

FLOODPLAIN MANAGEMENT RESOLUTION

RESOLUTION No. 06-22
FLOODPLAIN MANAGEMENT RESOLUTION
FOR LYON COUNTY, KANSAS, AND REPEALING RESOLUTION 25-10
Pursuant to 44 C.F.R. § 60.3 (d) - Regulatory Floodway Identified,
K.S.A. 12-766, and K.A.R. 5-44-1 through 5-44-7

ARTICLE 1 STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND PURPOSES

SECTION A. STATUTORY AUTHORIZATION

1. *Approval of Draft Resolution by Kansas Chief Engineer Prior to Adoption*

The following floodplain management regulations, as written, were approved in draft form by the Chief Engineer of the Division of Water Resources of the Kansas Department of Agriculture on 22 March, 2022.

2. *Kansas Statutory Authorization*

The Legislature of the State of Kansas has in K.S.A. 12-741 *et seq.*, and specifically in K.S.A. 12-766, delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety, and general welfare of the public. Therefore, the Board of County Commissioners of Lyon County, Kansas, ordains as follows:

SECTION B. FINDINGS OF FACT

1. *Flood Losses Resulting from Periodic Inundation*

Lyon County, Kansas, special flood hazard areas are subject to inundation, resulting 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 public health, safety, and general welfare.

2. *General Causes of the Flood Losses*

These flood losses are caused by (1) the cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and (2) the occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from flood damages.

3. *Methods Used To Analyze Flood Hazards*

The Flood Insurance Study (FIS) that is the basis of this Resolution uses a standard engineering method of analyzing flood hazards, consisting of a series of interrelated steps.

- a. Selection of a base flood based upon engineering calculations permits consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this Resolution represents large floods, which are characteristic of what can be expected to occur on the particular streams subject to this Resolution. Therefore, the base flood is the flood that is estimated to have a one (1) percent chance of being equaled or exceeded in any one year as delineated on the Federal Insurance Manager's F.I.S., and illustrative materials *June 15, 2022*, as amended, and any future revisions thereto.
- b. Calculation of water surface profiles based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.
- c. Computation of a floodway required to convey this flood without increasing flood heights by more than one (1) foot.

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- d. Delineation of floodway encroachment lines within which no development is permitted that would cause **any** increase in flood height.
- e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines, but still subject to inundation by the base flood.

SECTION C. STATEMENT OF PURPOSE

This Resolution aims to promote the public health, safety, and general welfare of the public. To minimize those losses described in Article 1, Section B(1); to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (C.F.R.) § 59.22(a)(3); to meet the requirements of 44 C.F.R. § 60.3(d) and K.A.R. 5-44-4 by applying the provisions of this Resolution to:

1. Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities;
2. Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and
3. Protect individuals from buying lands unsuited for the intended development due to the flood hazard.

ARTICLE 2 GENERAL PROVISIONS

SECTION A. LANDS TO WHICH RESOLUTION APPLIES

This Resolution shall apply to all lands within the jurisdiction of Unincorporated Lyon County, Kansas. Identified as numbered and unnumbered A Zones, A.E., A.O., and A.H. Zones on the Flood Insurance Rate Map (FIRM) panels referenced on the associated FIRM Index dated *June 15, 2022*, as amended, and any future revisions thereto. In all areas covered by this Resolution, no development shall be permitted except through the issuance of a floodplain development permit granted by the Board of County Commissioners or its duly designated representative. Under such safeguards and restrictions as the Board of County Commissioners or the appointed representative may reasonably impose for promoting and maintaining the general welfare and health of the community's inhabitants, and as specifically noted in Article 4.

SECTION B. COMPLIANCE

No development within this community's special flood hazard areas shall be located, extended, converted, or structurally altered without fully complying with this Resolution and other applicable regulations.

SECTION C. ABROGATION AND GREATER RESTRICTIONS

It is not intended by this Resolution to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Resolution imposes greater restrictions, the provisions of this Resolution shall prevail. All other resolutions inconsistent with this Resolution are hereby repealed to the extent of the inconsistency only.

SECTION D. INTERPRETATION

In their interpretation and application, the provisions of this Resolution shall be held to be minimum requirements, shall be liberally construed in favor of the governing body, and shall not be deemed a limitation or repeal of any other powers granted by Kansas statutes.

SECTION E. WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this Resolution is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions, or the flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Resolution does not imply that areas outside the floodway and flood fringe or land use permitted within such areas will be free from flooding or flood

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damage. This Resolution shall not create a liability on the part of Lyon County, Kansas, any officer, or employee thereof, for any flood damages that may result from reliance on this Resolution or any administrative decision lawfully made thereunder.

SECTION F. SEVERABILITY

If any section, clause, provision, or portion of this Resolution is adjudged unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this Resolution shall not be affected thereby.

ARTICLE 3 ADMINISTRATION

SECTION A. FLOODPLAIN DEVELOPMENT PERMIT

A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured or mobile homes, in the areas described in Article 2, Section A. No person, firm, corporation, or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development.

SECTION B. DESIGNATION OF FLOODPLAIN MANAGER

The Lyon County Floodplain Manager is hereby appointed to administer and implement the provisions of this Resolution.

