**

**MOTION:**

**AGENDA BILL: H4**

**AGENDA TITLE: CAPITAL OUTLAY PURCHASE FOR FIRE DEPARTMENT**

**DATE: AUGUST 5, 2024**

**ACTION REQUIRED:**

ORDINANCE \_\_\_\_\_ COUNCIL INFORMATION \_\_\_\_\_ X \_\_\_\_\_  
RESOLUTION \_\_\_\_\_ OTHER \_\_\_\_\_  
MOTION \_\_\_\_\_ X \_\_\_\_\_

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**EXPLANATION:**

The Fire Department has been diligently seeking to replace the current Air Van to house the SCBA's. It is especially important to install the SCBA's into a used (new to us) Air Van. Office Michael Stelljes found a used Ford Transit Cutaway at Diplomat Motors in Troutdale, Oregon that would fill the needs of our Fire Department. The purchase price of the vehicle is \$42,500 plus fees, license and taxes. Therefore, the Fire Department respectfully requests approval of a capital outlay for the purchase of an Air Van in the amount of \$50,000.

**FISCAL IMPACT: \$42,500 plus fees, license and taxes.** The funds are available in the Fire Department Safety fund. The 2024 Revenue / Expenditure Status Report is included in the council packet.

**ALTERNATIVES:**

**STAFF RECOMMENDATION:**

**MOTION:**

**I MOVE TO APPROVE A CAPITAL OUTLAY IN THE AMOUNT OF \$50,000 FOR THE FIRE DEPARTMENT FOR THE PURCHASE OF A 2021 FORD TRANSIT CUTAWAY**

2024 Revenue/Expenditure Status Report -Fire Equip.			
Beginning Cash Balance-Fire		\$142,452.63	
Revenues			
Sales Tax	\$44,990.47		
DNR Grant	\$7,437.82		
Investment Interest	\$459.90		
Total Revenue		\$52,888.19	
Beginning Cash plus Revenue Through July 2024			\$195,340.82
Expenditures			
Fire Truck Payment	\$30,966.84		
Firefighting Equipment	\$6,906.88		
City Share of SCBA Equipment*	\$8,887.69		
Total Expenditures			\$46,761.41
Cash Available to Purchase Air Van Cost of \$50,000			\$148,579.41
*SCBA Purchase Cost was \$186,641.50 and			
Grant from FEMA was \$177,753.91			



# Buyer's Order

## Dealer/Seller Name and Address

Diplomat Motors  
981 NW Corporate Dr  
Troutdale, OR 97060

(503) 744-7450

## Buyer/Co-Buyer Name(s) and Address(es)

CITY OF GOLDENDALE FIRE DE  
1103 South Columbus Avenue  
Goldendale, WA 98620

(509) 261-9409

Date 7/30/2024

App No.

Stock No. A68917

Contract No. 4520

Salesperson Phil T

### Vehicle Information

☐ New ☒ Used ☐ Demo  
Year 2021 Lic. No.  
Make Ford Odometer Reading 25410  
Model Transit Cutaway Color Blue  
Body Style Cutaway  
VIN 1FDDF6P80MKA68917  
Other

### Insurance Information

Buyer has arranged insurance on the motor vehicle.  
Insurance Company  
Policy No.

### Trade-In Information

#### Trade-in 1

Year Lic. No.  
Make Odometer Reading  
Model Color  
Body Style  
VIN  
Lienholder Name  
Address

Phone Payoff N/A  
Payoff good through  
Approved

#### Trade-in 2

Year Lic. No.  
Make Odometer Reading  
Model Color  
Body Style  
VIN  
Lienholder Name  
Address

Phone Payoff N/A  
Payoff good through  
Approved

### Itemization of Sale

1. Vehicle Sales Price	\$ 42500.00
2. Sales Tax	\$ N/A
3. Subtotal (Add lines 1 + 2)	\$ 42500.00
<b>Title, License &amp; Other Fees</b>	
4. Doc Fee	\$ N/A
5. License	\$ N/A
6. Title	\$ N/A
7. Other	\$ N/A
8. Corporate Activity Tax	\$ 323.00
9. Plate Fee	\$ 35.00
10. DEQ	\$ N/A
11. Electronic Filing Fee	\$ N/A
12. County Reg Fee	\$ N/A
13.	\$ N/A
14.	\$ N/A
15. Total Other Fees (Add lines 4 through 14)	\$ 358.00
<b>Additional Products</b>	
16.	\$ N/A
17.	\$ N/A
18.	\$ N/A
19.	\$ N/A
20.	\$ N/A
21.	\$ N/A
22.	\$ N/A
23.	\$ N/A
24. Total Products (Add lines 16 through 23)	\$ N/A
25. Cash Sale Price (Add lines 3 + 15 + 24)	\$ 42858.00
26. Trade-in Allowance	\$ N/A
27. Less Payoff	\$ N/A
28. Net Trade Allowance (Line 26-27)	\$ N/A
29. Cash Down Payment	\$ 42858.00
30. Deferred Down Payment	\$ N/A
31. Total Down Payment (Line 28 + 29 + 30)	\$
32. Total Balance Due (Line 25-31)	\$ 42,858.00

## Additional Terms

**Definitions.** *Contract* refers to this *Buyer's Order*. The pronouns *you* and *your* refer to each Buyer signing this Contract. The pronouns *we*, *us* and *our* refer to the Dealer/Seller. *Vehicle* means the motor vehicle described in the *Vehicle Information* section. *Trade-in Vehicle(s)* refers to the vehicle described in the *Trade-in Information* section that is being traded to the Dealer/Seller as part of this transaction. *Manufacturer* refers to the entity that manufactured the Vehicle.

