

CHAPTER 85.07: FLOOD HAZARD DEVELOPMENT REVIEWS

Section

85.07.010 Purpose.

85.07.020 (Reserved).

85.07.030 Floodplain Development Standards Review Procedures.

§ 85.07.010 Purpose.

The purpose of this Chapter is to provide processes for the Floodplain Development Standards Review in compliance with this Development Code.

(Ord. 4011, passed - -2007; Am. Ord. 4163, passed - -2012; Am. Ord. 4333, passed - -2017)

§ 85.07.020 (Reserved).

(Ord. 4011, passed - -2007; Am. Ord. 4163, passed - -2012)

§ 85.07.030 Floodplain Development Standards Review Procedures.

(a) *Procedure.* Staff review without notice.

(b) *Review Authority.* Building Official.

(c) *Applicability.* A Floodplain Development Standards Review shall be completed before the approval of a land use application or issuance of a development permit in specified areas or where required by the Director or the Building Official.

(d) *Recommendation.* The Land Development Division of the Land Use Services Department shall review and act upon requests for Floodplain Development Standards Reviews. The Division's recommendations from these reviews shall be incorporated into the requirements of the development permit and/or the land use application review.

(e) *Application Requirements.* An application for a Floodplain Development Standards Review shall be filed and processed in compliance with Chapter 85.03 (Application Procedures). The application shall include the information and materials specified in Chapter 82.14 or drainage study requirements within undetermined flood hazard areas.

(f) *Notation of the Elevation of the First Floor.* Where a Floodplain Development Standards Review has been completed, the review authority shall note the elevation of the first floor (including basement) of a proposed structure on the development permit and confirm that it is either:

(1) One foot above the base flood elevation when the FEMA map base flood elevations are shown, as determined from drainage study, or two feet or more above the highest adjacent grade when the base flood elevations are not shown in any area designated as a 100-year floodplain; or

(2) One foot above the highest adjacent grade in any area designated as a 100 to 500-year floodplain.

(g) *Structure Siting.* Any structure within a project requiring a Floodplain Development Standards Review shall be sited to modify or maintain the natural drainage way in a manner acceptable to and approved by the Building Official.

(Ord. 4163, passed - - 2012; Am. Ord. 4333, passed - -2017)