

ORDINANCE NO. 2100

AN ORDINANCE AMENDING THE FLOODPLAIN REGULATIONS OF THE CITY OF GRAND JUNCTION AND AMENDING THE ZONING AND DEVELOPMENT CODE OF THE CITY BY THE ADDITION OF CERTAIN DEFINITIONS RELATED TO THE FLOODPLAIN REGULATIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. That the following subsections of Chapter 5 of Chapter 32 of the Code of Ordinances of the City of Grand Junction be amended to read as indicated:

(a.) Subsection 5-8-4A2 is amended to read:

"2. Prior to alteration or relocation of a watercourse, adjacent communities and the FEMA shall be notified."

(b.) Subsection 5-8-4A4 is amended to read:

"4. Public records shall be maintained of all floodplain permits approved or denied. Records shall be submitted to the FEMA as required and include the elevation of the lowest floor for all new structures and structures improved over fifty percent of market value. CERTIFICATES OF FLOODPROOFING SHALL BE MAINTAINED AS PART OF THE FLOODPLAIN DEVELOPMENT PERMIT FILE."

(c.) Subsection 5-8-4D1 is amended to read:

"1. THE FEMA HAS CONDUCTED A FLOOD INSURANCE STUDY DATED JULY 6, 1982, FOR GRAND JUNCTION. THIS STUDY, WITH THE ACCOMPANYING FLOOD INSURANCE RATE MAP AND FLOOD BOUNDARY-FLOODWAY MAPS ARE INCORPORATED INTO THIS REGULATION AND SHALL BE REFERENCED AS 5-8-4E OF THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE. Amendments to the official maps or adoption of additional maps shall be accomplished under the procedures and requirements for rezoning. (see 4-4)."

(d.) Subsection 5-8-5B1e is amended to read:

"e. Subdivision of land. STAFF SHALL REVIEW SUBDIVISION PROPOSALS AND OTHER PROPOSED NEW DEVELOPMENT TO DETERMINE WHETHER SUCH PROPOSALS WILL BE REASONABLY SAFE FROM FLOODING. IF A SUBDIVISION PROPOSAL OR OTHER PROPOSED NEW DEVELOPMENT IS IN A FLOOD-PRONE AREA, ANY SUCH PROPOSALS SHALL BE REVIEWED TO ASSURE THAT ANY SUCH PROPOSALS ALL CONSISTENT WITH THE NEED TO MINIMIZE FLOOD DAMAGE WITHIN THE FLOOD-PRONE AREA; ALL PUBLIC UTILITIES AND FACILITIES, SUCH AS SEWER, GAS, ELECTRICAL AND WATER SYSTEMS ARE LOCATED AND CONSTRUCTED TO MINIMIZE OR ELIMINATE FLOOD DAMAGE, AND ADEQUATE DRAINAGE IS PROVIDED TO REDUCE EXPOSURE TO FLOOD HAZARDS."

(e.) Subsection 5-8-5B2c is amended to read:

"c. Habitable dwellings, INCLUDING MOBILE HOMES, DWELLINGS AND MOBILE HOMES EXISTING PRIOR TO THE DATE OF ADOPTION OF THIS REGULATION SHALL BE CONSIDERED NON-CONFORMING USES SUBJECT TO THE PROVISIONS OF SECTION 5-8-3 OF THIS CODE."

(f.) Subsection 5-8-6B is amended by the addition of a Section 6, reading as follows:

"6. ALL SUBDIVISION PROPOSALS AND OTHER PROPOSED NEW DEVELOPMENTS GREATER THAN 50 LOTS OR 5 ACRES, WHICHEVER IS THE LESSER, SHALL INCLUDE WITHIN THE PROPOSALS BASE FLOOD ELEVATION DATA."

(g.) Subsection 5-8-6C1b is amended to read as follows:

"b. All mobile homes shall be anchored with over-the-top ties and frame ties at each corner of the home with one intermediate over-the-top tie and frame tie per side for each ten feet of length. All components of the anchoring system shall be capable of carrying a force of 4,800 pounds. ALL MOBILE HOMES SHALL BE ANCHORED WITH OVER-THE-TOP TIES PROVIDED AT EACH OF THE FOUR CORNERS OF THE MOBILE HOME, WITH TWO ADDITIONAL TIES PER SIDE AT INTERMEDIATE LOCATIONS AND MOBILE HOMES LESS THAN 50 FEET LONG REQUIRING ONE ADDITIONAL TIE PER SIDE. FRAME TIES PROVIDED AT EACH CORNER OF THE HOME WITH FIVE ADDITIONAL TIES PER SIDE AT INTERMEDIATE POINTS AND MOBILE HOMES LESS THAN 50 FEET LONG REQUIRING FOUR ADDITIONAL TIES PER SIDE. ALL COMPONENTS OF THE ANCHORING SYSTEM SHALL BE CAPABLE OF CARRYING A FORCE OF 4,800 POUNDS; AND ANY ADDITIONS TO THE MOBILE HOME BE SIMILARLY ANCHORED. IN LIEU OF THE SPECIFIC REQUIREMENTS OF THIS PARAGRAPH AN ALTERNATIVE ANCHORING SYSTEM MAY BE USED IF A LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT SUCH A SYSTEM WILL ADEQUATELY ANCHOR THE MOBILE HOME WITH RESPECT TO THE BASE FLOOD DISCHARGE."