SECTION C. DUTIES AND RESPONSIBILITIES OF FLOODPLAIN MANAGER

Duties of the Floodplain Manager shall include, but not be limited to:

1. Review of all applications for floodplain development permits to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this Resolution have been satisfied;
2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from Federal, State, or local governmental agencies from which prior approval is required by Federal, State, or local law;
3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;
4. Issue floodplain development permits for all approved applications;
5. Notify adjacent communities and the Division of Water Resources, Kansas Department of Agriculture, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
6. Assure that the flood-carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse; and
7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially-improved structures;
8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially-improved non-residential structures have been floodproofed;
9. When floodproofing techniques are utilized for a particular non-residential structure, the floodplain Manager shall require certification from a registered professional engineer or architect.

SECTION D. APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT

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To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished. Every floodplain development permit application shall:

1. Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
2. Identify and describe the work to be covered by the floodplain development permit;
3. Indicate the use or occupancy for which the proposed work is intended;
4. Indicate the assessed value of the structure and the fair market value of the improvement;
5. Specify whether development is located in designated flood fringe or floodway;
6. Identify the existing base flood elevation and the elevation of the proposed development;
7. Give such other information as reasonably may be required by the Floodplain Manager;
8. Be accompanied by plans and specifications for proposed construction; and
9. Be signed by the permittee or his authorized agent, who may be required to submit evidence to indicate such authority.

ARTICLE 4 PROVISIONS FOR FLOOD HAZARD REDUCTION

SECTION A. GENERAL STANDARDS

1. No permit for floodplain development shall be granted for new construction, substantial improvements, and other improvements, including the placement of manufactured or mobile homes within any numbered or unnumbered A Zones, AE, AO, and AH Zones unless the conditions of this section are satisfied.
2. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the one percent (1%) annual chance or one hundred (100)-year flood. However, the base flood elevation is not provided. Development within unnumbered A zones is subject to all provisions of this Resolution. If the Flood Insurance Study data is not available. The community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources.
3. Until a floodway is designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within any unnumbered or numbered A Zones or AE zones on the FIRM unless it is demonstrated that the proposed development's cumulative effect when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
4. All new Construction, subdivision proposals, substantial improvements, prefabricated structures, placement of manufactured or mobile homes, and other developments shall require:
 - a. Design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - b. construction with materials resistant to flood damage;
 - c. Utilization of methods and practices that minimize flood damages;
 - d. All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and located to prevent water from entering or accumulating within the components during conditions of flooding;

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- e. New or replacement water supply systems and sanitary sewage systems be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and on-site waste disposal systems are located to avoid impairment or contamination; and
- f. Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that:
 - (1) All such proposals are consistent with the need to minimize flood damage;
 - (2) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
 - (3) Adequate drainage is provided to reduce exposure to flood hazards; and
 - (4) All proposals for development, including proposals for manufactured home parks and subdivisions, of greater than five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals the base flood elevation data.

5. *Storage, Material, and Equipment*

- a. The storage or processing of materials within the special flood hazard area that is in time of flooding buoyant, flammable, explosive, or could be dangerous to human, animal, or plant life is prohibited.
- b. If not subject to major damage by floods, storage of material or equipment may be allowed if firmly anchored to prevent flotation or if readily removable from the area within the time available after a flood warning.

6. *Non-conforming Use*

A structure, or the use of a structure or premises that was lawful before the passage or amendment of the Resolution, but which is not in conformity with the provisions of this Resolution, may be continued subject to the following conditions:

- a. If such structure, use, or utility service has been discontinued for six (6) consecutive months, any future use of the building shall conform to this Resolution.
- b. If any non-conforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty (50) percent of the pre-damaged market value of the structure. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, safety codes, regulations, or the cost of any alteration of a structure listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination.

7. *Agricultural Structures*

Structures used solely for agricultural purposes in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including livestock raising, may be constructed at grade and wet-floodproofed provided there is no human habitation or occupancy of the structure. The structure is of single-wall design; there is no permanent retail, wholesale, or manufacturing use included in the structure; the structure meets the following floodplain management requirements, and a floodplain development permit has been issued.

Any permit granted for an agricultural structure shall be decided individually based on a case-by-case analysis of the building's unique circumstances. Permits shall meet the following conditions.

In order to minimize flood damages during the one percent (1%) annual chance or one hundred (100)-year flood -year flood and the threat to public health and safety, the following conditions shall be included for any permit issued for agricultural structures that are constructed at-grade and wet-floodproofed:

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- a. All proposed agricultural structures shall demonstrate that no other alternate location outside of the special flood hazard area exists for the agricultural structure. Residential structures, such as farmhouses, cannot be considered agricultural structures.
- b. Use of the structures must be limited to agricultural purposes in any special flood hazard area only as identified on the community's Flood Insurance Rate Map (FIRM).
- c. For any new or substantially-damaged agricultural structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation must be built with flood-resistant materials in accordance with Article 4, Section A (4)(b) of this Resolution.
- d. The agricultural structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structures in accordance with Article 4, Section A (4)(a) of this Resolution. In addition, all of the building's structural components must be capable of resisting specific flood-related forces, including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
- e. Any mechanical, electrical, or other utility equipment must be located (1) one foot above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Article 4, Section A (4)(d) of this Resolution. The elevation shall be certified by a licensed land surveyor or professional engineer.
- f. The agricultural structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the one percent annual chance flood event, also referred to as the one percent (1%) annual chance or one hundred (100)-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with Article 4, Section B (1)(c) of this Resolution.
- g. The agricultural structures must comply with the floodplain management floodway encroachment provisions of Article 4, Section E(2) of this Resolution. No permits may be issued for agricultural structures within any designated floodway if any increase in flood levels would result during the one-percent annual chance flood event, also referred to as the one percent (1%) annual chance or one hundred (100)-year flood.
- h. Major equipment, machinery, or other contents must be protected from any flood damage.
- i. No disaster relief assistance under any program administered by any Federal agency shall be paid for any repair or restoration costs of the agricultural structures.
- j. Wet-floodproofing construction techniques must be reviewed and approved by the community. The community may request approval by a registered professional engineer or architect prior to issuing any floodplain development permit for construction—cost for any required professional certification to be paid by the developer.

