



Ordinance 14-2020: Amending the floodplain regulations of Title 10 Chapter 6 and references

City Council Meeting
May 19, 2020

Carolyn R. Roan, Water Resource Manager

Why update?

- Current code lacks an administrative floodplain permit process
- Establish a Floodplain Overlay District
- Modernize and clarify the code, address omissions
- Add more restrictive uses in the floodplain



Why have an administrative process?

- Efficiency
- Consistency
- Clarity
- Cost

Administrative Process

- Public Hearing before Planning Commission would remain for certain projects:
 - Conditional Letter of Map Revision applications (FEMA process)
 - Projects with larger footprint and potential increase public risk

Why a Floodplain Overlay District?

- Increases Awareness
 - residents
 - developers
 - staff
- Transparency
- Contains building restrictions that overlay other zone restrictions

Summary of proposed changes

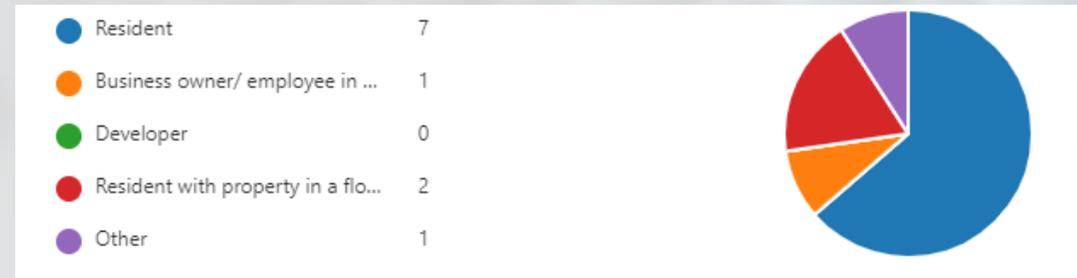
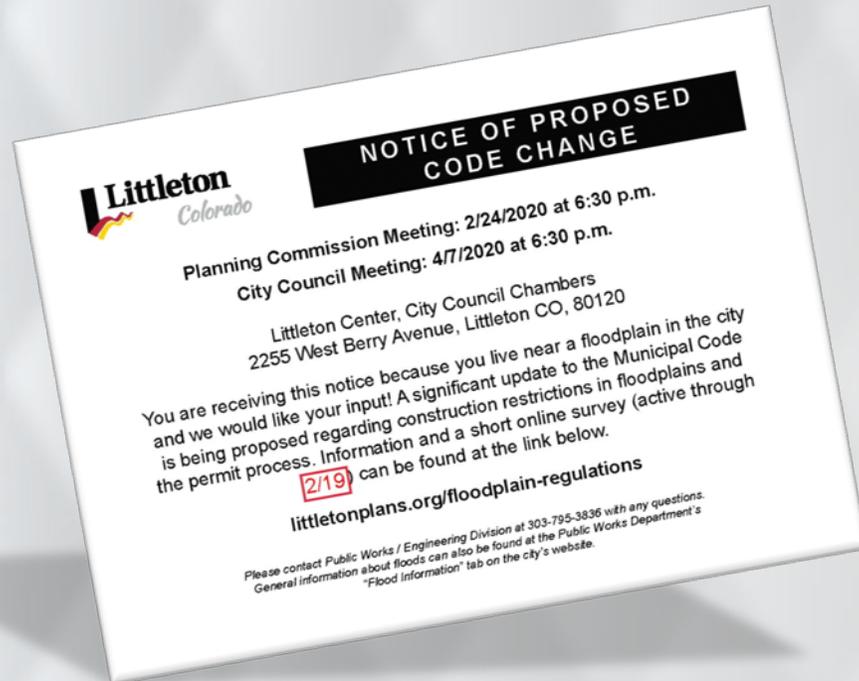
- **Add administrative process/clarify language**
 - 10-6 throughout
- **Add Floodplain Overlay District**
 - 10-1-2 Definitions
 - 10-2-26 Zone Districts
 - 10-3-1 Land Uses
- **Modify references to Planning Commission**
 - 2-9-1 Powers and Duties of PC
 - 10-1-7 Administration of Zoning code

Summary of proposed changes (cont.)

- **Additional floodplain restrictions**

- Prohibit projects that increase flooding elevation at adjacent buildings
- Prohibit large fill projects that might increase life safety risk in areas not designated for drainage
- Require Conditional Letter of Map Revision (FEMA) review for certain projects
- Freeboard required for buildings adjacent to floodplain
- Fence restrictions
- Elevate building utilities to freeboard

Public Outreach



- Postcard to 1600 addresses
 - Residents, owners, renters, businesses
- Included links and survey
- 9 responses, some email questions

Thank you

Any questions?