

Ordinance 2020-15

SHORT TITLE:

An ordinance amending Provo City Code updating the development requirements of lands located within the Special Flood Hazard Area. (PLOTA20190328)


I

PASSAGE BY MUNICIPAL COUNCIL

ROLL CALL

DISTRICT	NAME	FOR	AGAINST	OTHER
CW 1	DAVID SEWELL	✓		
CW 2	DAVID SHIPLEY	✓		
CD 1	BILL FILLMORE	✓		
CD 2	GEORGE HANDLEY	✓		
CD 3	SHANNON ELLSWORTH	✓		
CD 4	TRAVIS HOBAN	✓		
CD 5	DAVID HARDING	✓		
TOTALS		7	0	

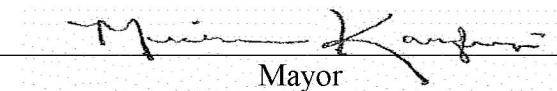
This ordinance was passed by the Municipal Council of Provo City, on the 5th day of May 2020, on a roll call vote as described above. Signed this 11th day of June 2020.


Chair

II

APPROVAL BY MAYOR

This ordinance is approved by me this 11th day of June 2020.


Mayor

Ordinance 2020-15

III

CITY RECORDER'S CERTIFICATE AND ATTEST

This ordinance was signed and recorded in the office of the Provo City Recorder on the 11th day of June 2020, with a short summary being published on the 9th day of May 2020, in The Daily Herald, a newspaper circulated in Provo, Utah. I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance Number 2020-15.




City Recorder

ORDINANCE 2020-15.

AN ORDINANCE AMENDING PROVO CITY CODE UPDATING THE DEVELOPMENT REQUIREMENTS OF LANDS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA. CITYWIDE APPLICATION. (PLOTA20190328)

WHEREAS, it is proposed that Provo City Code Chapters 14.33 be repealed and that Section 15.05.180 be enacted to move the floodplain regulations to Chapter 15.05. In addition, the amendment would allow for review of all proposed projects within 100 feet of the Provo Riverbank, and allow the Floodplain Administrator to approve a reduced setback if warranted;

WHEREAS, on April 22, 2020, the Planning Commission held a duly noticed public hearing to consider the proposed amendment, and after such meeting, the Planning Commission recommended approval to the Municipal Council by a vote of 7:0; and

WHEREAS, on May 5, 2020, the Municipal Council met to ascertain the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

WHEREAS, after considering the Planning Commission's recommendation and facts and comments presented to the Municipal Council, the Council finds (i) Provo City Code should be amended as described herein and (ii) the proposed amendment reasonably furthers the health, safety and general welfare of the citizens of Provo City.

NOW, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as follows:

PART I:

Provo City Code Chapter 14.33 is hereby repealed.

PART II:

Provo City Code Section 15.05.180 is hereby enacted as set forth in Exhibit A.

PART III:

- A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance shall prevail.
- B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder of the ordinance shall not be affected thereby.

47 C. The Municipal Council hereby directs that the official copy of the Provo City
48 Code be updated to reflect the provisions enacted by this ordinance.
49

50 D. This ordinance shall take effect immediately after it has been posted or published
51 in accordance with Utah Code 10-3-711, presented to the Mayor in accordance
52 with Utah Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.
53

54 END OF ORDINANCE.

Exhibit A

15.05.180

Floodplain Management and Development Standards.

The Special Flood Hazard Areas (SFHA) of Provo, Utah, are subject to periodic inundation which may result 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 public health, safety, and general welfare. The following standards provide an environment in and around the SFHA to protect life and minimize property losses.

(1) Flood Study and Map. The Provo City Flood Insurance Study (FIS) with the effective date of June 19, 2020 (as prepared by the Federal Emergency Management Agency or FEMA) is hereby adopted by reference. The June 19, 2020 (effective date), Flood Insurance Rate Map (FIRM) for Provo City as prepared by the FEMA, is hereby adopted by reference and is available on the City's website for examination and use by the public. The list of adopted FIRM panels is as follows: 49049C0334F, 49049C0340F, 49049C0341F, 49049C0342F, 49049C0343F, 49049C0344F, 49049C0355F, 49049C0526F, 49049C0527F, 49049C0528F, 49049C0529F, 49049C0531F, 49049C0532F, 49049C0533F, 49049C0534F, 49049C0561F, 49049CIND0A, 49049CV001A, 49049CV002A, 49049CV003A, 49049C_20200619.

(2) Definitions. For purposes of this Section, certain words and phrases have the following meanings:

"Base Flood" This is a flood having a one percent (1%) chance of being equaled or exceeded in any given year.

"Development" Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations located within the area of special flood hazard.

"Flood" or "Flooding" A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

81 **“Flood Insurance Rate Map (FIRM)”** The official map of which the Federal Emergency Management
82 Agency has delineated both the Special Flood Hazard Areas and the risk premium zones applicable
83 to the community.

84 **“Flood Insurance Study”** The official report provided by the Federal Emergency Management
85 Agency that compiles and presents flood risk data for specific water bodies within a community.

86 **“Floodplain”** The relatively flat area or lowlands adjoining a river, stream, watercourse, ocean, or
87 lake which have been or may be covered by flood water. For purposes of this Chapter, this shall be
88 that area designated on the FIRMs as Special Flood Hazard Areas.

89 **“Floodplain Administrator”** The local official or other person designated by a community as
90 responsible for administering the floodplain management ordinance.