(h.) Subsection 5-8-6C1 is amended by the addition of a section f and a section g reading as follows:

"f. ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS OF RESIDENTIAL STRUCTURES WITHIN ZONES A1-30 ON THE COMMUNITY'S FIRM SHALL HAVE THE LOWEST FLOOR ELEVATED TO OR ABOVE THE BASE FLOOD LEVEL.

ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS OF NON-RESIDENTIAL STRUCTURES WITHIN ZONES A1-30 ON THE COMMUNITY'S FIRM SHALL HAVE THE LOWEST FLOOR ELEVATED TO OR ABOVE THE BASE FLOOD LEVEL OR, TOGETHER WITH ATTENDANT UTILITY AND SANITARY FACILITIES, BE DESIGNED SO THAT BELOW THE BASE FLOOD LEVEL THE STRUCTURE IS WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER AND WITH STRUCTURAL COMPONENTS HAVING THE CAPABILITY OF RESISTING HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY. WHERE FLOODPROOFING IS UTILIZED FOR A PARTICULAR STRUCTURE IN ACCORDANCE WITH THIS SECTION EITHER A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SHALL CERTIFY THAT THE FLOODPROOFING METHODS ARE ADEQUATE TO WITHSTAND THE FLOOD DEPTHS, PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS

ASSOCIATED WITH THE BASE FLOOD, AND A RECORD OF SUCH CERTIFICATES INDICATING THE SPECIFIC ELEVATION (IN RELATION TO MEAN SEA LEVEL) TO WHICH SUCH STRUCTURES ARE FLOODPROOFED SHALL BE MAINTAINED WITH THE PERMIT FILE.

WITHIN ZONES A1-30 ON THE COMMUNITY'S FIRM NEW MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS, EXPANSIONS TO EXISTING MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS, AND EXISTING MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS WHERE THE REPAIR, RECONSTRUCTION OR IMPROVEMENT OF THE STREETS, UTILITIES AND PADS EQUALS OR EXCEEDS 50% OF THE VALUE OF THE STREETS, UTILITIES AND PADS BEFORE THE REPAIR, RECONSTRUCTION OR IMPROVEMENTS HAS COMMENCED, STANDS OR LOTS SHALL BE ELEVATED ON COMPACTED FILL OR ON PILINGS SO THAT THE LOWEST FLOOR OF THE MOBILE HOME WILL BE AT OR ABOVE THE BASE FLOOD LEVEL. ADEQUATE SURFACE DRAINAGE AND ACCESS FOR A HAULER SHALL BE PROVIDED, AND IN THE INSTANCE OF ELEVATION ON PILINGS, LOTS SHALL BE LARGE ENOUGH TO PERMIT STEPS, PILING FOUNDATIONS SHALL BE PLACED IN STABLE SOIL NO MORE THAN TEN FEET APART, AND REINFORCEMENT SHALL BE PROVIDED FOR PILINGS MORE THAN SIX FEET ABOVE THE GROUND LEVEL.

FOR ALL MOBILE HOMES TO BE PLACED WITHIN ZONES A1-30 ON THE COMMUNITY'S FIRM, BUT NOT INTO A MOBILE HOME PARK OR MOBILE HOME SUBDIVISION STANDS OR LOTS SHALL BE ELEVATED ON COMPACTED FILL OR ON PILINGS SO THAT THE LOWEST FLOOR OF THE MOBILE HOME WILL BE AT OR ABOVE THE BASE FLOOD LEVEL. ADEQUATE SURFACE DRAINAGE AND ACCESS FOR A HAULER SHALL BE PROVIDED, AND IN THE INSTANCE OF ELEVATION ON PILINGS, LOTS SHALL BE LARGE ENOUGH TO PERMIT STEPS, PILING FOUNDATIONS SHALL BE PLACED IN STABLE SOIL NO MORE THAN 10 FEET APART, AND REINFORCEMENT SHALL BE PROVIDED FOR PIERS MORE THAN SIX FEET ABOVE GROUND LEVEL.

