

17.08.640 - New developments.

- A. The Floodplain Administrator shall review subdivision applications and other proposed new development applications in the special flood hazard area to assure that:
1. All such applications are consistent with the need to minimize flood damage;
 2. All public utilities and facilities, such as sewer, gas, electrical and water systems are located, elevated and constructed to minimize or eliminate flood damage; and
 3. Adequate drainage is provided so as to reduce exposure to flood hazards. Such subdivision applications and other proposed new development applications shall include base flood elevation data available from federal, state and local sources.
- B. The Floodplain Administrator shall require that all manufactured homes to be placed within such special flood hazard areas be anchored to resist flotation, collapse or lateral movement by providing over-the-top or frame ties to ground anchors. Specific requirements shall be determined by the floodplain administrator, and shall include an elevation certificate, but in no way are to be of lesser magnitude than those specified in the federal insurance administration's National Flood Insurance Program revised regulations (44 C.F.R. Part 60). Pursuant to state law, certification meeting the standards above is required of the local enforcement agency responsible for regulating the placement, installation and anchoring of individual manufactured home units.
- C. The Floodplain Administrator shall require that until a floodway is designated by the administrator, no new construction, subdivision, improvement or other development, including fill, shall be permitted within a special flood hazard area on the community FIRM unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
- D.

The floodplain administrator shall prohibit encroachments, including fill, new construction, substantial improvement, and other development within designated floodways unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(Ord. 28512.)