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Chapter 15.04 FLOODPLAIN REGULATIONS

Sections:

- [15.04.010 Statutory authorization, findings of fact and purpose.](#)
- [15.04.020 Definitions.](#)
- [15.04.030 Floodplain permit—Required.](#)
- [15.04.031 Floodplain use permit—General provisions.](#)
- [15.04.040 Floodplain permit—Application.](#)
- [15.04.041 Floodplain permit—Administration.](#)
- [15.04.050 Floodplain permit—Flood protection requirements.](#)
- [15.04.055 Functionally dependent uses.](#)
- [15.04.060 Subdivision and utility regulations.](#)
- [15.04.061 Residential structures.](#)
- [15.04.062 Nonresidential structures.](#)
- [15.04.063 Floodproofing.](#)
- [15.04.064 Coastal high hazard areas.](#)
- [15.04.065 Flood-related erosion hazard areas.](#)
- [15.04.070 Existing structures.](#)
- [15.04.075 Authority to enter contracts.](#)
- [15.04.080 Conflicting provisions.](#)
- [15.04.090 Warning and disclaimer of liability.](#)
- [15.04.100 Variances.](#)
- [15.04.110 Appeals.](#)
- [15.04.120 Violation—Enforcement.](#)
- [15.04.125 Violation—Penalties and remedies.](#)

15.04.010 Statutory authorization, findings of fact and purpose.



The Legislature of the State of Alaska has in Statute 201 of the Flood Disaster Protection Act of 1973, delegated the responsibility to local government units to adopt regulations to promote the public health, safety, and general welfare of its citizenry. The City of Dillingham is further authorized under

AS [29.40.040](#) to adopt and amend land use regulations in accordance with the Comprehensive Plan. Therefore, the City Council of Dillingham, Alaska, does ordain as follows:

A. ~~Areas~~ The flood hazard areas within the city are periodically subject to 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 the public health, safety and general welfare.

B. These flood losses may be caused by the cumulative effect of obstructions in flood hazard areas which increase flood heights and velocities and, when inadequately anchored, cause damage in other areas. Uses that are inadequately flood proofed, elevated or otherwise protected from flood damage, also contribute to flood loss.

~~BC.~~ Areas within the city have been designated as floodprone pursuant to Section 201 of the Flood Disaster Protection Act of 1973 and the city is required to join the National Flood Insurance Program to make flood insurance and federally regulated financial assistance available to the residents within the flood hazard areas.

STATEMENT OF PURPOSE

~~C.~~—The purpose of this chapter is to promote the public health, safety and general welfare and to minimize ~~these public and private losses described in subsection A of this section~~ due to flooding in flood hazard areas by provisions designed to: and to meet the requirements for participation in the National Flood Insurance Program. To accomplish this purpose, it is the intent of this chapter to:

A. Protect human life and health;

B. Minimize expenditure of public money for costly flood control projects;

C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. Minimize prolonged business interruptions;

E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in flood hazard areas;

F. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding;

G. Notify potential buyers that the property is in a Special Flood Hazard Area

H. Notify those who occupy flood hazard areas that they assume responsibility for their actions; and

I. Participate in and maintain eligibility for flood insurance and disaster relief.

METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, this ordinance includes methods and provisions to:

1. Establish a land use permit system for development occurring in the flood hazard areas of the city; Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
2. Require that ~~land uses~~development vulnerable to floods, including ~~public facilities, and utilities which serve such uses, shall~~ be protected against flood damages at the time of initial construction; ~~or substantial improvement;~~
3. Restrict or prohibit ~~land uses~~development which ~~are is~~ dangerous to health, safety ~~or and~~ property due to water or erosion hazards, or which result in damaging increases in erosion, in times of flood or cause excessive increases in flood heights or velocity;
4. Insurance that subdivision and development of land within the city are consistent with the need to minimize flood hazards. (Ord. 75-2 § 1, 1975; Ord. 86-13 § 1, 1986; Ord. 87-04 § 1, 1987.)
4. Control filling, grading, dredging, and other development which may increase flood damage; and;
5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards in other areas.

15.04.020 Definitions.

As used in this chapter, the following words have the meanings ascribed to them in this section:

Definitions marked with an asterisk (*) are cited 44 CFR 59.1.

A.—**Appeal.** A request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance or a request for a variance.

*Area of shallow flooding. A designated Zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

~~*"Area of special flood hazard."~~ means ~~the~~ land in the floodplain within the community subject to a one percent or greater chance of flooding in any given year, ~~as identified in the flood insurance rate map.~~ It is shown on the Flood Insurance Rate Map (FIRM) as Zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

~~B. "Base flood"~~, or "one-hundred-year flood" means ~~a~~ The flood ~~that has~~ having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE). The elevation to which floodwater is anticipated to rise during the base flood.

*Basement. Any area of the building having its floor sub-grade – i.e., below ground level – on all sides.

*Building. See "Structure."

*Development. Any man-made 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 or storage of equipment or materials.

~~C. "Federal Insurance Administration" (FIA).~~ The FIA of the Federal Emergency Management Agency (FEMA) is responsible for administration of the National Flood Insurance Program.

~~D. "Fill."~~ means ~~a~~ Nonload bearing material susceptible to wash or erosion such as dredge spoils, debris, sand or dirt.