"g. SHALLOW FLOODING REQUIREMENTS, AS REVISED JANUARY 6, 1981, STATE THAT WITHIN ANY AO ZONE ON THE COMMUNITY'S FIRM THAT ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS OF RESIDENTIAL STRUCTURES HAVE THE LOWEST FLOOR ELEVATED ABOVE THE HIGHEST ADJACENT GRADE OR AT LEAST AS HIGH AS THE DEPTH NUMBER SPECIFIED IN FEET ON THE COMMUNITY'S FIRM (AT LEAST TWO FEET IF NO DEPTH NUMBER IS SPECIFIED); AND ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS OF NONRESIDENTIAL STRUCTURES HAVE THE LOWEST FLOOR (INCLUDING BASEMENT) ELEVATED ABOVE THE HIGHEST ADJACENT GRADE AT LEAST AS HIGH AS THE DEPTH NUMBER SPECIFIED IN FEET ON THE COMMUNITY'S FIRM (AT LEAST TWO FEET IF NO DEPTH NUMBER IS SPECIFIED) OR TOGETHER WITH ATTENDANT UTILITY AND SANITARY FACILITIES BE COMPLETELY FLOODPROOFED TO THAT LEVEL TO MEET THE FLOODPROOFING STANDARDS SPECIFIED IN PARAGRAPH 4 ABOVE; AND REQUIRE ADEQUATE DRAINAGE PATHS AROUND STRUCTURES ON SLOPES, TO GUIDE FLOODWATERS AROUND AND AWAY FROM PROPOSED STRUCTURES."

(i.) Subsection 5-8-6C2g is amended to read as follows:

"g. Floodproofing measures as described in 5-8-6C.1.f.

(j.) Subsection 5-8-6D1 is amended by the addition of a section j

and a section k, reading as follows:

"j. THAT STANDS MUST BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION.

"k. THAT ADEQUATE ACCESS AND DRAINAGE IS PROVIDED."

(k.) Subsection 5-8-6D3 is amended to read as follows:

"3. THE PRESERVATION OF THE EFFICIENCY AND CAPACITY OF THE WATER COURSE TO TRANSMIT AND DISCHARGE FLOOD WATERS, INCLUDING ASSURING THAT THE FLOOD CARRYING CAPACITY OF ALTERED OR RELOCATED PORTIONS OF THE WATERCOURSE IS MAINTAINED."

2. That Chapter 13 of Chapter 32 of the Code of Ordinances of the City of Grand Junction is amended in the following manner:

(a.) The definition of Flood Insurance Study is amended to read as follows:

"FLOOD INSURANCE STUDY

An official report provided by the FEDERAL EMERGENCY MANAGEMENT AGENCY that includes profiled, the Floodplain and Floodway Boundary Maps, and the water surface elevation of a one hundred-year flood."

(b.) The definition of Flood Prone Area is amended to read:

"FLOOD PRONE AREA

An area adjoining a water course, which may be considered subject to flooding, during a one hundred year flood on the basis of historical information, topography, vegetation and other naturally occurring indicators, but where the precise dimensions of a one hundred year floodplain have not been delineated by FEDERAL EMERGENCY MANAGEMENT AGENCY studies."

(c.) Chapter 13 is amended by the addition of the following definitions:

FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY

FLOODING, AREAS OF SHALLOW-A DESIGNATED AO OR VO ZONE ON THE FLOOD INSURANCE RATE MAP (FIRM). THE BASE FLOOD DEPTHS RANGE FROM ONE TO THREE FEET; A CLEARLY DEFINED CHANNEL DOES NOT EXIST; THE PATH OF FLOODING IS UNPREDICTABLE AND INDETERMINATE; AND, VELOCITY FLOW MAY BE EVIDENT.

GRADE, HIGHEST ADJACENT - THE HIGHEST NATURAL ELEVATION OF THE GROUND SURFACE PRIOR TO CONSTRUCTION NEXT TO THE PROPOSED WALL OF A STRUCTURE.

FLOOD INSURANCE RATE MAP (FIRM) - THE OFFICIAL MAP ON WHICH THE

FEDERAL EMERGENCY MANAGEMENT AGENCY HAS DELINEATED BOTH THE AREAS OF SPECIAL FLOOD HAZARDS AND THE RISK PREMIUM ZONES APPLICABLE TO THE COMMUNITY.

FEMA DEFINITIONS - FOR THE PURPOSE OF FLOODPLAIN MANAGEMENT AND COMPLIANCE WITH SECTION 5-8 (FLOODPLAIN REGULATION), THE TERMS DEVELOPMENT, NEW CONSTRUCTION, START OF CONSTRUCTION AND SUBSTANTIAL IMPROVEMENT, SHALL BE DEFINED AS PER THE "GUIDE FOR ORDINANCE DEVELOPMENT" ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THESE DEFINITIONS SHALL APPLY ONLY TO FLOODPLAIN MATTERS AND SHALL NOT BE APPLIED TO ANY OTHER SECTION OF THIS CODE.

PASSED and ADOPTED this 19th day of January, 1983.

Louis R. Brach

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2100, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 5th day of January, 1983, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 20th day of January, 1983.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk

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