



FLOODPLAIN DEVELOPMENT

Sec. 10-354. - Development permit procedures.

- (a) Prior to undertaking any development activities in the regulatory floodplain, an application for a floodplain development permit shall be presented to the floodplain administrator on forms furnished by him and must include, but not be limited to, the following:
- (1) Plans in duplicate drawn to scale showing the location;
 - (2) Dimensions and elevations of proposed landscape alterations;
 - (3) Existing and proposed structures, including the placement of manufactured homes; and
 - (4) The location of the foregoing in relation to areas of special flood hazard.
- (b) Additionally, the following information is required:
- (1) Elevation, in relation to mean sea level, of the lowest floor, including the basement, of all new and substantially improved structures;
 - (2) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 - (3) A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 10-357(2);
 - (4) For new construction, substantial improvements or other development, including fill, within zones A1-30 and AE on the community's FIRM, an analysis prepared by a registered professional engineer, architect, or surveyor that shows no increase to the regulatory base flood elevation and no decrease to floodplain storage volumes within the special flood hazard area;
 - (5) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;
 - (6) Evidence that the applicant has applied for all applicable state and federal permits, including requests for a conditional letter of map revision (CLOMR) or conditional letter of map revision based on fill (CLOMR-F) from the Federal Emergency Management Agency (FEMA) if required to do so by the floodplain administrator;
 - (7) Maintain a record of all such information in accordance with section 10-353(b)(1);
 - (8) Payment of a floodplain development permit fee as established by the city council of the city under separate resolution.
- (c) Approval or denial of a floodplain development permit by the floodplain administrator shall be based on all of the provisions of this article and the following relevant factors:
- (1) The danger to life and property due to flooding or erosion damage;
 - (2) Any adverse impact of the proposed development on flood levels or floodplain storage;
 - (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (4) The danger that materials may be swept onto other lands to the injury of others;
 - (5) The compatibility of the proposed use with existing and anticipated development;
 - (6) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (7) The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
 - (8) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 - (9) The necessity to the facility of a waterfront location, where applicable;
 - (10) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - (11) The inability of the developer to obtain required permits, including the denial of a request for a CLOMR or CLOMR-F by FEMA.

(Ord. No. 2006-02, exh. A, § 8.14, 3-14-2006)