

Title 10, Chapter 6 Changes - Summary

	Proposed Change	Reason
1	New 10-6-2, Separate out Purpose and Objectives	Clarity, and update to match State regs
2	Update "Definitions"	Add missing, update existing definitions, match State regs
3	Update "General Provisions" and add more to subsection title	Update and clarify floodplains areas that apply and update to match State Regs and other municipalities language for general provisions
4	Replace "Use by Special Exception" with "Floodplain Development Permit"	Update terminology consistent with state and other local jurisdictions. Modify planning commission hearing instances and create administrative permit process in Public Works, consistent with other jurisdictions. Streamline application contents to be consistent with other jurisdictions and contain information necessary for decision making.
5	Change Administration of floodplain regulations	Update to Public Works Department/Engineering, Director or their designee. Consistent with other jurisdictions and considering the engineering nature of floodplain studies. Update and consolidate roles of Floodplain Administrator in one location in ordinance. Remove planning commission role in variances.
6	Change Appeals procedure	Consolidate appeals process elements in one area.
7	Update Floodway Regulations	Expand and clarify restrictions for work within a regulatory Floodway. Add consistency with State regs and other local jurisdictions.
8	Update Floodplain Regulations	Expand and clarify restrictions for work within a floodplain.
9	Re-organize specific building restrictions in floodplains into separate subsections (applies to new 10-6-11 through 10-6-21)	Ease in locating restrictions for particular types of work, consistent with other jurisdictions' organization
10	Modify General Construction standards	Consistency with State regs. Add freeboard requirement to utilities. Define and describe freeboard. Add construction immediately adjacent to a floodplain to the freeboard requirements.
11	Modify Requirements for subdivisions	Clarify criteria manual title. Clarify that plat restrictions will be added for those lots which are encumbered by floodplain and or pending map revision processes.

12	Clarify Residential Construction Standards	Clarify that restrictions apply to rebuilds with Substantial Damage also. Language consistency with State regs, including LOMR-F restriction which was previously missing. Add Elevation Certificate requirements.
13	Clarify Non-residential construction standards	Clarify that restrictions apply to rebuilds with Substantial Damage also. Language consistency with State regs. Add Elevation Certificate requirements.
14	Clarify Manufactured Homes requirements	Consistency with State Regs
15	Modify Placement of Fill requirements	Clarity and removal of commission permit reference, add LOMR-F restriction that was previously missing (state requirement)
16	Add Alteration of Watercourse subsection	This was mostly missing from previous regulations
17	Add requirements for fencing	Not included in previous regulation. Consistency with other jurisdictions and acknowledgment of detrimental impacts fences have on floodwaters.
18	Update Critical Facilities section	Moved to end of regulations consistent with other jurisdictions. Language consistent with state regulations.

Minor changes to 10-1-2, 10-1-7, 10-2-26, 10-3-1, and 2-9-1

	Proposed Change	Reason
1	10-1-2 Definitions	Add definition of FP-O
2	10-1-7 Administration	Add exception statements to planning division administration of Title 10.
3	10-2-26 Added to 10-2	Add and define FP-O
4	10-3-1 (E) added	Cross reference to 10-6 for detail of land use restrictions for FP-O.
5	2-9-1 Powers and Duties of planning commission	Remove reference to jurisdiction over floodplain regulations. PC involvement is identified for particular situations in 10-6