~~E. "Flood or Flooding."~~ means

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:

(1a) The overflow of inland or tidal waters;

(2b) The unusual and rapid accumulation or runoff of surface waters from any source;

~~(c3)~~ Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

~~2. _____; (4) The~~ collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water,

accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

~~that result in overflow of inland or tidal waters.~~

*Flood elevation study. An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

~~F. "Flood Insurance Rate mapMap" (FIRM) means t~~The official map of the citya community, on which the Federal Insurance Administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community. -A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

~~issued by the Federal Insurance Administration which delineates the area subject to the one-hundred-year flood and the risk premium zones applicable to the community.~~

Flood Insurance Study (FIS). See "Flood elevation study".

~~G. "Floodplain" or "flood-prone area," means a~~ny land area susceptible to being inundated by water from any source. See "Flood or flooding."

Floodplain administrator. The community official designated by title to administer and enforce the floodplain management regulations.

*Floodplain management. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

***Floodplain management regulations.** Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

***Flood proofing.** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

***Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."

H. **"Functionally dependent use."** ~~means a~~ use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, fuel storage facilities, and seafood processing facilities, ~~but and~~ does not include long-term storage or related manufacturing facilities.

***Highest adjacent grade.** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

***Historic structure.** Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a. By an approved state program as determined by the Secretary of the Interior or

b. Directly by the Secretary of the Interior in states without approved programs.

I. ***"Lowest floor"**, means tThe lowest enclosed area (including "Basement"). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

basement).

J. ***"Manufactured home"**, means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle." For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

***Manufactured Home Park or Subdivision.** A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

***Mean sea level.** For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

K. "Mean lower low water" means the elevation datum (0.00 feet) referenced on the flood insurance rate maps. MLLW is 10.0 feet below the National Geodetic Vertical Datum of 1929 (NGVD) in Dillingham.

***New construction.** For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of

construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

***One-hundred-year flood or 100-year flood.** See "Base flood."

***Recreational vehicle.** A vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

***Regulatory floodway.** See "Floodway".

***Sheet flow area.** See "Area of shallow flooding".

~~L. "*Special flood Hazard Area (SFHA)" means areas subject to the base flood. The SFHA includes A and V zones. See "Area of special flood hazard".~~

***Start of construction.** Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include 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 part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

***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.

~~M. "Structure" means a walled and roofed building including a gas or liquid storage tank, that is principally above ground and which is used for residential, business, agricultural or religious purposes, or which is occupied by a private, nonprofit organization, or which is owned by a state or local government or any agency thereof; the term includes mobile homes and other modular units.~~

~~***Substantial improvement.** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:~~

- ~~1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or~~
- ~~2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." **~~

~~N. "Substantially improved" means any remodeling, repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent of the fair market value of the property either as such value exists before the improvement is started or if the property has been damaged and is being restored, as such value existed before the damage occurred.~~

~~O. "Variances" are grants of relief from the requirements of this chapter which permit construction in a manner that would otherwise be prohibited by this chapter. (Ord. 75-2 § 7, 1975; Ord. 82-6 § 1, 1982; Ord. 86-13 § 1, 1986; Ord. 87-04 § 1, 1987; Ord. 15-10 § 1, 2015.)~~

~~***Violation.** The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.~~

~~***Water surface elevation.** The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.~~

~~** Per FEMA P-467-2 (May 2008) *Floodplain Management Bulletin Historic Structures* and FEMA P-993 (July 2014) *Floodplain Management Bulletin Variances and the National Flood Insurance Program*,~~

communities have the option of using either the Substantial Improvement Definition exclusion or the Variance criteria per 44CFR 60.6(a) to regulate Historic Structures.

15.04.030 Floodplain permit—Required. 

No party shall make any changes to improved or unimproved real estate, including mine, dredge, fill, grade, pave, excavate, construct, construct an addition to, substantially improve or relocate a structure within areas of the city within a special flood hazard area without first securing from the city planning department, a floodplain permit for each structure. It is not the intent of this chapter to require a floodplain permit outside of flood hazard areas. (Ord. 75-2 § 2, 1975; Ord. 82-6 § 2, 1982; Ord. 86-13 § 1, 1986; Ord. 92-21 § 2 (part), 1992; Ord. 15-10 § 2, 2015.)

15.04.031 Floodplain use permit—General provisions. 

- A. **LANDS TO WHICH THIS ORDINANCE APPLIES.** This chapter shall apply to all areas of special flood hazards within the jurisdiction of the City of Dillingham.
- B. **BASIS FOR ESTABLISHING SPECIAL FLOOD HAZARD AREAS.** The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled, “The Flood Insurance Study (FIS) for the City of Dillingham, Alaska,” dated September 30, 1982, with accompanying ~~flood-Flood insurance-Rate maps~~ Maps (FIRMs), ~~is-are~~ hereby adopted by reference and declared to be a part of this chapter. The ~~Flood Insurance Study~~ FIS and FIRM panels are ~~is-~~ on file at City Hall.
- C. **COMPLIANCE.** ~~No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with~~ All development within special flood hazard areas is subject to the terms of this chapter and other applicable regulations. Penalties and remedies for violations of this chapter are found in Section [15.04.125](#).
- D. **ABROGATION AND GREATER RESTRICTIONS.** This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- E. **INTERPRETATION.** In the interpretation and application of this ordinance, all provisions shall be:
1. Considered as minimum requirements;
 2. Liberally construed in favor of the governing body; and

3. Deemed neither to limit nor repeal any other powers granted under State statutes. (Ord. 87-04 § 1, 1987; Ord. 92-21 § 2 (part), 1992; Ord. 15-10 § 3, 2015.)