8. *Accessory Structures*

Structures used solely for parking and limited storage purposes, not attached to any other structure on the site, of limited investment value, and not larger than 600 square feet, may be constructed at-grade and wet-floodproofed provided there is no human habitation or occupancy of the structure. The structure is of single-wall design; the accessory structure meets the following floodplain management requirements, and a floodplain development permit has been issued. Wet-floodproofing is only allowed for small, low-cost structures.

Any permit granted for an accessory structure shall be decided individually based on a case-by-case analysis of the building's unique circumstances. Permits shall meet the following conditions.

In order to minimize flood damages during the one percent annual chance flood event, also referred to as the one percent (1%) annual chance or one hundred (100)-year flood and the threat to public health and safety, the following conditions shall be required for any permit issued for accessory structures that are constructed at-grade and wet-floodproofed:

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- a. Use of the accessory structures must be solely for parking and limited storage purposes in any special flood hazard area as identified on the community's Flood Insurance Rate Map (FIRM).
- b. For any new or substantially-damaged accessory structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation must be built with flood-resistant materials in accordance with Article 4, Section A (4)(b) of this Resolution.
- c. The accessory structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structure in accordance with Article 4, Section A (4)(a) of this Resolution. In addition, all of the building's structural components must be capable of resisting specific flood-related forces, including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
- d. Any mechanical, electrical, or other utility equipment must be located above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with Article 4, Section A (4)(d) of this Resolution.
- e. The accessory structures must meet all NFIP opening requirements. The NFIP requires that enclosure or foundation walls, subject to the one percent annual chance flood event, also referred to as the one percent (1%) annual chance or one hundred (100)-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with Article 4, Section B (1)(c) of this Resolution.
- f. The accessory structures must comply with the floodway encroachment provisions of Article 4, Section E (2) of this Resolution. No permits may be issued for accessory structures within any designated floodway if any increase in flood levels would result during the one percent (1%) annual chance or one hundred (100)-year flood.
- g. Equipment, machinery, or other contents must be protected from any flood damage.
- h. No disaster relief assistance under any program administered by any Federal agency shall be paid for any repair or restoration costs of the accessory structures.
- i. Wet-floodproofing construction techniques must be reviewed and approved by the community. The community may request approval by a registered professional engineer or architect prior to the issuance of any floodplain development permit for construction—the cost for any required professional certification to be paid by the developer.

9. *Critical Facilities*

- a. All new/substantially-improved critical non-residential facilities. Including, but not limited, to governmental buildings, police stations, fire stations, hospitals, orphanages, penal institutions, communication centers, water pumping, sewer pumping stations, water treatment, sewer treatment facilities, transportation maintenance facilities, places of public assembly, emergency aviation facilities, and schools. Shall be elevated at least one (1) foot above the .2 percent annual chance flood event, also referred to as the five hundred (500)-year flood level or with attendant utility and sanitary facilities. Be floodproofed so that below a minimum of one (1) foot above five hundred (500)-year flood level, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall verify that the standards of this subsection are satisfied. Such certification shall be provided to the floodplain Manager as outlined in Article 3, Section C(7)(8)(9).
- b. All critical facilities shall have access routes above the five hundred (500) year flood elevation.
- c. No critical facilities shall be constructed in any designated floodway.

10. *Hazardous Materials*

All hazardous material storage and handling sites shall be located outside the special flood hazard area.

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11. *Cumulative Improvement*

A structure may be improved (remodeled or enlarged) without conforming to current requirements for elevation so long as the cumulative value of all work done within the last five (5) calendar years does not exceed fifty (50) percent of the structure's current market value. If the cumulative value of the improvement exceeds fifty (50) percent of the structure's current market value. The structure must be brought into compliance with Article 4, Section B(1), which requires the elevation of residential structures to one (1) foot above the base flood elevation or the elevation/floodproofing of non-residential structures to one (1) foot above the base flood elevation.

SECTION B. SPECIFIC STANDARDS

1. In all areas identified as numbered and unnumbered A zones, AE, and AH Zones, where base flood elevation data have been provided, as set forth in Article 4, Section A(2), the following provisions are required:

- a. *Residential Construction*

New Construction or substantial improvement of any residential structures, including manufactured or mobile homes, shall have the lowest floor, including basement, elevated a minimum of one (1) foot above base flood elevation. Mechanical and HVAC equipment servicing the building must be elevated to the same level as the lowest floor. **A licensed land surveyor or professional engineer shall certify the lowest floor elevation.**

- b. *Non-Residential Construction*

New Construction or substantial improvement of any commercial, industrial, or other non-residential structures, including manufactured or mobile homes, shall have the lowest floor, including basement, elevated a minimum of one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below one (1) foot above the base flood elevation, the structure is watertight with walls substantially impermeable to the passage of water. They are built with structural components capable of resisting hydrostatic, hydrodynamic loads, and buoyancy effects. A registered professional engineer or architect shall verify that the standards of this subsection are satisfied. The building's mechanical and HVAC equipment must be elevated or flood protected to the same level as the lowest floor. **A licensed land surveyor or professional engineer shall certify the lowest floor elevation.** Such certification shall be provided to the floodplain Manager as set forth in Article 3, Section C(7)(8)(9).

