

SNOHOMISH COUNTY COUNCIL



ORDINANCE 81-079  
AMENDMENTS TO SNOHOMISH COUNTY CODE,  
TITLE 18, PERTAINING TO THE  
FLOOD HAZARD ZONE

BE IT ORDAINED:

Section 1. Snohomish County Code, Title 18, subsection 18.68.040 last amended by resolution October 15, 1974 is amended to read:

18.68.040 Limitations on uses in the floodway.

- A. Uses permitted when allowed by the underlying zone:
1. Agriculture;
  2. Forestry, including processing of forest products with portable equipment;
  3. Preserves and reservations;
  4. Park and recreational activities;
  5. Removal of rock, sand and gravel, providing that the applicant can provide clear and convincing evidence that such uses will not divert flood flows causing channel shift or erosion, accelerate or amplify the flooding of downstream flood hazard areas, increase the flooding threat to upstream flood hazard areas, or in any other way threaten public or private properties. When allowed, such removal shall comply with the provisions of Chapter 18.70, Mineral Conservation (MC) Zone.
  6. Utility transmission lines when allowed in underlying zones unless otherwise prohibited by this Chapter; EXCEPT that when the primary purpose of such a transmission line is to transfer bulk products or energy through a floodway en route to another destination, as opposed to serving customers within a floodway, such transmission lines shall conform to the following:
    - a. All utility transmission lines shall cross floodways by the most direct route feasible as opposed to paralleling floodways.
    - b. Electric transmission lines shall span the floodway with support towers located in flood fringe areas or beyond. Where floodway areas cannot be spanned due to excessive width, support towers shall be located to avoid high flood water velocity and/or depth areas, and shall be adequately flood proofed.
    - c. Buried utility transmission lines transporting hazardous materials, including but not limited to crude and refined petroleum products and natural gas, shall be buried a minimum of four feet below the maximum established scour of the waterway, as calculated on the basis of hydrologic analyses. Such burial depth shall be maintained horizontally within the hydraulic floodway to the maximum extent of potential channel migration as determined by hydrologic analyses. In the event potential channel migration extends beyond the hydraulic floodway, conditions imposed upon floodway fringe and special flood hazard areas shall also govern placement. All hydrologic analyses shall be acceptable to Snohomish County, shall assume the conditions of a 100 year frequency flood as verified by the U.S. Army Corps of Engineers, and shall include on-site investigations and consideration of historical meander characteristics in addition to other pertinent facts and data. The use of riprap as a meander containment mechanism within the hydraulic floodway shall be consistent with the Snohomish County Shoreline Management Master Program.

d. Buried utility transmission lines transporting non-hazardous materials including water and sewage shall be buried a minimum of four feet below the maximum established scour of the waterway as calculated on the basis of hydrologic analyses. Such burial depth shall be maintained horizontally within the hydraulic floodway to the maximum extent of potential channel migration as determined by hydrologic analyses. All hydrologic analyses shall conform to requirements in Section A.6.c. above. The use of riprap as a meander containment mechanism within the hydraulic floodway shall be consistent with the Snohomish County Shoreline Management Master Program.

e. Beyond the maximum extent of potential channel migration, utility transmission lines transporting hazardous and non-hazardous materials shall be buried below existing natural and artificial drainage features. Burial depth in all agricultural areas requiring or potentially requiring subsurface drainage shall be a minimum of 6 feet as measured from ground surface to the top of the transmission line, or at other such depth as deemed necessary by on-site investigations performed by a qualified soils expert familiar with Snohomish County soils. Burial depth in all other agricultural and non-agricultural floodway areas shall be determined on the basis of accepted engineering practice and in consideration of soil conditions and the need to avoid conflict with agricultural tillage.

f. All buried utility transmission lines shall achieve sufficient negative bouyancy so that any potential for flotation or upward migration is eliminated.

