

# TOWN OF FARMINGTON ORDINANCE NO. 225-13 2013 BUDGET AMENDMENT December 16, 2013

AN ORDINANCE OF THE TOWN OF FARMINGTON, WASHINGTON, amending Ordinance No. 220-12 thereby revising the Current Expense Fund, Street Fund, Special Equipment Reserve Fund, Capital Projects Fund, Water Fund, Short Lived Asset Replacement Fund, Sewer Fund and CDBG – Well One Improvement Fund which were set forth in the 2013 Annual Budget for the Town of Farmington.

**THE TOWN COUNCIL OF THE TOWN OF FARMINGTON does ordain as follows:**

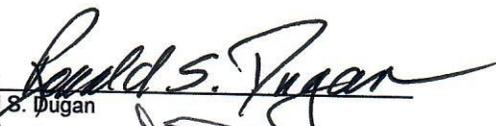
**SECTION 1.** Ordinance No 220-12 adopting the "2013 Annual Budget for the Town of Farmington, Washington" is hereby amended to include those particular budget revisions set forth in Section 2, below.

**SECTION 2.** Estimated resources, including fund balances for each separate fund of the Town of Farmington, and aggregate totals (net of transactions between funds) for such funds combined, for the year 2013 are set forth below and are hereby appropriated for expenditure at the fund level during the year 2013 as set forth below:

<u>Fund</u>	<u>Estimated Revenues</u>	<u>Expenditures</u>
<b>001 Current Expense Fund</b>	\$ 143,400	\$ 87,000
<b>101 Street Fund</b>	\$ 26,000	\$ 22,000
<b>306 Special Equipment Reserve Fund</b>	\$ 9,195	\$ 7,000
<b>307 Capital Projects Fund</b>	\$ 700	\$ 0
<b>401 Water Fund</b>	\$ 55,800	\$ 45,000
<b>407 Short Lived Asset Replacement Fund</b>	\$ 15,800	\$ 15,000
<b>409 Sewer Fund</b>	\$ 57,000	\$ 23,000
<b>413 CDBG/Rehabilitation of Well #1</b>	\$ 75,000	\$ 75,000
 <b>Total All Funds</b>	 <b>\$ 382,895</b>	 <b>\$ 274,000</b>

**SECTION 3.** This ordinance shall be in full force and effect five days after it or a summary thereof, is published in the official newspaper of the Town of Farmington as required by law.

PASSED by the Town Council of the Town of Farmington at its regular meeting on December 16, 2013

Mayor:   
Ronald S. Dugan

Attest:   
Barbara Dial-Flomer, Clerk-Treasurer

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Stephen Bishop, Town Attorney

Passed: \_\_\_\_\_

Published: \_\_\_\_\_

Effective date: \_\_\_\_\_

**TOWN OF FARMINGTON  
ORDINANCE NO. 220-12  
ADOPTION OF 2013 BUDGET**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FARMINGTON, WASHINGTON, ADOPTING THE BUDGET FOR 2013, setting forth appropriations and estimated revenues and adopting, by reference, the final budget for 2013.

THE TOWN COUNCIL OF THE TOWN OF FARMINGTON DO ORDAIN AS FOLLOWS:

SECTION 1: The Mayor of the Town of Farmington completed and placed on file with the Clerk a preliminary budget, including estimates of revenues and expenditures for operations of the town for the fiscal year beginning January 1<sup>st</sup>, 2013 and ending December 31<sup>st</sup>, 2013.

SECTION 2: The Town Council has made such adjustments and changes to said preliminary budget, as it deems necessary or proper at the time.

SECTION 3: The Town advertised and properly held the statutory public hearings on October 15<sup>th</sup> and November 19<sup>st</sup>, 2012.

SECTION 4: The proposed budget, as revised, was fixed by the Town Council on December 27<sup>th</sup>, 2012 and is now on file in the Office of the Clerk, and is hereby adopted by fund, and incorporated herein as set forth, in full, in this ordinance.