**Agreement to Purchase.** You agree to buy the Vehicle from us for the price stated in this Contract. You agree to sign any documents necessary to complete this transaction. Unless you have cancelled this Contract under the condition described in the *Manufacturer* section, if you refuse to take delivery of the Vehicle, we can keep any deposits you have made to us, and you will be liable to us for all of our damages and expenses in connection herewith, including but not limited to reasonable attorneys' fees.

You represent that you are of legal age and have legal capacity to enter into this Contract.

**Manufacturer.** We are not an agent of the Manufacturer. Manufacturer can change the price, design or standard features of the Vehicle at any time without notice. If we cannot obtain the Vehicle from the Manufacturer at the price in effect as of the date of this Contract, or if we cannot obtain the agreed upon product from the Manufacturer, you or we can cancel this Contract.

If you cancel this Contract under the terms of this section, we will refund to you any amounts you have paid to us. If you have delivered a Trade-in Vehicle to us, we will return it to you. If we have already sold the Trade-in Vehicle, we will pay you the trade-in allowance after adjusting for any payoff to a lienholder.

**Insurance.** The insurance information you have given us is accurate.

**Trade-in Vehicle.** You will transfer title to the Trade-in Vehicle to us free of all liens except those noted on this Contract. You give permission to us to contact the lienholder(s) for payoff information. If the payoff information that we obtain from the lienholder(s) differs from the amount disclosed in this Contract, you agree to pay the difference to us if the actual amount of the balance owed is greater than the amount listed in this Contract. If the actual amount of the balance owed is less than the amount listed in this Contract, then we will pay you the difference.

If you do not deliver the Trade-in Vehicle to us at the time of the initial appraisal, we may reappraise the Trade-in Vehicle when it is delivered to us. If the reappraised value is lower than the original appraisal, you can cancel this transaction as long as you have not taken delivery of the Vehicle.

You represent that (a) you are the sole true and lawful owner of the Trade-in Vehicle, (b) the Trade-in Vehicle has never been titled under any state or federal "brand" such as "defective," "rebuilt," "salvage," "flood," etc., (c) the mileage of the Trade-in Vehicle shown in this Contract is the actual mileage of the Trade-in Vehicle, (d) all emission control equipment is on the Trade-in Vehicle and is in satisfactory working order, and (e) the Trade-in Vehicle has not been damaged by collision or other event and repaired. If any of these representations are not true, we may elect to cancel the transaction. We may also choose to reappraise the Trade-in Vehicle and adjust the Total Balance Due instead of cancelling the transaction. You agree to immediately pay us the difference.

**Retail Installment Contract.** In the event that you and we enter into a retail installment contract for the financing of the purchase of the Vehicle, the terms of the retail installment contract will control any inconsistencies between this Contract and the retail installment contract.

**Vehicle Inspection.** You are purchasing the Vehicle based upon your personal inspection, and are not relying upon any opinion, statement, promise or representation of the salesperson, or any other of our employees that is not contained in the written agreements you are signing today.

**Vehicle Condition.** You understand that the Vehicle may have sustained prior body damage and may have undergone prior mechanical repairs during or after its manufacture, during or after transit to us or while in the possession of prior owners or operators.

### Warranty Information

**Warranty.** We make no express or implied warranties. Except as required by law, we make no implied warranty of merchantability and no warranty that the Vehicle is fit for a particular purpose. We sell the Vehicle AS IS - NOT EXPRESSLY WARRANTED OR GUARANTEED, WITH ALL FAULTS.

If this is a new Vehicle, the Vehicle is subject to a standard written manufacturer's warranty. This warranty is made by the manufacturer and not by us.

**Used Car Buyer Notice.** If you are buying a used vehicle, the information you see on the window form for this Vehicle is part of this Contract. Information on the window form overrides any contrary provisions in the contract of sale.

**Guía para compradores de vehículos usados.** La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

### Notices

☐ You understand that the balance owed on the Trade-in exceeds the Trade-in Allowance and that as a result the Total Balance Due has been increased by this \$ N/A of negative equity.

### Signatures

This agreement is not binding upon the Dealer\Seller until it is signed by an authorized representative of the Dealer\Seller.

By signing below, you agree to the terms of this Contract. You received a copy of this Contract and had a chance to read and review it before you signed it. This is the complete agreement; there are no other written or oral agreements.

☒ A separate Arbitration Agreement is a part of this Contract.

\_\_\_\_\_  
CITY OF GOLDENDALE FIRE DEPARTMENT Date 7/30/2024

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dealer\Seller Diplomat Motors Date 7/30/2024