g. Above ground utility transmission lines, not including electric transmission lines, shall only be allowed for the transportation of non-hazardous materials where an existing or new bridge or other structure is available and capable of supporting the line. When located on existing or new bridges or other structures with elevations below the level of the one-hundred year flood, the transmission line shall be placed on the down-stream side and protected from flood debris. In such instances, site specific conditions and flood damage potential shall dictate placement, design and protection throughout the floodway. Applicants must demonstrate that such above ground lines will have no appreciable effect upon flood depth, velocity or passage, and shall be adequately protected from flood damage. If the transmission line is to be buried except at the waterway crossing, burial specifications shall be determined as in A.6.d. above.

h. All floodway crossings by utility transmission lines transporting hazardous materials shall be equipped with valves capable of blocking flow within the pipeline in the event of leakage or rupture. All floodway crossings shall have valves unless otherwise indicated by standard engineering review of the site and type of transmission line as acceptable to Snohomish County with locations determined by other provisions of this Chapter.

i. Above ground utility transmission line appurtenant structures including valves, pumping stations, or other control facilities shall not be permitted in the floodway.

j. Where a floodway has not been determined by preliminary Corps of Engineers' investigations or official designation, a floodway shall be defined by qualified engineering work by the applicant on the basis of a verified one-hundred year flood event.

7. Substantial improvements to, or replacement of, an existing single-family farmhouse, provided that:

a. The new single-family farmhouse is built as the replacement for an existing single-family farmhouse on the same farm site.

b. There is no potential building site for the new farmhouse on the same farm outside of the floodway.

c. The house being replaced shall be removed, in its entirety (including foundation), from the floodway within 90 days after occupancy of the new dwelling.

d. The elevation of the lowest habitable floor of the residence, including basement, is one foot higher than the one-hundred year flood elevation.

e. New and replacement water supply systems, not to include a requirement to construct a new well, are designed to eliminate or minimize infiltration of flood waters into the system.

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

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

B. Uses prohibited:

1. Any structure or works designed for, or to be used for, human habitation of a permanent nature, except as provided for under 18.68.040 SCC.

2. Any structure or works or other development that will materially cause water to be diverted from the established floodway, cause erosion, obstruct the natural flow of water or reduce the carrying capacity of the floodway;

3. The construction or storage of any object subject to flotation or movement during flood level periods;

4. The following uses, due to their high degree of incompatibility with the purpose of establishing and maintaining a functional floodway are specifically prohibited:

a. The filling of marsh lands and the removal of topsoil,

b. Solid waste landfills, dumps, junkyards, outdoor storage of vehicles and/or materials,

c. On-site sewage disposal systems,

d. Damming or relocation of any watercourse, except with the approval of the Washington State Department of Ecology;

5. The listing of prohibited uses in this section shall not be construed to alter the general rule of statutory construction that any use not permitted is prohibited.

Section 2. Snohomish County Code subsection 18.68.050 last amended by resolution September 15, 1975 is amended to read:

18.68.050 Special flood hazard areas and floodway fringe areas. All uses permitted in the underlying zone are permitted in floodway fringe areas or special flood hazard areas, subject to the following limitations and conditions:

A. The provisions of the National Flood Insurance Program;

B. The provisions of Section 18.68.030 where not in conflict with the provisions of the National Flood Insurance Program;

C. New construction or substantial improvements, as defined by the program, of residential structures shall have the lowest floor (including basement) elevated to, or above, the level of the one hundred (100) year flood;

D. New construction or substantial improvement of non-residential structures shall have the lowest floor (including

basement) elevated to, or above, the level of the one hundred (100) year flood or, together with attendant utility and sanitary facilities, shall be flood proofed up to the level of the one hundred (100) year flood;

E. New or replacement water supply systems and/or sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters, and on-site waste disposal systems shall be located so as to avoid impairment of them or contamination from them during flooding;

F. Proposed subdivisions shall be reviewed to assure that;

1. They are consistent with the need to minimize flood damage,
2. All public utilities and facilities are located, elevated and constructed to minimize or eliminate flood damage,
3. Adequate drainage is provided so as to reduce exposure to flood hazards;