91 **“Floodway”** The channel of the river or other watercourse and the adjacent land areas that must be
92 reserved in order to discharge the base flood without accumulatively increasing the water surface
93 elevation more than one (1) foot.

94 **“Lowest Floor”** The lowest floor of the lowest enclosed area (including basement). An unfinished or
95 flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area
96 other than a basement area, is not considered a building’s lowest floor, provided that such enclosure
97 is not built so as to render the structure in violation of the applicable non-elevation design
98 requirements of this Title.

99 **“New Construction”** Structures for which the start of construction commenced on or after the
100 effective date of this Chapter.

101 **“Special Flood Hazard Area (SFHA)”** The land in the floodplain within a community subject to a
102 one percent (1%) or greater chance of flooding in any given year.

103 **“Start of Construction”** This includes substantial improvements and means the date the building
104 permit was issued, provided the actual start of construction, repair, reconstruction, placement, or
105 other improvement was within one hundred eighty (180) days of the permit date. The actual start
106 means the first placement of permanent construction of a structure on a site, such as the pouring of
107 slab or footings, the installation of piles, the construction of columns, or any work beyond the stage
108 of excavation or the placement of a manufactured home on a foundation. Permanent construction
109 does not include land preparation such as clearing, grading, and filling; nor does it include
110 excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor

does it include the installation on the property of accessory buildings such as garages or sheds not occupied as dwelling units or not as part of the main structure.

“Structure” (For floodplain management purposes) a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

“Substantial Improvements” Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

(a) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or

(b) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

“Warning and Disclaimer of Liability” The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions for flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This Chapter does not imply that areas or land uses outside the floodplain will be free from flooding or flood damages. This Chapter shall not create liability on the part of Provo City or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

(3) Floodplain Development Permit

(a) A floodplain development permit shall be obtained before construction or development begins within the SFHA.

(b) Application for a floodplain development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures; fill; storage of materials; drainage facilities; and the location of the foregoing.

(c) Specifically, the following information is required:

(i) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures. Plans must show that the elevation of lowest habitable floor is at least one (1) foot above the base flood elevation;

(ii) Elevation in relation to mean sea level to which any structure has been flood proofed;

(iii) Certification by a registered Professional Engineer or architect that the flood proofing methods for any nonresidential structure meet the applicable floodproofing standards of Section 15.05.180, Provo City Code.

(d) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

(e) A Conditional Letter of Map Revision (CLOMR) shall be required for applications that would alter the course, elevations, or delineations of floodplains based on riverine or overland flow. Upon approval by the Floodplain Administrator, the CLOMR shall be submitted to FEMA. Approval by FEMA shall be required to obtain the Floodplain Development Permit

(f) All applications for a floodplain development permit must be approved by the Floodplain Administrator.

(4) Use of Other Base Flood Data.

Where base flood elevation data has not been provided on the FIRM or in the Flood Insurance Study, the Floodplain Administrator may review and reasonably utilize base flood elevation and floodway data available from federal, state, or other sources as criteria for requiring that new construction, substantial improvements, or other development within the floodplain are administered in accordance with Section 15.05.180(6), Provo City Code.

(5) Submittal Requirements for Certificate of Occupancy.

The following shall be required prior to the issuance of any certificate of occupancy for any structure in the SFHA:

(a) A Letter of Map Change (LOMC) approved by the Floodplain Administrator and FEMA to remove the structure from the SFHA, or;

(b) A LOMC approved by the Floodplain Administrator, documentation that the LOMC has been submitted to FEMA, and a FEMA Elevation Certificate completed and signed by a registered Professional Engineer or Land Surveyor indicating the structure is above the base flood indicated in the LOMC submittal.

(6) Development Standards.

No final subdivision, condominium, or other record of survey plat shall be approved, nor shall any development permit be issued for property located within the SFHA or within one hundred (100) feet of the high point of the bank of Provo River until the following criteria have been complied with:

(a) All applicable development permits for the proposed construction or improvements shall be obtained from federal, state, or local governmental agencies from which prior approval is required.

(b) All proposals for new construction, redevelopment, or for substantial improvements to existing structures within the SFHA (including manufactured homes) must be designed (or modified) to meet the performance standards of Section 18.03.020, Provo City Code.

(c) All proposals for construction or improvements (including replacements) must be provided with water supply systems or sanitary sewage systems which are designed to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood water. On-site waste disposal systems must be located so as to avoid impairment of them, or contamination from them, during flooding. All public utilities including sewer, gas, electricity, and water systems shall be located and constructed to minimize or eliminate flood damage.

(d) No structure, earth fill, or parking lot in connection with any industrial, commercial, or residential development, or any other surface obstruction to water flow, except bridges, flood control devices, public restrooms, and public recreational facilities, may be located closer than one hundred (100) feet to the high point of the bank of Provo River without review and approval of a Project Plan application if the project is part of a larger development or approval of a Minor Project Plan application if the proposed project is a single-family structure or accessory structure.

(e) All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

198 (f) Any encroachments such as fill, new construction, substantial improvements, and other
199 development within the floodway that would result in any increase in flood levels during the
200 occurrence of the base flood discharge are prohibited.

201 (h) Location of any structural storage facilities for chemicals, explosives, buoyant materials,
202 flammable liquids, or other toxic materials which could be hazardous to public health, safety, and
203 welfare shall be flood proofed to prevent flotation of storage containers or damage to storage
204 containers which could result in the escape of toxic materials into flood waters.