F. DISCLAIMER OF LIABILITY. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Dillingham, any officer or employee thereof, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

G. SEVERABILITY. This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

15.04.040 ESTABLISHMENT OF DEVELOPMENT PERMIT. Floodplain permit—Application.



A. Application. Floodplain Development Permit shall be obtained before construction or development begins, including placement of manufactured homes, within any Special Flood Hazard Area established in Section 3.2 (or the numbering system used by the community). Application for a floodplain development permit for each development or structure shall be filed with the planning department 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 elevation of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically, the following information is required:

~~and shall be accompanied by the required fee. The application for a permit shall be made on a form furnished by and returned to the planning department.~~

B. Information Required. The information furnished in the application shall include, but is not limited to:

1. The name and address of the owner of the tract;
2. A legal description of the tract;
3. **For A Zones (A, A1-30, AE, AH, AO):**

~~Statement of the following elevations:~~

A. Proposed elevation in relation to mean sea level of the lowest floor (including basement) of all structures. In Zone AO, elevation of existing highest adjacent grade and proposed elevation of lowest floor of all structures;

B. Proposed elevation in relation to mean sea level to which any non-residential structure will be floodproofed;

C. Certification by a registered professional engineer or architect that the floodproofing methods for any non-residential structure meet the floodproofing criteria in **Section 5.1.3.2 (for the numbering system used by the community)**;

D. Base Flood Elevation data for subdivision proposals or other development, including manufactured home parks or subdivisions, greater than 50 lots or 5 acres, whichever is the lesser; and

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

~~a. The ground elevation after site preparation,~~

~~b. Projected lowest floor elevation (including basement) in relation to mean low water of all structures,~~

~~c. Elevation in relation to mean lower low water to which any nonresidential structure has been dry-floodproofed.~~

4. **For V Zones (VE, V1-30 and V):** Certification by a registered professional engineer, architect, surveyor or city permit official that the proposed floodproofing methods for any nonresidential structure meet the floodproofing criteria in this chapter;

A. 5.—Proposed elevation in relation to mean sea level of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all structures, and whether such structures contain a basement;

B. Base Flood Elevation data for subdivision proposals or other development, including manufactured home parks or subdivisions, greater than 50 lots or 5 acres, whichever is the lesser; and

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

~~Information which demonstrates that the structure will be adequately protected against flood damage and that the structure or site preparation will not adversely affect flood elevations or velocities. The required protective measures are set forth in Section 15.04.050.~~

C. Evaluation. Following the filing of the application, the planning department shall review the submittal, request any additional information deemed necessary, and evaluate the application based upon the provisions of this chapter. The department may retain the services of a professional engineer licensed in Alaska to assist in the review of the submittal. The cost shall be commercially reasonable and an estimate shall be provided to the applicant and reviewed with the applicant at their request. The costs of the engineering services shall be paid for by the permit applicant. (Ord. 75-2 (part), 1985; Ord. 82-6 § 3, 1982; Ord. 86-13 § 1, 1986; Ord 92-21 § 2 (part), 1992; Ord. 15-10 §§ 4, 5, 2015.)

15.04.041 Floodplain permit—Administration. 

A. **DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR.** ~~Administrator.~~ The planning director is appointed to administer ~~and~~, implement and enforce this chapter by granting or denying floodplain development permit applications in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

~~B.—Alternate to Director. In the event that the planning director is out of town, the position is vacant, or the director is otherwise unavailable for more than one week, the city manager has the option of designating an interim administrator of this chapter. The interim administrator may include the city manager, another city employee, or the planning commission.~~

C. **DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.** ~~Duties of the Director.~~ Duties of the ~~planning director~~ Floodplain Administrator shall include, but not be limited to:

1. Permit Review. Review all development permits to determine that:
 - a. ~~Review all land use permits to determine that the~~ The permit requirements of this ordinance have been satisfied;
 - b. ~~Review all land use permits to determine that all~~ All necessary required state and federal permits have been obtained, ~~from those federal, state, or local governmental agencies from which prior approval is required.~~
 - c. The site is reasonably safe from flooding;

2. **USE OF OTHER BASE FLOOD DATA** ~~Use of Other Base Flood Data.~~ When ~~base-Base flood Flood elevation-Elevation~~ data has not been provided in accordance with Section [15.04.031\(B\)](#) the ~~planning director~~**Floodplain Administrator** shall obtain, review and reasonably utilize any ~~base-Base flood-Flood elevation-Elevation~~ data available from a federal, state or other source, in order to administer this chapter. Any such information shall be consistent with the requirements of the Federal Insurance Administrator.