- c. *Enclosures Below Lowest Floor*

Require all new construction and substantial improvements that fully enclosed areas below the lowest floor used solely for parking vehicles, building access, or storage in an area other than a basement and 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 architect or meet or exceed the following minimum criteria:

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

SECTION C. MANUFACTURED or MOBILE HOMES

1. All manufactured or mobile homes to be placed within all unnumbered and numbered A Zones, AE, and AH Zones on the Community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured or mobile homes must be elevated and anchored to resist

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flotation, collapse, or lateral movement. Methods of anchoring may include but are not limited to using over-the-top or frame ties to ground anchors.

2. Require manufactured or mobile homes that are placed or Substantially-improved within unnumbered or numbered A Zones, AE, and AH Zones, on the Community's FIRM on sites:
 - a. Outside of a manufactured home park or subdivision;
 - b. In a new manufactured home park or subdivision;
 - c. In an expansion to an existing manufactured home park or subdivision; or
 - d. In an existing manufactured home park or subdivision on which a manufactured or mobile home has incurred substantial damage resulting from a flood. Shall be elevated on a permanent foundation. The lowest floor of the manufactured home is elevated a minimum of one (1) foot above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. Mechanical and HVAC equipment servicing the building must be elevated to the same level as the lowest floor. **A licensed land surveyor or professional engineer shall certify the lowest floor elevation.**
3. Require that manufactured or mobile homes are placed or substantially-improved on sites in an existing manufactured home park or subdivision. Within all unnumbered and numbered A Zones, AE, and AH Zones on the Community's FIRM, that are not subject to the provisions of Article 4, Section C(2) of this Resolution, be elevated so that:
 - a. The lowest floor of the manufactured or mobile home is a minimum of one (1) foot above the base flood elevation.
 - b. Mechanical and HVAC equipment servicing the building must be elevated to the same level as the lowest floor. **A licensed land surveyor or professional engineer shall certify the lowest floor elevation.**

SECTION D. AREAS OF SHALLOW FLOODING (AO and AH zones)

Located within the areas of special flood hazard described in Article 2, Section A are areas designated as AO zones. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. The following provisions apply:

1. *AO Zones*
 - a. All new construction and substantial improvements of residential structures, including manufactured or mobile homes, shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two (2) feet if no depth number is specified) plus one (1) foot of freeboard. Mechanical and HVAC equipment to be protected to the same level as the lowest floor.
 - b. All new construction and substantial improvements of any commercial, industrial, or other non-residential structures, including manufactured or mobile homes, shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community FIRM (at least two (2) feet if no depth number is specified) plus one (1) foot of freeboard or together with attendant utilities and sanitary facilities be completely floodproofed to that so that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Mechanical and HVAC to be elevated to same freeboard level.
 - c. Adequate drainage paths shall be required around structures on slopes in order to guide floodwaters around and away from proposed structures.

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2. *AH Zones*

- a. The specific standards for all areas of special flood hazard where base flood elevation has been provided shall be required as set forth in Article 4, Section B.
- b. Adequate drainage paths shall be required around structures on slopes to guide floodwaters around and away from proposed structures.

SECTION E. FLOODWAY

Located within special flood hazard areas established in Article 2, Section A. are designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that carry debris and potential projectiles, the following provisions shall apply:

1. The Community shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of more than one (1) foot at any point.
2. The Community shall prohibit any 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.
3. A community may permit encroachments within the adopted regulatory floodway that would increase base flood elevations. Provided that the community first applies for a conditional FIRM and floodway revision, fulfills the requirements for such revisions as established under the provisions of 44 CFR 65.12, and receives the approval of FEMA.
4. If Article 4, Section E(2), is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article 4.
5. In unnumbered A zones, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources as set forth in Article 4, Section A(2).

SECTION F. CONDITIONS FOR APPROVING TEMPORARY STRUCTURES

Any permit granted for a temporary structure shall be decided individually based on a case-by-case analysis of the building's unique circumstances.

1. A temporary structure may be considered for location within the one (1) percent annual chance flood event, also referred to as the one hundred (100)-year floodplain, only when all of the following criteria are met:
 - a. Use of the temporary structure is unique to the land to be developed and cannot be located outside of the floodplain nor meet the NFIP design standards;
 - b. Denial of the temporary floodplain development permit will create an undue hardship on the property owner;
 - c. community has adopted up to date NFIP and building regulations to direct placement and removal of the temporary structure; and,
 - d. Community has sufficient staff to monitor the placement, use, and removal of the temporary structure throughout the duration of the permit.

