

TABLE 8-8.
SUMMARY OF DIFFERENCES IN FLOOD HAZARD ORDINANCES FOR YAKIMA COUNTY, CITIES OF SELAH, YAKIMA, AND UNION GAP,
AND REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM

Item	Yakima County	City of Selah	City of Yakima	City of Union Gap	NFIP
Title of Ordinance / Regulation	Yakima County Critical Area Ordinance, Ordinance No. 8 - 1995, Section 5	Flood Hazard Protection - Chapter 11.19	Flood Hazard Protection - Chapter 11.58	Flood Hazard Protection - Chapter 14.28	44 CFR 59 - 77, National Flood Insurance Program
General Standards for Flood Hazard Zones	<u>All</u> development within 100 feet of the floodway (or OHWM if no floodway exists) must be elevated to Base Flood Elevation (BFE) using zero rise methods, unless nonzero-rise methods do not impede movement of floodwater	Not specified	Not specified	Not specified	Not required
	Roads and utilities serving proposed subdivisions must be located and constructed to minimize flood damage	Section 11.19.060(d)(2)	Section 11.58.140(4.1,4.3,4.4)	Section 14.28.170(a,c,d)	Exceeds Section 60.3 (a)(4)(3)
Specific Standards for Residential Structures	New construction and substantial improvements must elevate the lowest floor to or above the BFE	Section 11.19.065(a)(1)	Section 11.58.150(1.1) requires elevation 1 foot or more above BFE.	Section 14.28.200(a)	Section 60.3(c)(2)
	Fully enclosed areas below lowest floor prohibited unless they equalize hydrostatic forces by allowing entry and exit of floodwaters. Such designs must be certified	Section 11.19.065(a)(2)	Section 11.58.150(1.2)	Section 14.28.200(b)	Not Required
Specific Standards for Commercial, Industrial, and Other Non-Resid. Structures	Comply with standards for development within 100 feet of floodway/OHWM	Not specified	Not specified	Not specified	Not required
Specific Standards for Average Structures	Low potential for flood damage	Not specified	Not specified	Not specified	Not required
Conditions for exemptions from BFE elevation requirements	Structure is designed to allow free passage of water	Not specified	Not specified	Not specified	Not required
	All electrical and mechanical equipment is elevated to a minimum of one foot above BFE, or floodproofed	Not specified	Not specified	Not specified	Not required
	Buildings are placed on site to offer minimum resistance to flood	Not specified	Not specified	Not specified	Not required
	Buildings will not be used for human habitation	Not specified	Not specified	Not specified	Not required
Specific Standards for Manufactured Homes	Must be elevated to or above BFE, and must be anchored to a foundation system	Section 11.19.065(c)	Section 11.58.150(1) requires elevation to 1 foot or more above BFE	Section 14.28.220 requires elevation to 1 foot or more above BFE	Section 60.3(c)(6)

TABLE 8-8 (continued).
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Item	Yakima County	City of Selah	City of Yakima	City of Union Gap	NFIP
Floodway Fringe Permitted Uses	Any use normally permitted by County Zoning or Yakima Urban Area Zoning (includes both underlying zone and floodplain overlay zone)	Not specified	Not specified	Not specified	Not required
	Utility transmission lines permitted when primary purpose is to transport bulk energy products	Not specified	Not specified	Not specified	Not required
	Transmission lines permitted to cross floodway fringe by most direct route	Not specified	Not specified	Not specified	Not required
	In channel migration areas, buried hazardous material transmission lines permitted if placed at a minimum depth of four (4) feet	Not specified	Not specified	Not specified	Not required
	In non-channel migration areas, buried hazardous material transmission lines permitted if placed below existing natural and artificial drainage features according to standard practice and soil conditions	Not specified	Not specified	Not specified	Not required
	Transmission lines in floodway fringe permitted if floodproofed	Not specified	Not specified	Not specified	Not required
	Above-ground transmission lines (not including electric) permitted for non-hazardous materials	Not specified	Not specified	Not specified	Not required
Floodway Fringe Prohibited Uses	New mobile home parks or expansion of existing mobile home parks prohibited	Not specified	Not specified	Not specified	Not required
	Utility appurtenances (pump stations, valves, control facilities) prohibited, except where no alternative is available. Exceptions must prove no appreciable effect on flood depth, and must be floodproofed	Not specified	Not specified	Not specified	Not required
Floodway Permitted Uses	All uses permitted under County Zoning or Yakima Urban Area Zoning that meet general standards and have a negligible effect on the floodway are permitted	Not specified	Not specified	Not specified	Not required
	Surface mining permitted with evidence that it will not divert flood flows, accelerate flooding, or increase threats to upstream areas. Mass removal must comply with the Shoreline Management Master Program	Not specified	Not specified	Not specified	Not required