Where elevation is not available either through the Flood Insurance Study or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

3. **OBTAIN AND MAINTAIN FOR PUBLIC INSPECTION** ~~Information to be Obtained and Maintained.~~

Obtain and maintain the following for public inspection and make available as needed:

1. Certification required by Section **5.1.3.1** and Section **5.5 {or the numbering system used by the community}** (lowest floor elevations, bottom of the lowest horizontal structural member, and service facilities/mechanical equipment);
 2. Certification required by Section **5.1.3.2 {or the numbering system used by the community}** (lowest floor elevations or floodproofing of non-residential structures and service facilities/mechanical equipment);
 3. Certification required by Section **5.1.3.3 {or the numbering system used by the community}** (flood openings);
 4. Certification required by Section **5.7.A {or the numbering system used by the community}** (floodway encroachments);
 5. Records of all variance actions, including justification for their issuance;
 6. Improvement and damage calculations.
- a. ~~Where base flood elevation data is provided or required through the Flood Insurance Study, obtain and record the actual elevation, (in relation to mean lower low water sea level), of the lowest floor, (including basement), of all new or substantially improved structures, and~~

~~record whether or not the structure contains a basement. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least fifty lots or five acres (whichever is less).~~

~~b. For all new or substantially improved floodproofed structures: (i) verify and record actual elevation, (in relation to mean lower low water sea level); (ii) maintain the floodproofing certifications required; and (iii) maintain for public inspection all records pertaining to this chapter.~~

4. **NOTIFICATION TO OTHER ENTITIES.** ~~Alteration of Watercourses.~~

a. Whenever a watercourse is to be altered or relocated, notify adjacent communities and the State Coordinating Office prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means, and assure that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained. ~~Notify adjacent communities and the State Department of Community and Regional Affairs prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration;~~

b. Base Flood Elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, the Floodplain Administrator shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Volume 44 Code of Federal Regulations Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data. ~~Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.~~

c. Notify the Federal Insurance Administrator in writing of acquisition by means of annexation, incorporation or otherwise, of additional areas of jurisdiction.

5. **REMEDIAL ACTIONS.** Take actions on violations of this ordinance as required in **Section 3.6** {for the numbering system used by the community} herein.

5. Interpretation of Flood Insurance Rate Map (FIRM) Boundaries. Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards, (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section [15.04.110](#). (Ord. 87-04 § 1, 1987; Ord. 92-21 § 2 (part), 1992.)

**15.04.050 Floodplain Development permit— PROVISIONS FOR FLOOD HAZARD REDUCTION
Flood protection requirements.** 

A. STANDARDS OF CONSTRUCTION.

In all special flood hazard areas, the following standards are required:

Within flood hazard areas no permit shall be approved by the planning director unless all of the following requirements are satisfied:

1. Anchoring.

A. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; and Any new or substantially improved structure shall be designed (or modified) and anchored to prevent flotation, collapse or lateral movement of the structure.

2. B. All manufactured homes shall meet the anchoring standards of [Section 5.5 {or the numbering system used by the community}](#). All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over the top or frame ties to ground anchors. (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques.)

2. Construction Materials and Methods

A. ~~3.~~ All new construction and substantial improvements shall be constructed with materials resistant to flood damage; — Construction materials and utility equipment that are resistant to flood damage and construction practices and methods that will minimize flood damages shall be utilized.

B. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage; and

C. All new construction and substantial improvement 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.

D. Within Zones AH or AO, adequate drainage paths shall be constructed around structures on slopes to guide floodwaters around and away from proposed structures.

3. Elevation and Floodproofing

A. Residential Construction

For A Zones (A, AE, A1-30, AH, AO):

Residential construction, new or substantial improvement, shall have the lowest floor, including basement, elevated to or above the Base Flood Elevation.

1. In a Zone AO, the Base Flood Elevation is determined from the FIRM panel as the depth number specified. If no depth is specified, the required elevation is at minimum two (2) feet above highest adjacent grade.
2. In a Zone A where the Base Flood Elevation has not been determined, the Base Flood Elevation is determined locally by the criteria set out in Section 4.2.2 {or the numbering system used by the community}. A minimum of 2 feet above highest adjacent grade may result in a lower insurance premium.
3. In Zones AE, A1-30, and AH, the Base Flood Elevation is determined from the FIS and/or FIRM.
4. A garage attached to a residential structure, constructed with the garage floor slab below the Base Flood Elevation, must be designed to allow for the automatic entry and exit of flood waters. See Section 5.1.3.4 {or the numbering system used by the community}.

Upon completion of the structure, certification by a registered professional engineer or surveyor that the elevation requirements of the lowest floor, including basement, of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

For V Zones (VE, V1-30 and V):

Residential construction, new or substantial improvement, shall:

1. Be located landward of the reach of mean high tide;
2. Have the bottom of the lowest structural member of the lowest floor (excluding pilings and columns), elevated to or above the Base Flood Elevation;
3. Have the pile or column foundation and structure attached thereto be anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards;
4. Have the space below the lowest floor, usable solely for parking of vehicles, building access, or storage, either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot;
5. Prohibit the use of fill for structural support of buildings; and
6. Prohibit man-made alteration of sand dunes and mangrove stands.

A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of this Section.

Upon completion of construction, certification by a registered professional engineer or architect that these design standards have been satisfied, and certification by a registered professional engineer or surveyor that the elevation requirements of the bottom of the lowest structural member of the lowest floor, excluding pilings and columns, of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

2. Non-residential Construction

For A Zones (A, AE, A1-30, AH, AO):

Non-residential construction, new or substantial improvement, shall have the lowest floor either elevated to conform with Section 5.1.3.1(A), (B), or (C) as appropriate {or the numbering system used by the community}.

Or, together with attendant utility and sanitary facilities,

1. Be floodproofed below the elevation recommended under Section 5.1.3.1(A), (B), or (C) as appropriate {or the numbering system used by the community} so that the structure is watertight with walls substantially impermeable to the passage of water; and
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice meeting the provisions listed above.

Upon completion of the structure, certification by a registered professional engineer or surveyor that the elevation requirements of the lowest floor, including basement, of this section have been satisfied shall be provided to the Floodplain Administrator for verification; or certification by a registered professional engineer or architect that the floodproofing design of this section is satisfied, including the specific elevation in relation to mean sea level to which such structures are floodproofed, shall be provided to the Floodplain Administrator for verification.

