



# Hall County Regional Planning Commission

Wednesday, June 04, 2008  
Regular Meeting

## Item F3

### Public Hearing - Adopt Flood Maps

*Insert a narrative here*

Staff Contact:

## **Agenda Item #6**

### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

May 13, 2008

### **SUBJECT:**

*Concerning amendments to the Zoning Regulations for Hall County, the City of Grand Island and its 2 mile extra-territorial jurisdiction, the City of Wood River and its 1 mile extra-territorial jurisdiction, and the Villages of Alda, Cairo, and Doniphan and their 1 mile extra-territorial jurisdictions.*

*Amendments to be considered pertain to the effective date of maps to be used for regulating the flood plain as determined by the Federal Emergency Management Agency (FEMA). (C-18-2008All)*

### **PROPOSAL:**

The changes proposed here are necessary to insure that all of the communities in Hall County are properly managing the flood plain in their respective jurisdictions. The proposed changes are defined for each community and attached. All areas with changes are highlighted. Additions are *Italicized and underlined* and deletions are in ~~strike out~~.

### **OVERVIEW:**

Communities that have identified flood plain are required to adopt regulations for the management and protection of the flood plain within their jurisdiction by both the Federal Government and the State of Nebraska. If communities refuse to or fail to enforce flood plain regulations within their jurisdiction they are at risk of being declared in noncompliance with Federal and State mandates. Individuals and businesses in communities that do not comply with the Federal mandate to manage the flood plain lose of the ability to get flood insurance. Lenders are severely limited in the type of loans they can make in communities where flood insurance is not available. Hall County and its communities have been managing the flood plain for more than 30 years and currently in compliance with Federal and State mandates.

As part of a nationwide mapping project FEMA has updated all of the maps for Hall County. These maps will be available in digital format and usable on the local geographic information system (GIS) and Mapsifter for regulatory purposes when they become effective. The publication date of the new maps is September 26, 2008. The new maps do not make any dramatic changes to the flood plain in Hall County. Some new areas have been identified due to different

data sets and newer techniques. It is not anticipated that these changes will have much affect on the residents of Hall County.

A copy of the new map is attached. Individual sheets are available at the Planning Department offices if you need further information.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Hall County Board, the Grand Island and Wood River City Councils and the Village Boards of Alda, Cairo and Doniphan **approve** the changes to the Zoning Regulations as presented to be effective on September 26, 2008.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

## ***Alda Zoning Ordinance***

### ***Section 8.02 General Provisions***

#### 8.02.01. Lands to which ordinance applies

This ordinance shall apply to all lands within the jurisdiction of the Village of Alda on the Flood Insurance Rate Map (FIRM) dated ~~June 3, 1986~~ September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 8.04 of this ordinance. In all areas covered by this ordinance no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Council or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 8.05, 8.06, and 8.07.

## ***Cairo Zoning Ordinance***

### ***Section 8.02 General Provisions***

#### 8.02.02. Lands to which ordinance applies

This ordinance shall apply to all lands within the jurisdiction of the Village of Cairo on the Flood Insurance Rate Map (FIRM) ~~June 3, 1986~~ September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 8.04 of this ordinance. In all areas covered by this ordinance no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Council or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 8.05, 8.06, and 8.07

## ***Doniphan Zoning Ordinance***

### ***Section 8.02 General Provisions***

#### 8.02.03. Lands to which ordinance applies

This ordinance shall apply to all lands within the jurisdiction of the Village of Doniphan on the Flood Insurance Rate Map (FIRM) dated ~~June 3, 1986~~ September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 8.04 of this ordinance. In all areas covered by this ordinance no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Council or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 8.05, 8.06, and 8.07.

## **Wood River Zoning Ordinance**

### **Section 8.02 General Provisions**

#### **8.02.04. Lands to which ordinance applies**

This ordinance shall apply to all lands within the jurisdiction of the City of Wood River on the Flood Insurance Rate Map (FIRM) dated ~~June 3, 1986~~ September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 8.04 of this ordinance. In all areas covered by this ordinance no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Council or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 8.05, 8.06, and 8.07.