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Floodway Permitted Uses	Utility lines permitted for purposes of serving customers in the floodway	Not specified	Not specified	Not specified	Not required
	Utility lines permitted for transfer of bulk power products if lines cross floodway by most direct route	Not specified	Not specified	Not specified	Not required
	Electric transmission lines permitted if lines span the floodway with support towers in the floodway fringe areas	Not specified	Not specified	Not specified	Not required
	In channel migration areas, buried hazardous material transmission lines permitted if placed at a minimum depth of four (4) feet below the established scour of the waterway	Not specified	Not specified	Not specified	Not required
	In non-channel migration areas, buried hazardous material transmission lines permitted if placed below existing natural and artificial drainage features according to standard practices and soil conditions	Not specified	Not specified	Not specified	Not required
	In agricultural areas in the floodway, buried hazardous material transmission lines permitted if placed at a minimum depth of six (6) feet below ground surface	Not specified	Not specified	Not specified	Not required
	Above-ground lines for non-hazardous materials (not including electric) permitted where existing or new bridge or structure is available and capable to support the line. When the structure is elevated below BFE, the transmission line must be placed on the downstream side of the structure and protected from flood debris	Not specified	Not specified	Not specified	Not required
	Improvements to existing residences that are not classified as “substantial” under the CAO are permitted	Not specified	Not specified	Not specified	Not required
	Dikes are permitted, provided adverse effects on adjacent properties do not result in increased floodwater depths and velocities, natural drainage ways are minimally affected, and proposal is coordinated through appropriate diking district(s)	Not specified	Not specified	Not specified	Not required
	Roads and bridges are permitted	Not specified	Not specified	Not specified	Not required

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Floodway Prohibited Uses	Construction or storage of objects subject to flotation or movement during flood periods is prohibited	Not specified	Not specified	Not specified	Not required
	Filling of wetlands is prohibited unless otherwise permitted by the CAO	Not specified	Not specified	Not specified	Not required
	Solid waste landfills, dumps, junkyards, and outdoor storage of autos are prohibited	Not specified	Not specified	Not specified	Not required
	Damming/relocation of watercourses that would result in downstream increases in BFE are prohibited	Not specified	Not specified	Not specified	Not required
	Utility appurtenances (pump stations, valves, control facilities) are prohibited	Not specified	Not specified	Not specified	Not required
Procedure	Variances allowed, but limited to considerations of elevation requirements for the lowest floor, elevation requirements for floodproofing, and type/extent of floodproofing	Section 11.19.050(d) allows variances for lots of ½ acre or less contiguous to and surrounded by lots with existing structures constructed below BFE	Section 11.58.130(5) allows variances for lots of ½ acre or less contiguous to and surrounded by lots with existing structures constructed below BFE	Section 14.28.120(c) allows variances for lots of ½ acre or less contiguous to and surrounded by lots with existing structures constructed below BFE	Section 60.6(a)(2) allows variances for lots of ½ acre or less contiguous to and surrounded by lots with existing structures constructed below BFE
	Variances <u>not</u> considered for procedural issues or use prohibitions	Not specified	Not specified	Not specified	Not required
	Appeals process for variances established through County Hearings Examiner	Not specified	Section 11.58.130(1) establishes process through City Hearings Examiner	Section 14.28.110 establishes process through City planning commission and City Council	Not required
	FIRM revisions/ amendments referenced, and subject to federal regulations	Not specified	Not specified	Not specified	Section 70.1 - 70.9