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2. Once all of the above conditions are met, an application for a temporary floodplain development permit must be made to Lyon County, Kansas. The County shall consider all applications for temporary floodplain development permits for a temporary structure based on the following criteria:
 - a. The placement of any temporary structure within the special flood hazard areas shown on the community's adopted FEMA/NFIP map shall require an approved temporary floodplain development permit. The temporary floodplain development permit shall be valid for a period not to exceed one hundred and eighty (180) days.
 - b. Temporary floodplain development permit applications for a temporary structure to be located in special flood hazard areas shall conform to the standard public hearing process prior to any community action on the permit request.
 - c. An emergency plan for the removal of the temporary structure. That includes specific removal criteria and time frames from the agency or firm responsible for providing the workforce, equipment, and the relocation and disconnection of all utilities shall be required as part of the temporary floodplain development permit application for the placement of temporary structure.
 - d. On or before the expiration of the one hundred and eighty (180) day permit period, the temporary structure shall be removed from the site. All utilities, including water, sewer, communication, and electrical services, shall be disconnected.
 - e. To ensure the continuous mobility of the temporary structure for the duration of the permit, the temporary structure shall retain its wheels and tires, licenses, and towing appurtenance on the structures at all times.
 - f. Under emergency flooding conditions, the temporary structure shall be removed immediately or as directed by the community and as specified in the emergency removal plan.
 - g. Location of any temporary structure within the regulatory floodway requires the provision of a "no-rise" certificate by a registered professional engineer.
 - h. Violation of or non-compliance with any of the stated conditions of the temporary floodplain development permit during the term thereof. Shall make the permit subject to revocation by resolution of the governing body of the community. The permit revocation notice shall be issued to the landowner, the occupant of the land, and the general public.
 - i. Any deviation from the approved site plan shall be deemed a violation of the temporary floodplain development permit approval, and the uses allowed shall automatically be revoked. The subsequent use of the land shall be as it was prior to the permit approval. In the event of any violation, all permitted uses shall be deemed a violation of this Resolution and shall be illegal non-conforming uses and shall be summarily removed and abated.
 - j. If the temporary structure is to be returned to its previously occupied site, the process for issuing a temporary floodplain development permit must be repeated in full. Any subsequent permit shall be valid for one hundred and eighty (180) days only.

SECTION G. RECREATIONAL VEHICLES

Require that recreational vehicles placed on sites within all unnumbered and numbered A Zones, AE, AH, and AO Zones on the Community's FIRM either:

1. Be on the site for fewer than one hundred and eighty (180) consecutive days, or
2. Be fully licensed and ready for highway use*; or
3. Meet the permitting, elevation, and anchoring requirements for manufactured homes of this Resolution.

FLOODPLAIN MANAGEMENT RESOLUTION

*A recreational vehicle is ready for highway use on its wheels or jacking system. It is attached only by quick-disconnect type utilities and security devices and has no permanently attached additions.

ARTICLE 5 FLOODPLAIN MANAGEMENT VARIANCE PROCEDURES

SECTION A. ESTABLISHMENT OF APPEAL BOARD

The Lyon County Appeals Board, established by the Lyon County Board of County Commissioners, shall hear and decide appeals and requests for variances from the floodplain management requirements of this Resolution.

SECTION B. RESPONSIBILITY OF APPEAL BOARD

If an application for a floodplain development permit is denied by the Floodplain Manager. The applicant may apply for such floodplain development permit directly to the Appeals Board, as defined in Article 5, Section A.

The Appeals Board shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Manager in the enforcement or administration of this Resolution.

SECTION C. FURTHER APPEALS

Any person aggrieved by the Appeals Board's decision or any taxpayer may appeal to the District Court as provided in K.S.A. 12-759 and 12-760.

SECTION D. FLOODPLAIN MANAGEMENT VARIANCE CRITERIA

In passing upon such applications for variances, the Appeals Board shall consider all technical data and evaluations, all relevant factors, standards specified in other sections of this Resolution, and the following criteria:

1. Danger to life and property due to flood damage;
2. Danger that materials may be swept onto other lands to the injury of others;
3. Susceptibility of the proposed facility, its contents to flood damage, and the effect of such damage on the individual owner;
4. Importance of the services provided by the proposed facility to the community;
5. Necessity to the facility of a waterfront location, where applicable;
6. Availability of alternative locations, not subject to flood damage, for the proposed use;
7. Compatibility of the proposed use with existing and anticipated development;
8. Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. Safety of access to the property in times of flood for ordinary and emergency vehicles;
10. Expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters, if applicable, expected at the site; and,
11. 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; streets; and bridges.

SECTION E. CONDITIONS FOR APPROVING FLOODPLAIN MANAGEMENT VARIANCES

FLOODPLAIN MANAGEMENT RESOLUTION

1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acres or less in size. Lots contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing items two (2) through six (6) below have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
2. Variances may be issued for the reconstruction, repair, restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination. Provided the proposed activity will not preclude the structure's continued historic designation and the variance is the minimum necessary to preserve the historic character and design of the structure.
3. Variances shall not be issued within any designated floodway if there is any significant increase in flood discharge or base flood elevation results.
4. Variances shall only be issued upon determining that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. Variances shall only be issued upon (a) showing of good and sufficient cause, (b) determination that failure to grant the variance would result in exceptional hardship to the applicant, and (c) 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 resolutions.
6. A community shall notify the applicant in writing over the signature of a community official that (a) the issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage, and (b) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this Resolution.
7. A community shall maintain a record of all variance actions, including the justification for their issuance.
8. A community may issue variances for new construction and substantial improvements and other development necessary for a functionally dependent use if the criteria of items 1 through 5 of this section are met. In addition, the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

ARTICLE 6 VIOLATIONS

The Floodplain Manager may make reasonable entry upon any lands and waters in Lyon County, Kansas, for the purpose of doing an investigation, inspection, or survey to verify compliance with these regulations. The Floodplain Manager shall provide notice of entry by mail, electronic mail, phone call, or personal delivery to the owner, owner's agent, lessee, or lessee's agent whose lands will be entered. If none of these persons can be found, the floodplain Manager shall affix a copy of the notice to one or more conspicuous places on the property a minimum of five (5) days prior to entry.