SECTION 5: The following is a summary of the totals of estimated revenues and appropriations for each separate fund and the aggregate totals for all funds combined:

<b>FUND</b>	<b>Revenues</b>	<b>Expenditures</b>
Current Expense Fund	\$ 143,400.00	\$ 70,157.00
City Street Fund	\$ 22,100.00	\$ 18,577.00
Special Equipment Reserve Fund	\$ 9,195.00	\$ 7,000.00
Capital Projects Fund – REET	\$ 700.00	\$ 000.00
Water Fund	\$ 55,800.00	\$ 33,450.00
Short-Lived Asset Replacement Fund	\$ 15,800.00	\$ 15,000.00
Sewer Fund	\$ 60,100.00	\$ 16,740.00
CDBG/Rehabilitation of Well #1Fund	\$ 3,000.00	\$ 3,000.00
<b>TOTAL BUDGET</b>	<b>\$ 310,095.00</b>	<b>\$163,924.00</b>

SECTION 6: The Clerk is directed to transmit a copy of the budget, as hereby adopted, to the State Auditor's Office, Division of Municipal Corporations, and to the Association of Washington Cities.

**TOWN OF FARMINGTON**  
**FLOOD DAMAGE PREVENTION ORDINANCE #191-07**

**SECTION 1.0**

**STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND OBJECTIVES**

**1.1 STATUTORY AUTHORIZATION**

The Legislature of Washington has delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Town Council of Farmington, Washington does ordain as follows:

**1.2 FINDINGS OF FACT**

The flood hazard areas of Farmington are subject to periodic inundation caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities.

**1.3 STATEMENT OF PURPOSE**

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.

**1.4 METHODS OF REDUCING FLOOD LOSSES**

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to flood heights or velocities;
- (2) Requiring that facilities be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

**SECTION 2.0**

**DEFINITIONS**

**“AREA OF SHALLOW FLOODING”** designated as AO, or AH Zone. AO zones have base flood depths that range from one to three feet above the natural ground; 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; AH indicated ponding, and is shown with standard base flood elevations.

**“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.

**"BASE FLOOD"** means the flood having a one percent change of being equaled or exceeded in any given year. Also referred to as the "100-year flood." Designation on maps always includes the letter A.

**"BASEMENT"** means any area of the building having its floor subgrade (below ground level) on all sides.

**"DEVELOPMENT"** means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment and materials located within the area of special flood hazard.

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

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**"FLOOD" OR "FLOODING"** means a general and temporary condition of partial or complete inundation of normally dry land areas.

**"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.

**"FLOOD INSURANCE STUDY" (FIS)** 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.

**"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 a designated height.

**"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 so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance found at Section 5.2 -1(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."

declared to be a part of this ordinance. The Flood Insurance Study and the FIRM are on file at the Town Hall, E 203 Main Street. The best available information for flood hazard area identification as outlined in Section 4.3-2 shall be the basis for regulation until a new FIRM is issued that incorporated data utilized under Section 4.3-2.

### 3.3 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance 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 man-made or natural causes. This ordinance 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 ordinance shall not create liability on the part of the Town of Farmington, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

## SECTION 4.0 ADMINISTRATION

### 4.1 ESTABLISHMENT OF DEVELOPMENT PERMIT

#### 4.1-1 DEVELOPMENT PERMIT REQUIRED

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. 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."

Specifically the following information is required:

- (1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate (FF81-31) with Section B completed by the local official;
- (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 floodproofing criteria in Section 5.2-2;
- (4) Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.

**“NEW CONSTRUCTION”** means structures for which the “start of construction” commenced on or after the effective date of this ordinance.

**“STRUCTURE”** means a walled and roofed building including a gas or liquid storage tank that is principally above ground.

**“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 50 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 50 percent of the market value of the structure either:

- (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 a building commences, whether or not that alteration affects the external dimensions of the structure.

