

COMMUNITY DEVELOPMENT

MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: July 9, 2019
Re: An Ordinance Amending Title 10, Chapter 4, Section 11, the City Code, Floodplain Regulations Definitions

INTRODUCTION: The Iowa Department of Natural Resources has requested that the City of Muscatine add six definitions to the City's floodplain management regulations.

BACKGROUND: The City of Muscatine's current floodplain management regulations can be found in Chapters 4 and 5 of Title 10 of the City Code of Muscatine. In order for City of Muscatine residents and businesses to be able to continue to participate in the National Flood Insurance Program, the City of Muscatine must have legally enforceable floodplain management regulations that are compliant with Title 44 Code of Federal Regulations 60.3.

Periodically, the Iowa Department of Natural Resources (DNR) periodically reviews the City's adopted floodplain management regulations to determine compliance with Title 44 Code of Federal Regulations 60.3. The DNR has recently completed another such review and is requesting that following definitions be added to the City's floodplain management regulations, in Section 10-4-11 (Definitions)

Appurtenant Structure - A structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

Base Flood Elevation - The elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

Flood Insurance Study - An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Highest Adjacent Grade - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Minor Project – Small development activities (except for, filling, grading, and excavating) valued at less than \$500.

Routine Maintenance of Existing Buildings and Facilities - Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

- A.*** Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
- B.*** Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
- C.*** Basement sealing;
- D.*** Repairing or replacing damaged or broken window panes;
- E.*** Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems

RECOMMENDATION/RATIONALE: Staff recommends that requested definitions be added to Section 10-4-11 of City Code, which contains definitions specifically relating to floodplain management. Such action is required for the City of Muscatine to remain compliant with Title 44 Code of Federal Regulations 60.3 and for residents and businesses to remain eligible to participate in the National Flood Insurance Program.