



NOTICE OF PUBLIC HEARING

PLACE: City Hall, 120 Short Street, Panorama Park, Iowa

DATE: February 8, 2024

TIME: 7:00 p.m.

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT 24-001 TO SECTION 160 OF THE CODE OF ORDINANCES OF THE CITY OF PANORAMA PARK, IOWA PERTAINING TO FLOODPLAIN MANAGEMENT

PLEASE BE ADVISED that the council of the City of Panorama Park has set a date for a public hearing on Amendment 24-001. This hearing will be held at 7:00 p.m. on Thursday, February 8, 2024 at City Hall, 120 Short Street, Panorama Park, Iowa 52722. At that time, the council will receive comments for or against said Amendment. In addition, written comments can be forwarded to the clerk at the above address.



CITY OF PANORAMA PARK

ORDINANCE 24-001

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PANORAMA PARK, IOWA BY AMENDING PROVISIONS PERTAINING TO FLOODPLAIN MANAGEMENT

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PANORAMA PARK, IOWA, as follows:

SECTION 1. SECTION MODIFIED

Section **160.01 (11)** of the Code of Ordinances of the City of Panorama Park is hereby repealed, and the following adopted in lieu thereof:

160.01 DEFINITIONS

11. "Factory-built home park or subdivision" means a parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.of the first floodplain management regulations adopted by the community.

SECTION 2. SECTION MODIFIED

Section **160.03 (1)** of the Code of Ordinances of the City of Panorama Park is hereby repealed, and the following adopted in lieu thereof:

160.03 GENERAL PROVISIONS

1. The provisions of this Ordinance shall apply to all lands and development which have significant flood hazards. The Flood Insurance Study for Scott County, Iowa and Incorporated Areas, City of Panorama Park, Panel 19163C0387H, dated April 11, 2024, which were prepared as part of the Scott County Flood Insurance Study, shall be used to identify such flood hazard areas and all areas shown thereon to be within the boundaries of the base flood shall be considered as having significant flood hazards. The Scott County Flood Insurance Study is hereby adopted by reference and is made part of this ordinance for the purpose of administering floodplain management regulations.

SECTION 3. SECTION MODIFIED

Section **160.05 (1) (D)** of the Code of Ordinances of the City of Panorama Park is hereby repealed, and the following adopted in lieu thereof:

160.05 FLOODPLAIN MANAGEMENT STANDARDS

1. General Floodplain Standards
 - D. All New and Substantially Improved Structures:
 - (1) Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:
 - a. A minimum of two (2) openings, with positioning on at least two (2) walls, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.)
 - b. The bottom of all openings shall be no higher than one foot above grade.

- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.
 - d. All such areas shall be used solely for parking of vehicles, building access, and low-damage potential storage.
- (2) Where the distance between the floor and ceiling of the fully enclosed area below the “lowest floor” is FIVE (5) feet or more, the applicant shall be required to sign and record with the Scott County Recorder a Non-Conversion Agreement that ensures the lower enclosed area remains compliant with the criteria outlined in this subsection.
- (3) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- (4) New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case on non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation.
- (5) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters, and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.

SECTION 4. SEVERABILITY CLAUSE

If any section, provision, or part of this ordinance shall be judged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE

This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.