A structure or other development without a floodplain development permit or other evidence of compliance is presumed to be in violation until such documentation is provided.

The floodplain Manager shall provide written notice of a violation of this Resolution to the owner, the owner's agent, lessee, lessee's agent by personal service or certified mail, return receipt requested. The written notice shall include instructions and a deadline to request a hearing before the appeals board, and if no hearing is requested, a deadline by which the violation must be corrected.

Violation or failure to comply with the requirements of the provisions of this Resolution (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates or fails to comply with the requirements of this Resolution shall, upon conviction thereof, be fined not more than \$500.00. In addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent Lyon County, Kansas, or other appropriate authority from taking other lawful action necessary to prevent or remedy any violation.

FLOODPLAIN MANAGEMENT RESOLUTION

The notice shall also state that the County may utilize authority granted under the Lyon County Zoning Regulations 9.5.3 to require abatement of the floodplain violation. If the owner, occupant, or agent fails to remove the structure/violation, the County may remove the structure/violation and seek all remedies available under County Regulation or civil law through the district court.

ARTICLE 7 AMENDMENTS

The regulations, restrictions, and boundaries set forth in this Resolution may from time to time be amended, supplemented, changed, or appealed to reflect all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in Lyon County, Kansas. At least twenty (20) days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the FEMA Region VII office. The regulations of this Resolution comply with the NFIP regulations.

ARTICLE 8 DEFINITIONS

Unless specifically defined below, words or phrases used in this Resolution shall be interpreted to give them the same meaning they have in common usage and give this Resolution its most reasonable application.

"one hundred (100)-year flood" *see "base flood."*

"Accessory Structure" means the same as *"appurtenant structure."*

"Actuarial Rates" *see "risk premium rates."*

"Agency" means the Federal Emergency Management Agency (FEMA).

"Agricultural Commodities" means agricultural products and livestock.

"Agricultural Structure" means any structure used exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities.

"Appeal" means a request to review the Floodplain Manager's interpretation of any provision of this Resolution or a request for a variance.

"Appurtenant Structure" means a structure on the same parcel of property as the principle structure to be insured, and the use of which is incidental to the use of the principal structure.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM). With a one (1) percent or greater annual chance of flooding to an average depth of one (1) to three (3) 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" is the land in the floodplain within a community subject to one (1) percent or greater chance of flooding in any given year.

"Base Flood" means the flood having a one (1) percent chance of being equaled or exceeded in any given year.

"Base Flood Elevation" means the elevation of the water's surface during a one percent annual chance flood event.

"Basement" means any area of the structure having its floor subgrade (below ground level) on all sides.

"Building" *see "structure."*

"Chief Engineer" means the chief engineer of the division of water resources, Kansas Department Of Agriculture.

"Chief Executive Officer" or "Chief Elected Official" means the community's official charged with the authority to implement and administer laws, resolutions, and regulations for that community.

FLOODPLAIN MANAGEMENT RESOLUTION

"Community" means any State or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

"Development" means any human-made change to improved or unimproved real estate, including but not limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

"Elevated Building" means, for insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

"Eligible Community" or "Participating Community" means a community for which the Manager has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

"Existing Construction" means for the purposes of determining rates, structures for which the *"start of construction"* commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. *"existing construction"* may also be referred to as *"existing structures."*

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. At a minimum, the installation of utilities, the construction of streets, and final site grading or the pouring of concrete pads are completed before the effective date of the floodplain management regulations adopted by a community.

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of inland waters; (2) the unusual and rapid accumulation or runoff of surface waters from any source; and (3) 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 by some similarly unusual and unforeseeable event which result in flooding as defined above in item (1).

"Flood Boundary and Floodway Map (FBFM)" means an official map of a community where the Manager has delineated special flood hazard areas and the designated regulatory floodway.

"Flood Elevation Determination" means a determination by the Manager of the water surface elevations of the base flood, that is, the flood level that has one (1) percent or greater chance of occurrence in any given year.

"Flood Elevation Study" means examining, evaluating, and determining flood hazards.

"Flood Fringe" means the area outside the floodway encroachment lines but still subject to inundation by the regulatory flood.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by the Manager, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A zones.

"Flood Hazard Map" means the document adopted by the governing body showing the limits of (1) the floodplain; (2) the floodway; (3) streets; (4) stream channel; and (5) other geographic features.

"Flood Insurance Rate Map (FIRM)" means an official community map. The Manager has delineated the special flood hazard areas and the risk premium zones applicable to the community.

"Flood Insurance Study (F.I.S.)" means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations.

FLOODPLAIN MANAGEMENT RESOLUTION

"Floodplain" or "Flood-prone Area" means any land area susceptible to being inundated by water from any source (*see "flooding"*).

"Floodplain Management" means 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" means zoning resolutions, subdivision regulations, building codes, health regulations, special purpose resolutions (such as floodplain and grading resolutions), and other applications of police power. In addition, the term describes such state or local regulations, in any combination thereof, that provide standards for flood damage prevention and reduction.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, or structures and their contents.