For V Zones (VE, V1-30, V):

Floodproofing of non-residential structures is prohibited. All structures must be elevated and constructed according to the requirements set forth in Section 5.1.3.1 {or the numbering system used by the community}.

3. Appurtenant Structures (Detached Garages & Storage Structures)

For A Zones (A, AE, A1-30, AH, AO):

Appurtenant structures used solely for parking of vehicles or storage may be constructed such that the floor is below the Base Flood Elevation, provided the structure is designed and constructed in accordance with the following requirements:

1. Use of the appurtenant structure must be limited to parking of vehicles or storage;
2. The portions of the appurtenant structure located below the Base Flood Elevation must be built using flood resistant materials;
3. The appurtenant structure must be adequately anchored to prevent flotation, collapse and lateral movement;
4. Any machinery or equipment servicing the appurtenant structure must be elevated or floodproofed to or above the Base Flood Elevation;
5. The appurtenant structure must comply with floodway encroachment provisions in Section 5.7 {or the numbering system used by the community}; and
6. The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with Section 5.1.3.4 {or the numbering system used by the community}.

Detached garages, storage structures and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 5.1.3.1(A), (B), or (C) as appropriate {or the numbering system used by the community}.

Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

For V Zones (VE, V1-30 and V):

Floodproofing of non-residential structures is prohibited. All structures must be elevated and constructed according to the requirements set forth in Section 5.1.3.1 {or the numbering system used by the community}.

4. Flood Openings

All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater. Designs for meeting this requirement must meet or exceed the following criteria:

For non-engineered openings:

1. Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
2. The bottom of all openings shall be no higher than one foot above grade;
3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

Alternatively, a registered engineer or architect may design and certify engineered openings.

5. STANDARDS FOR STORAGE OF MATERIALS AND EQUIPMENT.

- A. The storage or processing of materials that could be injurious to human, animal or plant life if released due to damage from flooding is prohibited in special flood hazard areas.
- B. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning

6. STANDARDS FOR WATER SUPPLY AND WASTE DISPOSAL SYSTEMS

- A. All new or replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters.
- B. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

7. DEVELOPMENT PROPOSALS.

All new development proposals, including subdivisions and manufactured home parks, shall:

- A. Be consistent with the need to minimize flood damage;
- B. Have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage; and
- C. Provide adequate drainage to reduce exposure to flood hazards.
- D. Include Base Flood Elevation data for all proposals of 50 lots or 5 acres, whichever is the lesser.

8. STANDARDS FOR MANUFACTURED HOMES.

For A Zones (A, AE, A1-30, AH, AO):

All manufactured homes shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

A. Manufactured homes that are placed or substantially improved within Zone AO shall meet the residential construction standards in A Zones in **Section 5.1.3.1 {or the numbering system used by the community}**.

B. Manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites:

1. Outside of a manufactured home park or subdivision,
2. In a new manufactured home park or subdivision,
3. In an expansion to an existing manufactured home park or subdivision, or
4. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood,

Be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement.

C. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH, and AE on the community's FIRM that have **not** incurred substantial damage as the result of a flood are to be elevated so that either:

1. The lowest floor of the manufactured home is at or above the base flood elevation, or
2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

Upon completion of installation of the manufactured home, certification by a registered professional engineer or surveyor that the elevation requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

For V Zones (VE, V1-30 and V):

A. Manufactured homes placed or substantially improved within Zones V1-30, V, and VE on the community's FIRM on sites:

1. Outside of a manufactured home park or subdivision,
2. In a new manufactured home park or subdivision,
3. In an expansion to an existing manufactured home park or subdivision, or
4. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood,

Meet the standards of residential construction in V Zones in **Section 5.1.3.1 (for the numbering system used by the community)**.

B. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones V1-30, V, and VE on the community's FIRM that have **not** incurred substantial damage as the result of a flood are to:

1. Meet the standards of residential construction in V Zones in **Section 5.1.3.1 (for the numbering system used by the community)**; and
2. Be elevated so that either:
 - a. The lowest floor of the manufactured home is at or above the base flood elevation, or
 - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

Upon completion of installation of the manufactured home, certification by a registered professional engineer or surveyor that the elevation requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

9. STANDARDS FOR RECREATIONAL VEHICLES

All recreational vehicles placed on site shall:

- A. Be on site for fewer than 180 consecutive days.
- B. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

Meet the permit requirements of **Section 4.0 {or the numbering system used by the community}** of this ordinance and the applicable elevation and anchoring requirements for manufactured homes in **Section 5.5 {or the numbering system used by the community}**.

10. FLOODWAYS

Located within the special flood hazard areas established in **Section 3.2 {or the numbering system used by the community}** are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions apply:

- A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge;
- B. If **Section 5.7 (A) {or the numbering system used by the community}** is satisfied, all new construction and substantial improvements shall comply with all other applicable flood hazard reduction provisions of **Section 5.0 {or the numbering system used by the community}**.
- C. Encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations may be permitted, provided that **City of Dillingham** first applies for and fulfills the requirements for a Conditional Letter of Map Revision (CLOMR), and receives approval from the Federal Insurance Administrator to revise the FIRM and FIS in accordance with **Section 4.2.4.B {or the numbering system used by the community}**.

