



Legislation Details (With Text)

File #: 17-0074 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 4/6/2017 **In control:** Town Commission
On agenda: 4/18/2017 **Final action:** 4/18/2017
Title: First Reading of Ordinance 513 - Floodplain Management

Sponsors:

Indexes:

Code sections:

Attachments: 1. 513-Floodplain Management, 2. Planner report

Date	Ver.	Action By	Action	Result
4/18/2017	1	Town Commission	adopted	Pass

Summary

To: Town Commission
From: Jp Murphy
Date: 4/14/2017

Subject:
First Reading of Ordinance 513 - Flood Plain Management

Summary:
See Planner Report

Previous Commission Action: The LPA recommended the commission approve this ordinance by unanimous vote. However, there were some comments by the board regarding inclusion of manufactured and mobile home language. Staff feels that this language should stay in the ordinance as drafted so that the code has current definitions for each item, as well as remaining in compliance with FEMA regulations. Staff further finds that there is adequate, more restrictive language elsewhere in the Land Development Code to further deal with the regulation of manufactured homes, recreational vehicles and trailers. Staff reviewed the draft ordinance and accepts the language regarding the extended placement of park trailers or recreational vehicles in flood zone and believes there is adequate flexibility in the ability of the town to allow or disallow their use for greater than 180 days.

Regarding the regulations on improvement. Mr. Ciliento identified that he thought the terms “market value” should be further defined to include “Property Appraiser’s Assessed Market Value”. Additionally, there was some discussion regarding the 5 year cumulative term for valuing substantial improvements. The board was sensitive to the fact the 5 years seemed like a long time, however they understood that there is a need to push properties to be improved above freeboard to mitigate repetitive flood losses.

Background/Problem Discussion:
See Planner Report

Expenditure Challenges

N/A

Financial Implications:

N/A

Recommendation:

Staff recommends approval

Proposed Motion

Move approval of Ordinance 513