

CODES AND COMPREHENSIVE PLANS

NATURAL HAZARD REDUCTION

PURPOSE	DOCUMENT	REVIEW SCHEDULE
<p>Reduce city exposure to landslides, and to minimize reliance on federal and state programs for disaster mitigation, protect public and private property, save lives, and use community resources wisely.</p> <ul style="list-style-type: none"> (a) Integrate regulatory standards such as buffers and setbacks with hazard avoidances measures. (b) Coordinate hazard vulnerability assessments with programs for purchase or preservation of open space. (c) Update hazard mitigation and disaster plans every three years. (d) Coordinate related activities of city departments with the County, State, and Federal agencies. <ul style="list-style-type: none"> a. Mapping designations – Continue to revise and compile mapping of vulnerable areas by using City, County, State, and Federal databases... <p>Development Regulations – Revise the Zoning, Subdivision, Critical Areas Ordinances and the regulations portion of the Shoreline Master Program to incorporate hazard avoidance provisions and assure consistency of definitions and mapping.</p>	Comprehensive Land Use Plan	Annual
<p>Objectives: (a) Prevent property damage from flooding. (b) Perform the necessary analysis and recommend solutions for existing flooding problems. (c) Employ management strategies in flood-prone areas to ensure that new development is not exposed to significant flood risk. (d) Preserve wetlands and implement a wetlands management strategy. (e) Review the city’s critical areas ordinances to ensure consistency with the surface water management program goals. (f) Ensure adequate funding for program implementation. (g) Coordinate the City program with the Skagit County program.</p>	Storm Water Quality Management Plan	6 Year
<p>Identifies drainage basins, general soil conditions, recommends drainage ordinances and drainage system development</p>	Comprehensive Storm water Plan	
<p>It is the purpose of this ordinance 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: (1) to protect human life and health; (2) to minimize expenditure of public money and costly flood control projects; (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at</p>	Flood Damage Prevention Ordinance	2003

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<p>the expense of the general public; (4) To minimize prolonged business interruptions; (5) 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; (6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas; (7) To ensure that potential buyers are notified that property is in an area of special flood hazard; and, (8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.</p>		
<p>1997 UBC – The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction...</p>	<p>Building Code</p>	<p>July 2004</p>
<p>1997 UFC – this code prescribes regulations consistent with nationally recognized good practice for the safeguarding to a reasonable degree of life and property from the hazards of fire, explosion, and dangerous conditions arising from the storage, handling and use of hazardous materials and devices, and from conditions hazardous to life or property in the use or occupancy of buildings or premises and provisions to assist emergency response personnel.</p>	<p>Fire Code</p>	<p>July 2004</p>
<p>The city council finds that this chapter is necessary to promote sound development policies and construction procedures which respect and preserve the city’s watercourses; to minimize water quality degradation and control of sedimentation of creeks, streams, ponds, lakes, and other water bodies; to protect the life, health and property of the general public; to preserve and enhance the suitability of waters for contact recreation and fish habitat; to preserve and enhance the aesthetic quality of the waters; to maintain and protect valuable groundwater quantities, locations and flow patterns; to ensure the safety of city roads and rights-of-way; and to decrease drainage-related damages to public and private property.</p>	<p>Surface Water management Code</p>	<p>1997</p>
<p>In part this provides - ...such activities must not threaten public safety or cause nuisances by: (A) Blocking flood flows or destroying flood storage areas, thereby raising flood heights or velocities on other land and increasing flood damages; (B) Causing water pollution through any means, including location of wastewater disposal systems in wet soils; unauthorized or detrimental application of pesticides, herbicides and algaecides; disposal of solid wastes or storm water runoff at</p>	<p>Nontidal Wetland Protection</p>	<p>Annual</p>

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inappropriate sites; or the creation of unstabilized fills. ... (C) Increasing erosion; or (D) Increasing runoff of sediment and storm water. – This section also refers to other land altering codes.		
<i>In Part:</i> The ordinance is designed to assist in orderly community development, conserve the value of property and safeguard the public welfare by: Implementing the City of Anacortes comprehensive plan policies through land-use regulations; protecting the general public health, safety, and welfare;	Zoning Code	Annual
To minimize surface water and ground water runoff and diversion, to reduce salutation of lakes and streams and to deter erosion due to removal of trees and ground cover and the risk of slides.	Land Clearing Code	2002
A description of how the proposed development and its associated grading plan will or will not impact each of the following on the subject property and adjoining properties. (1) Slope stability, erosion, and landslide hazard. (2) Drainage, surface and subsurface hydrology, and water quality. (3) Existing vegetation as it relates to wetlands, regulated slopes and soil stability.	Regulated Slopes Geologically Hazardous Areas	Annual
There shall be allowed as an accessory use to a permitted use on site hazardous waste treatment and storage facilities provided such facilities comply with the State Hazardous Waste Siting Standards and Anacortes and State Environmental Policy Act Requirements in the following districts: ...	Hazardous Waste Treatment and Storage	Annual
Land to be subdivided shall be of a character that can be used safely for building purposes without danger to health or peril from fire, flood, or other menace.	Subdivision Code	Annual
Coordinate with Skagit County through arrangements such as interlocal agreements, joint programs, consistent standards, or regional boards or committees.	Multi-jurisdictional All Natural Hazards Mitigation Planning project.	Annual maintenance with five-year update required.
Provides long range (5 year) planning for maintenance and replacement of municipal infrastructure, buildings and equipment incorporating strategies for mitigation of natural hazards.	Capital Facilities Plan	Annual