



Watershed Protection Development Review

7-29-04
#87

Summary

Proposed ordinance amending Sections 25-7-92 and 25-7-152 of the City Code and adding a new Section 25-7-96 to the City Code relating to the construction of unoccupied building structures or parking areas on recreational lands in the 25-year floodplain and to the dedication of easements and rights of way.

Purpose

Facilities such as restrooms and bathhouses, concession stands, and pump house facilities on recreational lands currently require variance action by the City Council to allow siting within the 25-year floodplain. The purpose of this City Code amendment is to allow administrative approval of construction of certain unoccupied building structures and parking areas on recreational lands within the limits of the 100-year and 25-year floodplains. The proposed amendment will allow the construction of restrooms, bath houses, concession stands and pump house facilities within the floodplain and allow the floor elevation to be less than the Regulatory Flood Datum (100-year floodplain elevation plus 1 foot). To permit this type of building construction, the following conditions must be met: 1) buildings are required to be constructed of materials which are neither hazardous nor vulnerable to loss under flooding conditions, 2) certain building structural requirements must be met to resist the dynamic forces of moving floodwaters, 3) sanitary sewer systems must be designed to eliminate the infiltration of flood water and the discharge of sewage into flood water, 4) provision must be made for equalization of inside-outside hydrostatic pressure under flood conditions, and 5) an engineer/architect must certify that the building design meets these requirements. Additionally, it must be demonstrated by an engineer that the placement of a building or parking area within the floodplain will not have an adverse effect on the 100-year floodplain or on other properties.

Advantages

The City Code currently includes general exceptions (Sections 25-7-93 and 95) that allow unoccupied building construction and parking areas within the boundary of the 100-year floodplain under specific limitations. Buildings must be less than 1000 square feet and parking areas less than 5000 square feet. Additionally, safeguards are in place that require the mitigation of any associated adverse floodplain or health/safety impacts. These limitations and safeguards are carried forward with the proposed City Code amendments to allow these same types of facilities to be constructed within the boundary of the 25-year floodplain on recreational land. Areas of City parkland and private recreational lands such as golf courses are located along creeks in floodplain areas. The proposed City Code amendments will allow the approval process for small facilities to be expedited through administrative processing while maintaining safeguards. The proposed amendments are limited to small facilities; projects, which exceed these size limits, will continue to be presented to the City Council for variance consideration.

Schedule

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| PARD Land & Facilities Committee | July 20, 2004 | Planning Commission | August 10, 2004 |
| Environmental Board | July 21, 2004 | Codes & Ordinances PC Sub Committee | to be scheduled |
| Parks Board | July 27, 2004 | City Council | August 26, 2004 |