B. Flood Protection Requirements^[CR1]

Within flood hazard areas no permit shall be approved by the planning director unless all of the following requirements are satisfied:

- 41. Construction or substantial improvement shall not be permitted unless the applicant demonstrates that any associated new or replacement water supply system and sanitary sewage system, including on-site systems, will be designed and constructed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.

52. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

BA. In determining if the requirements of this section have been fulfilled, the intent of this chapter and at least the following items shall be considered:

1. The adequacy of anchorage to resist flotation and lateral movement;
2. The installation of watertight doors, bulkheads, and shutters, or similar methods of closure;
3. The reinforcement of walls to resist water pressures;
4. The use of paint, membranes, or mortars to reduce seepage of water through walls;
5. The addition of mass or weight to structures to resist flotation;
6. The installation of pumps to lower water levels in structures;
7. The construction of water supply and waste treatment systems so as to prevent the entrance of floodwaters;
8. The installation of pumps or comparable facilities for subsurface drainage systems to relieve external foundation wall and basement flood pressures;
9. The building design and construction to resist rupture or collapse caused by water pressure or floating debris;
10. The location and installation of all electrical equipment, circuits, appliances and heating systems so that they are protected from inundation;
11. The location of storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials which could be hazardous to public health, safety and welfare; or design such facilities to prevent flotation of storage containers which could result in the escape of toxic materials into floodwaters;
12. The use of materials such as sheathing, siding, subflooring and underlayment that are not subject to water damage due to prolonged submersion;

13. The use of closed-cell insulation to prevent waterlogging and consequent loss of insulating ability;

14. The location of oil storage tanks outside the structure and anchoring to prevent disturbance by floodwater. Tanks should be placed upon and secured to a concrete base slab of sufficient volume to prevent flotation. In the calculation of required anchorage, little recognition should be given to shear of friction values of the soils as they will be substantially reduced due to saturation. Both fill and vent pipes should extend above the high water level;

15. The installation of a backwater valve in sewer lines in an accessible location immediately adjacent to the exterior foundation wall. (Ord. 75-2 § 4, 1975; Ord. 86-13 § 1, 1986; Ord. 87-04 § 1, 1987; Ord. 92-21 § 2 (part), 1992.)

15.04.055 Functionally dependent uses [CR2]

A. The ~~planning director~~ Floodplain Administrator may grant a floodplain permit for a structure that has a functionally dependent use and is located in the coastal high hazard area (zones V1-V30) as designated in the most recent flood insurance rate map only upon determining that the following conditions have been met:

1. Any new or substantially improved structure shall be designed (or modified) and anchored to prevent flotation, collapse or lateral movement of the structure.

2. Construction materials and utility equipment that are resistant to flood damage and construction practices and methods that will minimize flood damages shall be utilized.

3. A failure to grant the permit would result in exceptional hardship to the applicant.

4. Granting the permit will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public.

5. The requirements of Section [15.04.064](#)(A)(2) through (5) will be met.

B. In deciding whether to grant a floodplain permit for a proposed functionally dependent use the planning director shall consider:

1. The danger that materials may be swept onto other lands to the injury of others;

2. The danger to life and property due to flooding or erosion damage;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

4. The importance of the services provided by the proposed facility to the community;

5. The compatibility of the proposed use with existing and anticipated development;

6. The relationship of the proposed use to the Comprehensive Plan and Flood Plain Management Program for that area;

7. The safety of access to the property in times of flood for ordinary and emergency vehicles;

8. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and

9. The cost of providing governmental services to the facility during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges; and

10. Whether granting the permit would result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws and ordinances.

C. Upon consideration of the factors of subsection B of this section, the planning director may attach such conditions to the granting of permits for functionally dependent uses as the director deems necessary to further the purposes of this chapter. (Ord. 15-10 § 6, 2015.)

15.04.060 Subdivision and utility regulations^[CR3]

A. The city shall deny permission to subdivide or develop land within flood hazard areas unless the following requirements have been fulfilled:

1. The land subdivision and development are consistent with the need to minimize flood damages;

2. All public utilities and facilities such as sewer, gas, electrical and water systems shall be located, elevated or constructed to minimize or eliminate flood damage;

3. Adequate drainage shall be provided to reduce the exposure of structures, utilities and facilities to flood hazards;

4. The preliminary and final plat shall include the ground elevation at convenient reference points and as approved by the planning director.

B. All new or replacement water supply systems and sanitary sewage systems, including on-site systems, shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

C. All new or replacement public utilities such as gas, electric and telephone systems shall be designed or constructed to eliminate disruptions due to flooding and associated hazards.

D. In determining if the requirements of this section are fulfilled, the city shall consider the intent of this chapter and at least:

1. The danger to life and property due to the increased flood heights or velocities caused by subdivision fill, roads and intended uses;

2. The danger that intended uses may be swept onto other lands or downstream to the injury of others;

3. The adequacy of proposed water supply systems and the ability of these systems to prevent disease, contamination and unsanitary conditions under flood conditions;

4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

5. The importance of the services provided by the proposed facility to the community;

6. The requirements of the subdivision for a waterfront location;

7. The availability of alternative locations not subject to flooding for the proposed subdivision and land uses;

8. The compatibility of the proposed uses with existing development and development anticipated in the foreseeable future;

9. The relationship of the proposed subdivision to the comprehensive plan and floodplain management program for the area;

10. The safety of access to the property for emergency vehicles in times of flood;

11. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters expected at the site;

12. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems and streets and bridges;

13. The installation of valves or controls on sanitary and storm drains which permit the drains to be closed to prevent backup of sewage and stormwaters into buildings or structures. (Ord. 75-2 § 5, 1975; Ord. 86-13 § 1, 1986.)