"Floodway" or "Regulatory Floodway" means the river or other watercourse channel and the adjacent land areas. That must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

"Floodway Encroachment Lines" means the lines marking the limits of floodways on Federal, State, and local floodplain maps.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for floodplain management purposes. *"Freeboard"* tends to compensate for the many unknown factors contributing to flood heights greater than the height calculated for a selected size flood and floodway conditions. Bridge openings and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use" means use that cannot perform its intended purpose unless located or carried out in close proximity to water. This term includes only docking facilities and facilities necessary for the loading and unloading cargo or passengers but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic Structure" means any structure that is (a) 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; (b) 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; (c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either (1) by an approved state program as determined by the Secretary of the Interior or (2) directly by the Secretary of the Interior in states without approved programs.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including the 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 floodproofing design requirements of this Resolution.

"Manager" means the Federal Insurance Manager.

"Manufactured Home" means a structure, transportable in one or more sections, built on a permanent chassis. It is designed for use with or without a permanent foundation when attached to the required utilities. The term *"manufactured home"* includes mobile homes manufactured prior to 1976 but **does not include** a *"recreational vehicle."*

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

FLOODPLAIN MANAGEMENT RESOLUTION

"Map" means the Flood Hazard Boundary Map (FHBM), Flood Insurance Rate Map (FIRM), or the Flood Boundary and Floodway Map (FBFM) for a community issued by the Federal Emergency Management Agency (FEMA).

"Market Value" or "Fair Market Value" means an estimate of what is fair, economic, just, and equitable value under normal local market conditions.

"Mean Sea Level" means, for purposes of the National Flood Insurance Program (NFIP), the National American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations are shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

"New Construction" means to determine insurance rates, structures for which the *"start of construction"* commenced on or after the effective date of an initial FIRM 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 the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

"New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed. Including, at a minimum, the installation of utilities, construction of streets, and either final site grading or the pouring of concrete pads. This is completed on or after the effective date of floodplain management regulations adopted by the community.

"NFIP" means the National Flood Insurance Program (NFIP).

"Numbered A Zone" means a special flood hazard area where the Flood Insurance Rate Map shows the Base Flood Elevation.

"One percent (1%) annual chance flood" see *"base flood."*

"Participating Community" also known as an *"eligible community,"* means a community in which the Manager has authorized the sale of flood insurance.

"Permit" means a signed document from a designated community official authorizing development in a floodplain, including all necessary supporting documentation such as (1) the site plan; (2) an elevation certificate; and (3) any other necessary or applicable approvals or authorizations from local, state, or federal authorities.

"Person" includes any individual or group of individuals, corporations, partnerships, associations, or other entities, including Federal, State, and local governments and agencies.

"Principally Above Ground" means that at least fifty-one (51) percent of the actual cash value of the structure, less land value, is above ground.

"Reasonably Safe From Flooding" means base flood waters will not inundate the land or damaged structures to be removed from the SFHA. Any subsurface waters related to the base flood will not damage existing or proposed buildings.

"Recreational Vehicle" means a vehicle which is (a) built on a single chassis; (b) four hundred (400) square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently able to be towed by a light-duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Remedy A Violation" means to bring the structure or other development into compliance with Federal, State, or local floodplain management regulations; or, if this is not possible, to reduce the impacts of its non-compliance.

"Risk Premium Rates" means those rates established by the Manager pursuant to individual community studies and investigations, which are undertaken to provide flood insurance in accordance with Section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. *"Risk premium rates"* include provisions for operating costs and allowances.

FLOODPLAIN MANAGEMENT RESOLUTION

"Special Flood Hazard Area" *see "area of special flood hazard."*

"Special Hazard Area" means an area having special flood hazards and shown on an FHBM, FIRM, or FBFM as zones (unnumbered or numbered) A, AO, AE, or AH.

"Start of Construction" includes substantial improvements and means the date the building permit was issued. The actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvements were within one hundred and eighty (180) days of the permit date. The ***actual start*** means either the first placement of permanent construction on a site (slab pouring, footings, piles installation, column construction, work beyond the excavation stage, or manufactured home placement with foundations). Permanent construction does not include land preparation, such as clearing, grading, and filling, the installation of streets and walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, 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 parts of a building, whether or not that alteration affects the external dimensions of the building.

"State Coordinating Agency" means the Division of Water Resources, Kansas Department of Agriculture, or other office designated by the governor of the state or by state statute at the request of the Manager to assist in the implementation of the National Flood Insurance Program (NFIP) in that state.

"Structure" means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground and a manufactured home. ***"Structure"*** for insurance purposes means a walled and roofed building, other than a gas or liquid storage tank that is principally above ground and affixed to a permanent site and a manufactured home on a permanent foundation. The term includes a building while in construction, alteration, or repair for the latter purpose. Still, it does not include building materials or supplies intended for use in such construction, alteration, or repair, unless such materials or supplies are within an enclosed building on the premises.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to pre-damaged condition would equal or exceed 50 percent of the structure's market value before the damage occurred.

"Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvements of a structure, the cost of which equals or exceeds 50 percent of the structure's market value before the ***"start of construction"*** of the improvement. This term includes structures that have incurred ***"substantial damage,"*** regardless of the performed repair work. 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 that 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."***

"Temporary Structure" means a structure permitted in a district for a period not to exceed one hundred and eighty (180) days and must be removed upon the expiration of the permit period. Temporary structures may include recreational vehicles, temporary construction offices, or temporary business facilities used until permanent facilities can be constructed, **but at no time shall it include manufactured homes used as residences.**

"Unnumbered A Zone" means a special flood hazard area shown on a flood hazard boundary map or flood insurance rate map where the base flood elevation is not determined.