The term can exclude:

- (1) Any project for improvement of a structure to correct pre-sited existing violations of state or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
- (2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

**“VARIANCE”** means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

## **SECTION 3.0**

### **GENERAL PROVISIONS**

#### **3.1 LANDS TO WHICH THIS ORDINANCE APPLIES**

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of the Town of Farmington.

#### **3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD**

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled “The Flood Insurance Study for the Town of Farmington,” dated August 12, 1997, and any revisions thereto, with an accompanying Flood Insurance Rate Map (FIRM), and any revisions thereto, are hereby adopted by reference and

4.2 DESIGNATION OF THE LOCAL ADMINISTRATOR

The Town Building Official is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.

4.3 DUTIES AND RESPONSIBILITIES OF THE LOCAL ADMINISTRATOR

Duties of the Town Building Official shall include, but not be limited to:

4.3-1 PERMIT REVIEW

- (1) Review all development permits to determine that the permit requirements of this ordinance 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 5.4(1) are met.

4.3-2 USE OF OTHER BASE FLOOD DATA (IN A AND V ZONES)

When base flood elevation data has not been provided (in A or V Zones) in accordance with Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, The Building Official 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 5.2, SPECIFIC STANDARDS, and 5.4 FLOODWAYS.

4.3-3 INFORMATION TO BE OBTAINED AND MAINTAINED

1) Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in Section 4.3-2, obtain and record the actual (as-built) elevation (in relation to mean sea level) or 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 4.3-2:

- i) Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed.
- ii) Maintain the floodproofing certifications required in Section 4.1-2(3).

3) Maintain for public inspection all records pertaining to the provisions of this ordinance.

**4.3-4 ALTERNATION 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.

2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

**4.4 VARIANCES**

Any applicant to whom a variance is granted shall be given written notice that the permitted structure will be build with its lowest floor below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk.

**SECTION 5.0 – PROVISIONS FOR FLOOD HAZARD REDUCTION**

**5.1 GENERAL STANDARDS**

In all areas of special flood hazards, the following standards are required:

**5.1-1 ANCHORING**

- 1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
- 2) All manufactured shall 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.

**5.1-2 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 so as to prevent water from entering or accumulating within the components during conditions of flooding. Locating such equipment below the base flood elevation may cause annual flood insurance premiums to be increased.

### 5.1-3 UTILITIES

- 1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
- 2) Water wells shall be located on high ground that is not in the floodway\*
- 3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- 4) Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

*\*FEMA endorses the more restrictive WA floodway standard identified in WAC 173-160-171*

### 5.1-4 SUBDIVISION PROPOSALS

- 1) All subdivision proposals shall be consistent with the need to minimize flood damage.
- 2) All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
- 3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage;
- 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 50 lots or 5 acres (whichever is less).

### 5.1-5 REVIEW OF BUILDING PERMITS

Where elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source (Section 4.3-2), 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.

### 5.2 SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, USE OF OTHER BASE FLOOD DATA. The following provisions are required:

#### 5.2-1 RESIDENTIAL CONSTRUCTION

- 1) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the base flood elevation (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 either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
  - i) A minimum of two openings have a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
  - ii) The bottom of all openings shall be no higher than one foot above grade.
  - iii) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

#### 5.2-2 NONRESIDENTIAL CONSTRUCTION

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 base flood elevation; or, together with attendant utility and sanitary facilities, shall:

- 1) Be 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;
- 2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- 3) 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 4.3-3(2);

- 5.2-3 All manufactured homes in the floodplain to be placed or substantially improved on sites 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 anchored foundation system to resist flotation, collapse and lateral movement.

5.3 FLOODWAYS

Located within areas of special flood hazard established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase 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 is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

2) Construction of residential structures is prohibited within designated floodways.

PASSED AND APPROVED THIS 12<sup>TH</sup> DAY OF FEBRUARY, 2007.

  
Mayor

ATTEST:

  
Clerk-Treasurer