## **Hall County Zoning Resolution**

### **Section 8.02 General Provisions**

#### **8.02.05. Lands to Which Resolution Applies**

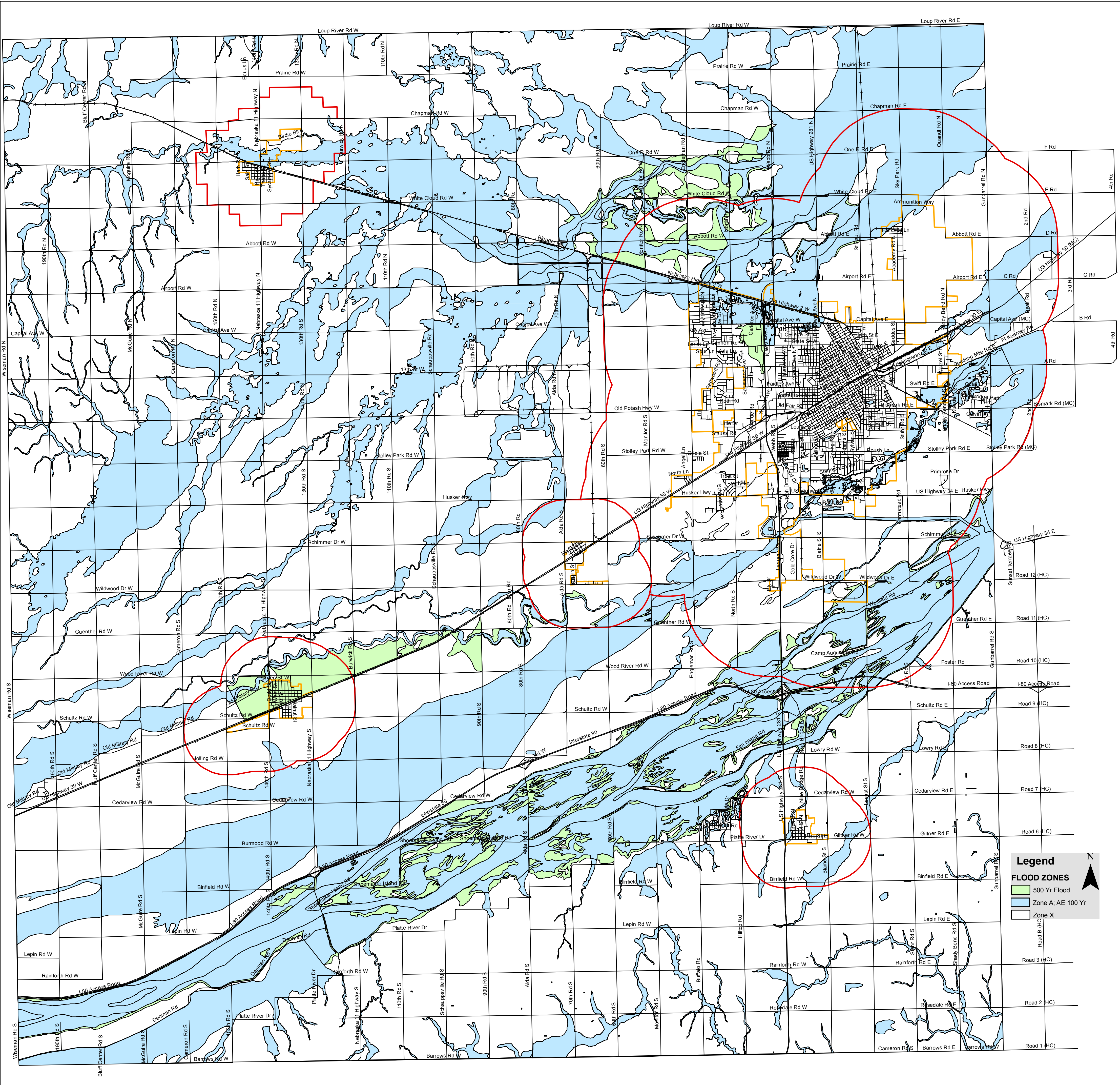
This Resolution shall apply to all lands within the jurisdiction of Hall County identified on the Flood Insurance Rate Map (FIRM) dated ~~September 29, 1986~~ September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 8.04 of this Resolution. In all areas covered by this Resolution no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the Board of Supervisors or its duly designated representative under such safeguards and restrictions as the Board of Supervisors or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 8.05, 8.06, and 8.07.

## **Grand Island Zoning Ordinance**

### **§36-118. General Provisions**

(A) Lands to which Article applies. This Article shall apply to all lands within the jurisdiction of the City of Grand Island identified on the Flood Insurance Rate Map (FIRM) dated ~~March 2, 1983~~ September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in §36-120 of this chapter. In all areas covered by this Article, no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Council or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in §36-121, 36-122, and 36-123 herein.





**Legend**

**FLOOD ZONES**

- 500 Yr Flood
- Zone A; AE 100 Yr
- Zone X