15.04.061 Residential structures. 

~~The lowest floor of new construction or substantial improvement shall be located at or above the base flood elevation. All manufactured homes to be placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and shall be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 15.04.050(A)(2). (Ord. 94-01, 1994; Ord. 15-10 § 7, 2015.)~~

15.04.062 Nonresidential structures. 

~~A.—The lowest floor of new construction or substantial improvement shall be located at or above the one-hundred-year flood level or dry-floodproofed to that level.~~

~~B.—All manufactured homes to be placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and shall be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 15.04.050(A)(2). (Ord. 82-6 § 4 (part), 1982; Ord. 86-13 § 1, 1986; Ord. 87-04 § 1, 1987; Ord. 15-10 § 8, 2015.)~~

15.04.063 Floodproofing. 

~~Where floodproofing is utilized for a particular structure either:~~

~~A.—A registered professional engineer or architect shall certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood, and a record of such certificates indicating the specified elevation to which such structures are floodproofed shall be maintained by the community; or~~

~~B.—A certified copy of a local regulation containing detailed floodproofing specifications which incorporate standard, accepted watertight performance standards shall be submitted to the Federal Emergency Management Agency (FEMA) for approval. (Ord. 82-6 § 4 (part), 1982; Ord. 86-13 § 1, 1986.)~~

15.04.064 Coastal high hazard areas.

A.—Within coastal high hazard areas (V zones) the city shall:

~~1.—Require that all new construction other than functionally dependent uses within zones V1-V30 on the FIRM be located landward of the reach of mean high tide;~~

~~2.—Provide, that all new construction and substantial improvements within zones V1-V30 on the FIRM are elevated on adequately anchored pilings or columns, and securely anchored to such piles or columns so that the lowest portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level;~~

~~3.—It shall be the responsibility of the applicant that a registered professional engineer or architect certify that the structure is securely anchored to adequately anchored pilings or columns in order to withstand velocity waters and storm wave wash;~~

~~4.—Provide, that all new construction and substantial improvements within zones V1-V30 on the FIRM have the space below the lowest floor free of obstructions, or be constructed with breakaway walls intended to collapse under stress due to abnormally high tides or wind-driven water without jeopardizing the structural support of the structure. Such temporarily enclosed space shall not be used for human habitation;~~

~~5.—Prohibit the use of fill for structural support of buildings within zones V1-V30 on the FIRM.~~

~~B.—Repealed by Ord. 15-10. (Ord. 82-6 § 4 (part), 1982; Ord. 86-13 § 1, 1986; Ord. 15-10 §§ 9, 10, 2015.)~~

15.04.065 Flood-related erosion hazard areas.

A. In floodprone areas not covered by the Dillingham flood insurance study and maps, all structures shall be set back from the tidal waterfront sufficiently to avoid possible damage from wave runup flooding; to protect shoreline resources from unnecessary degradation, and maintain public access and scenic values. All new or expanded shoreline development which does not require a water edge or water surface location shall be set back twenty-five feet from the ordinary high water mark; provided, that on erosional or otherwise geologically unstable bluffs or banks exceeding ten feet in height or on banks sloping more than thirty percent, any setback shall be measured from bank rim to top of such slope respectively. These

setbacks apply to primary structures and accessory buildings. These setbacks do not apply to shoreline-dependent development that requires an over-water or water-edge location (e.g., seafood processing) or to outdoor decks or patios. Water-dependent structures that require an over-water or water-edge location shall be elevated at least two feet above the ordinary high tide or at or above base flood elevation, whichever is the higher.

B. Shoreline setbacks may be altered by the planning commission if site-specific conditions (e.g., topography) make the setback impracticable. (Ord. 82-6 § 4 (part), 1982; Ord. 86-13 § 1, 1986; Ord. 15-10 § 11, 2015).

15.04.070 Existing structures.

Nothing in this chapter shall be construed as applying to any structures existing prior to the effective date of the ordinance codified in this chapter unless they are substantially improved or relocated after the effective date of the ordinance codified in this section, or September 30, 1982, the effective date of the flood insurance rate maps. (Ord. 82-6 § 5, 1982; Ord. 75-2 § 6, 1975; Ord. 86-13 § 1, 1986.)

15.04.075 Authority to enter contracts.

The city is authorized to enter into contracts and agreements with other government entities for the purpose of implementing the provisions of this chapter. (Ord. 75-2 § 6(c), 1975; Ord. 86-13 § 1, 1986.)

15.04.080 Conflicting provisions.

Permits issued pursuant to this chapter shall conform to all ordinances or regulations as are from time to time established or amended; however, this chapter shall control in the event of any conflict unless specifically stated otherwise or unless the conflicting ordinance is more restrictive. (Ord. 75-2 § 6(a), 1985; Ord. 86-13 § 1, 1986.)

15.04.090 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods may occur on rare occasions and flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof or the Federal Insurance Administration for any flood damages that may result from reliance on this chapter or any administrative decision lawfully made thereunder. (Ord. 86-13 § 1, 1986.)

15.04.100 NATURE OF VARIANCES.

The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants or the property owners.

It is the duty of the Planning Commission to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Base Flood Elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

CONDITIONS FOR VARIANCES.

