

CHAPTER 9 FLOOD PLAIN MANAGEMENT

9-1-1 FINDINGS OF FACT

The flood hazard areas of the City are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, proofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

Ordinance #429, 7/29/85

9-1-2 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 by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridge located in areas of special flood hazard;
6. To help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;
7. To insure that potential buyers are notified that property is in an area of special flood hazard; and,
8. To insure that those who occupy the areas of special flood hazard assume responsibility for their actions.

Ordinance #429, 1.3, 7/29/85

9-1-3 METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purpose, this ordinance includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, to which result in damaging increases in erosion or in flood heights or velocities;

2. Requiring that uses vulnerable to floods, including facilities which serve such uses, 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 water;
4. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood water;
5. Controlling filling, grading, dredging and other development which may increase flood damage; and,
6. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

Ordinance #429, 1.4, 7/29/85