

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2010-23

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING  
SITKA GENERAL CODE CHAPTER 20.04 BY AMENDING THE TITLE FROM  
“FLOODPLAIN REGULATIONS” TO “FLOODPLAIN MANAGEMENT,”  
MAKING AMENDMENTS CONSISTANT WITH FEDERAL LAW  
REQUIREMENTS, AND ADOPTING REGULATIONS

1. **CLASSIFICATION.** This Ordinance is of a permanent nature. It is intended to become part of the Sitka General Code (“SGC”), except for section 5 of this Ordinance, which adopts regulations but are not included in the SGC.

2. **SEVERABILITY.** If any provision of this Ordinance or any application to any person or circumstance is held invalid, the remainder of this Ordinance and application to any person or circumstance shall not be affected.

3. **PURPOSE.** The purpose of this ordinance is to:

- Amend the title of SGC Chapter 20.04 from “Floodplain Regulations” to “Floodplain Management”
- Make amendments to SGC Chapter 20.04 to be consistent with federal law requirements
- Adopt regulations related to “Floodplain Management”

4. **NOW, THEREFORE, BE IT ENACTED** by the Assembly of the City and Borough of Sitka that the title of SGC 20.04 is amended from “Floodplain Regulations” to “Floodplain Management,” and to make other amendments to SGC Chapter 20.04 as follows (new language underlined; deleted language stricken):

**Chapter 20.04**  
**FLOODPLAIN MANAGEMENT REGULATIONS**

**Sections:**

- 20.04.010 Purpose.  
20.04.020 Definitions.  
20.04.030 Reference to other codes.  
20.04.035 Interpretation; disclaimer of liability.  
20.04.040 Implementation.  
20.04.050 Flood Hazard District.  
20.04.060 Regulations.

1 **20.04.010 Purpose.**

2 A. Flood hazard aAreas within the Ceity and Bborough of Sitka are may be  
3 subject to periodic floodwater inundation which may eould result in a loss of life and  
4 property, and pose health and safety hazards, commerce and governmental services  
5 disruption, extraordinary public expenditures for flood protection and relief, and  
6 impairment of the tax base. All of these consequences adversely affect the public health,  
7 safety, and general welfare. It is the purpose of this chapter to minimize loss due to  
8 flooding conditions by:

9 1. Restricting or prohibiting structures and uses that are dangerous to  
10 health, safety, or property when flooding occurs, or which increase erosion, flood heights  
11 or flow velocities;

12 2. Requiring structures vulnerable to floods to be consistent with flood  
13 protection or floodproofing, including public facilities;

14 3. Controlling fill, grading, dredging, and other development which  
15 may increase flood damage;

16 4. Reducing the financial burdens imposed on the community,  
17 government, and individuals by rescue and relief efforts associated with flooding by  
18 providing sound development of areas of special flood hazard;

19 5. Ensuring potential buyers of real property are notified if property is  
20 in a special flood hazard area; and

21 6. Ensuring those who occupy the areas of special flood hazards  
22 assume responsibilities for their actions.

23 B. Areas within the Ceity and Bborough of Sitka have been found to be  
24 potentially flood prone, as defined by pursuant to § 201 of the Federal Flood Disaster  
25 Protection Act of 1973. Therefore, the municipality chooses to join the National Flood  
26 Insurance Program to make flood insurance and federal and federally regulated financial  
27 assistance available to the residents within the flood hazard areas. To do so, the  
28 municipality must meet the requirements for participation in the National Flood  
29 Insurance Program.

30 **20.04.020 Definitions.**

31 A. “Area of special flood hazard” means the land in the flood plain within the  
32 jurisdiction of the City and Borough of Sitka subject to a one percent or greater chance of  
33 flooding in any given year. Such an area is designated on the Flood Insurance Rate Map  
34 for the City and Borough of Sitka (FIRM) as including the letter “A” or “V”. The term  
35 “special flood hazard” for the purposes of this chapter is synonymous with the phrase  
36 “area of special flood hazard.”

37 B.-A “Coastal high hazard area” means the area subject to high velocity waters  
38 due to wind, tidal action, storm, tsunami or any similar force, acting singly or in any

1 combination resulting in a wave or series of waves of sufficient magnitude, velocity or  
2 frequency to endanger property and lives.