A. Variances shall only be issued:

1. Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances;
2. For the repair, rehabilitation or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure; **
3. Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
4. Upon a showing of good and sufficient cause;
5. Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant;

6. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section 2.0 {or the numbering system used by the community} of this ordinance in the definition of “Functionally Dependent Use.”

~~A. Variances may be issued by the planning commission for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or a State Inventory of Historic Places, without regard to the procedures set forth in this section.~~

~~** Per FEMA P-467-2 (May 2008) *Floodplain Management Bulletin Historic Structures* and FEMA P-993 (July 2014) *Floodplain Management Bulletin Variances and the National Flood Insurance Program*, communities have the option of using either the Substantial Improvement Definition exclusion or the Variance criteria per 44CFR 60.6(a) to regulate Historic Structures.~~

B. Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.

C. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the Base Flood Elevation, provided the procedures of Sections 4.0 and 5.0 {or the numbering system used by the community} of this ordinance have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.~~B.—~~

VARIANCE CRITERIA

A. In considering variance applications, the {Governing Body} shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger of life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;

7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in time of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and,
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water system and streets and bridges.

Standards for the granting of variances by the city are as follows:

~~1. Variances may be issued by the city for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level.~~

~~2. Variances shall only be issued by the city upon:~~

~~a. A showing of good and sufficient cause,~~

~~b. A determination that failure to grant the variance would result in exceptional hardship to the applicant,~~

~~c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing ordinances, and~~

~~d. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.~~

~~C. In passing upon variance applications, the planning commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:~~

~~1. The danger that materials may be swept onto other lands to the injury of others;~~

~~2. The danger to life and property due to flooding or erosion damage;~~

- ~~3.—The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;~~
- ~~4.—The importance of the services provided by the proposed facility to the community;~~
- ~~5.—The necessity to the facility of a waterfront location, where applicable;~~
- ~~6.—The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;~~
- ~~7.—The compatibility of the proposed use with existing and anticipated development;~~
- ~~8.—The relationship of the proposed use to the Comprehensive Plan and Flood Plain Management Program for that area;~~
- ~~9.—The safety of access to the property in times of flood for ordinary and emergency vehicles;~~
- ~~10.—The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and~~
- ~~11.—The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets, and bridges.~~

D. Upon consideration of the factors of subsection C of this section and the purposes of this chapter, the planning commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

E. Variances may be issued for nonresidential buildings to allow a lesser degree of floodproofing than watertight or dry floodproofing, where the economic activity and resulting benefit to the community outweighs the damage potential.[CR4]

F. The city shall notify the applicant in writing over the signature of the planning director that:

1. The issuance of a variance to construct a structure below the ~~base~~Base Flood Level Elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and

2. Such construction below the base flood ~~level elevation~~ increases risks to life and property; ~~and~~.
~~Such notification shall be maintained with a record of all variance actions as required in subsection G of this section; and~~

G. The ~~planning department~~Floodplain Administrator shall:

1. Maintain a record of all variance actions, including justification for their issuance; ~~and~~

~~2. Report such variances issued in its annual report submitted to the Federal Insurance Administrator.~~ (Ord. 82-6 § 6, 1982; Ord. 86-13 § 1, 1986; Ord. 87-04 § 1, 1987; Ord. 15-10 § 12, 2015.)

15.04.110 Appeals.

Appeals of decisions by the planning director or planning commission alleging errors in any requirement, decision or determination made in the enforcement or administration of the floodplain regulations shall be heard by the board of adjustment pursuant to the procedures established at Chapter [18.56](#). (Ord. 86-13 § 1, 1986; Ord. 92-21 § 2 (part), 1992.)

15.04.120 Violation—Enforcement.

The planning director will administer and enforce this chapter, unless otherwise designated under Section [15.04.041](#)(B). The planning director or designee may order the discontinuance of unlawful uses of land, buildings or structures; the removal or abatement of unlawful buildings or structures or any unlawful additions or alterations thereto; the discontinuation of construction or preparatory activity leading to an unlawful structure or use of land; or any other action necessary to ensure compliance with this chapter. City police officers are also authorized to issue citations to any person who violates any provision of this chapter. (Ord. 92-21 § 2 (part), 1992; Ord. 13-19 § 20, 2013.)

15.04.125 Violation—Penalties and remedies.

A. Violation. A violation of provisions of this chapter shall be an infraction. Upon conviction, the court shall levy a fine of three hundred dollars for each day the violation exists up to a maximum fine of one thousand dollars and assess any surcharge required to be imposed under AS [12.55.039](#). Each day that an unlawful act or condition continues constitutes a separate violation.

B. Remedies.

1. In case any structure is constructed or substantially improved in violation of this chapter, the city, in addition to other remedies, shall institute any proper actions or proceedings necessary, including enjoining of connections to public utilities, to restrain, correct or abate such violations.

2. Pursuant to AS [29.40.190](#), the city or an aggrieved person may institute a civil action against a person who violates a provision of this chapter, or a term, condition or limitation imposed by the planning commission. (Ord. 75-2 § 6(b), 1975; Ord. 86-13 § 1, 1986; Ord. 92-21 § 2 (part), 1992; Ord. 99-04 § 18, 1999; Ord. 13-19 § 21, 2013.)

[Evaluate the addition of Appendix A, Additional Definitions](#)

[Evaluate the addition of Appendix B, Additional Regulatory Standards](#)