G. In riverine situations, provided that until a floodway has been designated, no use (including landfill) shall be permitted within the floodplain area having special flood hazards unless the applicant for the land use has demonstrated that the proposed use, when combined with all other existing and anticipated uses, will not increase the water surface elevation of the one hundred (100) year flood more than one (1) foot at any point;

H. In riverine situations, when a floodway has been designated pursuant to the National Flood Insurance Program, the following conditions shall apply:

1. The provisions of Section 18.68.050A through F,
2. Existing nonconforming uses in the floodway shall not be expanded but may be modified, altered or repaired in accordance with Chapter 18.84 of this title to incorporate flood proofing measures, provided such measures do not raise the level of the one hundred (100) year flood.
3. Fill or encroachments within the designated floodway that would materially impair its ability to carry and discharge the waters resulting from the one hundred (100) year flood shall be prohibited, except where the effect on flood heights is fully offset by stream improvements.

I. Utility transmission lines shall be permitted when consistent with the underlying zone and where not otherwise inconsistent with this Chapter; EXCEPT that when the primary purpose of such a transmission line is to transfer bulk products or energy through a floodway fringe or special flood hazard area en route to another destination, as opposed to serving customers within a floodway fringe or special flood hazard area, such transmission line shall conform to the following:

1. Electric transmission lines shall cross floodway fringe and special flood hazard areas by the most direct route feasible. When support towers must be located within floodway fringe or special flood hazard areas, they shall be placed to avoid high flood water velocity and/or depth areas, and shall be adequately flood proofed.

2. Buried utility transmission lines transporting hazardous materials, including but not limited to crude and refined petroleum products and natural gas, shall be buried a minimum of four feet below the maximum scour of the waterway, as calculated on the basis of hydrologic analyses. Such burial depth shall be maintained within the floodway fringe or special flood hazard area to the maximum extent of potential channel migration as determined by hydrologic analyses. All such hydrologic analyses shall conform to requirements of SCC 18.68.040 A.6.c.

3. Beyond the maximum extent of potential channel migration, utility transmission lines transporting hazardous and non-hazardous materials shall be buried below existing natural and artificial drainage features. Burial depth in all agricultural areas requiring or potentially requiring subsurface drainage shall be a minimum of 6 feet as measured from ground surface to the top of the transmission line, or at other such depth as deemed necessary by on-site investigations performed by a qualified soils expert familiar with Snohomish County soils. Burial depth in all other agricultural and non-agricultural floodway fringe or special flood hazard areas shall be determined on the basis of accepted engineering practice and in consideration of soil conditions and the need to avoid conflict with agricultural tillage.

4. All buried utility transmission lines shall achieve sufficient negative bouyancy so that any potential for flotation or upward migration is eliminated.

5. Above ground utility transmission lines not including electric transmission lines shall only be allowed for the transportation of non-hazardous materials. In such cases, applicants must demonstrate that line placement will have no appreciable effect upon flood depth, velocity or passage. Such lines shall be adequately protected from flood damage.

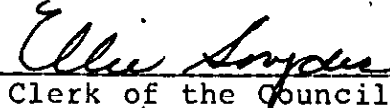
6. Above ground utility transmission line appurtenant structures including valves, pumping stations, or other control facilities shall not be permitted in floodway fringe or special flood hazard areas except where no other alternative is available or in the event a floodway fringe or special flood hazard location is environmentally preferable. In such instances, above ground structures shall be located so that no appreciable affect upon flood depth, velocity or passage is created, and shall be adequately flood proofed.

ORDINANCE 81-079 amending Snohomish County Code, Title 18, subsections 18.68.040 and 18.68.050, pertaining to the Flood Hazard Zone.

Dated this 20th day of August, 1981

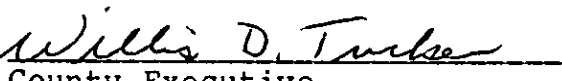
SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
Chairman

  
Clerk of the Council

- (  ) APPROVED  
(     ) EMERGENCY  
(     ) VETOED

DATE 8-27-81

  
County Executive

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