3 C.B “Flood hazard area” includes all the area within the City and Borough of  
4 Sitka corporate limits subject to a the one-hundred-year flood as delineated on in the  
5 Flood Hazard Boundary Map or the FIRM Flood Insurance Rate Map for the city and  
6 borough of Sitka, published by the Federal Insurance Administration. “Flood hazard  
7 area” includes the coastal high hazard area, where applicable. The municipality makes  
8 no guarantee that structures located outside the flood hazard area will not be subjected to  
9 flooding.

10 D. “Flood Insurance Rate Map” or FIRM means the official map of the  
11 Federal Insurance Administration that has delineated both the areas of special flood  
12 hazards and the risk premium zones applicable to the City and Borough of Sitka.  
13 “Regulatory flood” is the one-hundred-year flood. The water surface evaluation of the  
14 regulatory flood, one-hundred-year flood, is the water surface elevation delineated on the  
15 Flood Insurance Rate Map.

16 E. “Floodproofing” means any combination of structural and nonstructural  
17 additions, changes, or adjustments to structures that reduce or eliminate flood damage to  
18 real estate or improved real property, water and sanitary facilities, structures and their  
19 contents.”

20 F-C. “Floodway” means the channel of a river or other watercourse and the  
21 adjacent land areas that must be reserved in order to discharge the base flood without  
22 cumulatively increasing the water surface elevation more than one foot. The term is also  
23 referred to as the “regulatory floodway.”

24 G.D. “One-hundred-year flood” means a flood of a magnitude which can be  
25 expected to occur on the average of once every one hundred years. It is possible for this  
26 size flood to occur during any year. The odds are one to a hundred that this size flood  
27 will occur during a given year, but there is a one percent chance that a flood will occur  
28 each year. Statistical analysis of available streamflow or coastal storm records, or  
29 analysis of rainfall and runoff characteristics of the watershed, or coastal topography and  
30 storm characteristics are used to determine the extent and depth of the one-hundred-year  
31 flood.

32 H-F. “Structure” means a walled and roofed building, and includes mobile  
33 homes, manufactured homes, or other modular units and gas and liquid storage tanks or  
34 containers that are principally above ground.

35 I-G. “Substantially improved” means any remodeling, repair, reconstruction or  
36 improvement of a structure, the cost of which equals or exceeds fifty percent of the fair  
37 market value of the structure either: (1) as such value exists before the improvement is  
38 started or, (2) as such value existed before the damage occurred.

1 **20.04.030 Reference to other codes.**

2 Applicants requesting permits subject to this chapter are cautioned to refer to  
3 Chapter 6.12, Mobile And Manufactured Homes and Mobile And Manufactured Homes  
4 Parks, Title 19, Building and Construction, and Title 21, Subdivisions, in all of the  
5 Sitka General Code for other specific applicable provisions and regulations.

6  
7 **20.04.035 Interpretation; disclaimer of liability.**

8 A. In the interpretation and application of this chapter, all provisions shall be  
9 liberally construed in favor of enforcement and considered minimum requirements.

10 B. In the interpretation and application of this chapter, all provisions shall be  
11 deemed as not limiting nor repealing any other powers granted under municipal, state or  
12 federal laws.

13 C. This chapter is not intended to repeal, abrogate or impair any existing  
14 easements, covenants, or deed restrictions. However, if the provisions of this chapter and  
15 another provision of the Sitka General Code, ordinance, easement, covenant or deed  
16 restriction conflict or overlap, whichever imposes the more stringent restrictions shall  
17 prevail.

18 D. The degree of flood protection required by this chapter is considered  
19 reasonable for regulatory purposes and is based on scientific and engineering  
20 considerations. Larger floods can and will occur on rare occasions. Flood heights may  
21 be increased by manmade or natural causes. This chapter does not imply that land  
22 outside the areas of special flood hazards or uses permitted within such areas will be free  
23 from flooding or flood damages. This chapter shall not create liability on the part of the  
24 City and Borough of Sitka or FIA officials or employees, for any flood damages that  
25 result from reliance on this chapter or any administrative decision lawfully made under  
26 its provisions.

27 **20.04.040 Implementation.**

28 A. The Building Official or designee shall administer and implement the  
29 provisions of this chapter, and shall be responsible for maintaining for public use and  
30 inspection appropriate records and information relevant to implementation of this  
31 chapter. Such records and information shall include, but not be limited to:

32 1. Actual Floor elevations, in relation to mean sea level, of the lowest  
33 floor, including basement, of all new or substantially improved structures located in the  
34 flood hazard area, and whether or not such structures have basements;

35 2. Actual elevations, in relation to mean sea level, of all new and  
36 substantially improved ~~to which structures are floodproofed~~ structures and the required  
37 floodproofing certifications;

38 3. Flood Insurance Studies ~~Flood hazard boundary maps;~~

39 4. Flood Insurance Rate Maps;

1           5. Any reports or studies on flood hazards in the community, such as  
2 written by the Corps of Engineers, U.S. Geological Survey or private firms;

3           ~~6. A copy of the annual report;~~

4           67. A file of all permit and variance applications, supporting  
5 documentation and any related the Ceity and Bborough Assembly action.

6           B. Other duties and responsibilities of the Building Official shall be:

7           1. Review all permit applications for development in the flood hazard  
8 area for compliance with the provisions of this chapter, and to determine that all  
9 necessary permits have been obtained from local, State or Federal governmental  
10 agencies.

11           2. Interpret the exact locations of boundaries of the areas of special  
12 flood hazard and regulatory floodway. If there appears to be a conflict between a mapped  
13 boundary and actual field conditions, the Building Official shall determine and interpret  
14 the documents. A person contesting the interpretation shall be given a reasonable  
15 opportunity to appeal the interpretation, as provided for in the Sitka Floodplain  
16 Regulations. When base flood elevation data has not been provided, the Building  
17 Official shall obtain, review and reasonably utilize any base flood elevation and floodway  
18 data available from any Federal, State, municipal, or any other source in order to  
19 administer the provisions of this chapter.

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21 **20.04.050 Flood Hazard District.**

22           A. A flood hazard district is created for City and Borough of Sitka, and shall  
23 be defined in its territorial extent by the following reports and maps:

24           1. Flood Insurance Study (FIS), Number 02220CV000A, effective date  
25 September 29, 2010, prepared for the City and Borough of Sitka by the Federal Insurance  
26 Administration (FIA) and Federal Emergency Management Agency (FEMA).

27           2. Flood Insurance Rate Map (FIRM) Number 02220CIND0A,  
28 effective date September 29, 2010, prepared for the City and Borough of Sitka by the FIA  
29 and FEMA.

30           B. Current editions of each of the maps and reports listed above are made a  
31 part of this chapter, incorporated by reference. Subsequent maps and reports prepared by  
32 the FIA or the City and Borough of Sitka delineating the flood hazard district, floodway  
33 and floodplain areas within the City and Borough of Sitka shall become part of this  
34 chapter upon publication. A copy of the maps and reports cited in this subsection are  
35 available at the Public Works Department.

36           C. Sitka Floodplain Regulations, adopted under Section 20.04.060, shall  
37 govern construction and development within the areas of special flood hazard, and are  
38 incorporated by reference under this chapter.

39           DB. In case any structure is constructed or substantially improved in violation of  
40 this chapter, the Ceity and Bborough of Sitka, in addition to other remedies, may institute

1 any proper actions or proceedings necessary, including enjoining of connections to public  
2 utilities, to restrain, correct or abate such violations.

3 EC. The Municipal Aadministrator of the Ceity and Borough of Sitka is  
4 authorized to enter into contracts and agreements with other government entities for the  
5 purpose of implementing the provisions of this chapter.

6 FD. The municipality must notify the State coordinating agency and ~~FIA~~  
7 ~~Federal Insurance Administration~~ prior to altering or relocating any watercourse. Any  
8 such alteration or relocation must maintain the flood-carrying capacity of the  
9 watercourse.

10 GF. Nothing in this chapter shall be construed as applying to any structure  
11 existing prior to the effective date of the ordinance codified in this chapter, unless they  
12 are substantially improved after the effective date.

13  
14 **20.04.060 Regulations.**

15 Sitka Floodplain Regulations shall be adopted by the Assembly to implement the  
16 provisions of this chapter, and shall be incorporated by reference under this chapter. A  
17 copy of these regulations shall be available at the Public Works Department, and shall be  
18 posted on the Public Works Department webpage under Building Official Section.

19  
20 5. **NOW, THEREFORE, BE IT ENACTED** by the Assembly of the City  
21 and Borough of Sitka that the attached Sitka Floodplain Regulations at Exhibit A,  
22 referenced in SGC 20.04.060, are adopted.

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24 6. **EFFECTIVE DATE.** This ordinance shall become effective within 30  
25 days after passage by the Assembly of the City and Borough of Sitka.

26  
27 PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of  
28 Sitka, Alaska this 24th day of August, 2010.

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32 \_\_\_\_\_  
Scott McAdams, Mayor

33 **ATTEST:**

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35 \_\_\_\_\_  
36 Colleen Ingman, MMC  
37 Municipal Clerk