"Variance" means a grant of relief by the community from the terms of a floodplain management regulation. Flood insurance requirements remain for any varied use or structure, and the community cannot vary.

"Violation" means the failure of a structure or other development to comply with the community's floodplain management regulations fully. A structure or further development without the elevation certificate, other certifications, or other evidence of compliance required by this Resolution is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.

FLOODPLAIN MANAGEMENT RESOLUTION

ARTICLE 9 CERTIFICATE OF ADOPTION

This Floodplain Management Resolution for the Community of Lyon County, Kansas.

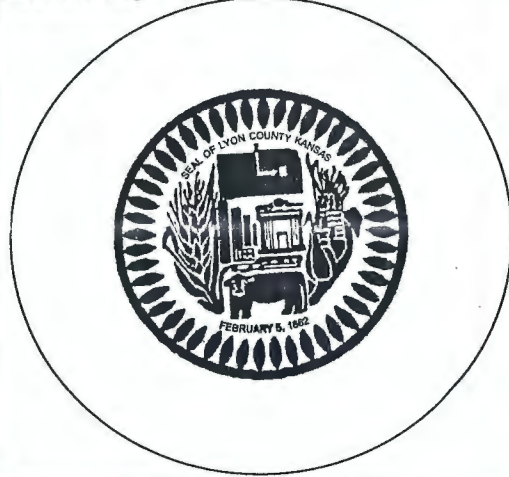
PASSED AND ADOPTED by the Governing Body of the Board of County Commissioners of Lyon County, Kansas.

This day the 9th day of June 2022.

Chief Engineer Draft Approval Seal Here:

APPROVED
This 22 day of March, 2022
Steve Samuelson for Earl Lewis
Earl D. Lewis, Jr., P.E.
Chief Engineer
Division of Water Resources
Kansas Department of Agriculture

Community Approval Seal Here:



APPROVED:

This Resolution shall take effect upon publication in the official county newspaper and on *June 15, 2022*.

The aforesaid passed and approved this the 9th day of June 2022.

Rollie Martin
Rollie Martin, Chair

Doug Peck
Doug Peck

Scott Briggs
Scott Briggs

ATTEST:

Tammy Vopat
Tammy Vopat, Lyon County Clerk

Published in official news publication *THE EMPORIA GAZETTE* and www.lyoncounty.org.

RESOLUTION NO. 06-22

A RESOLUTION TO REVISE AND UPDATE THE LYON COUNTY FLOODPLAIN MANAGEMENT REGULATIONS BY REPEALING RESOLUTION 25-10 OF THE LYON COUNTY FLOODPLAIN RESOLUTION AND INCORPORATING BY REFERENCE NEW FLOODPLAIN REGULATIONS BASED ON THE MODEL RECOMMENDED BY FEMA AND THE KANSAS DEPARTMENT OF AGRICULTURE

WHEREAS, in accordance with Kansas Statute, the county currently regulates and manages floodplain development through its floodplain regulations found in Resolution 25-10; and

WHEREAS, in accordance with state and federal law, all such floodplain regulations must be approved by the Chief Engineer of the Kansas Department of Agriculture, Division of Water Resources, Floodplain Program and must coordinate with the requirements and regulations of the National Flood Insurance Act of 1968 as amended; and

WHEREAS, the Chief Engineer of the Kansas Department of Agriculture, Division of Water Resources, Floodplain Program, and the officials of the Federal Emergency Management Agency (FEMA) Region VII have recommended that Lyon County revise its floodplain management regulations and adopt new regulations based upon the recommended model floodplain management regulations;

WHEREAS, upon the recommendation of the County Floodplain Manager, the Governing Body has determined that it is in the best interest of Lyon County to revise and update the Lyon County floodplain management regulations by repealing the current floodplain management regulations and adopting and incorporating by reference new regulations based upon the recommended model floodplain management regulations;

THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF LYON COUNTY, KANSAS:

SECTION 1.

Resolution 25-10 of The Lyon County Floodplain Regulations are hereby repealed.

SECTION 2.

That the Lyon County Floodplain Regulations are hereby amended by adding a new *Resolution Number* which reads as follows:

INCORPORATION OF FLOODPLAIN MANAGEMENT ZONING RESOLUTION. Pursuant to the provisions of K.S.A. 12-3009, 12-3010, and 12-3301, there is hereby incorporated by reference for the purpose of providing floodplain regulations within Lyon County, Kansas, all of the floodplain regulations contained in that document thereafter known and referred to as **the "Floodplain Management Resolution for the Lyon County, Kansas,"** which is based upon and modeled after the Model Floodplain Management Resolution as approved and recommended by the Federal Emergency Management Agency Region VII and the Kansas Department of Agriculture, Division of Water Resources, Floodplain Program.

Copies of the Floodplain Management Resolution for Lyon County, Kansas, shall be marked or **stamped "Official Copy as incorporated by Resolution No. 06-22 of Lyon County, Kansas,"** and such copies shall be filed with the County Clerk to be open to inspection and available to the public at all reasonable business hours, provided that such official copies may not be removed from the county courthouse. All county officials requiring the Floodplain Management Resolution for Lyon County, Kansas, shall be supplied a copy in digital format.

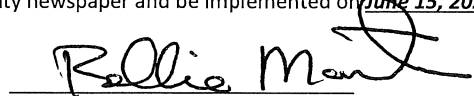
SECTION 3.


This Resolution shall take effect upon publication in the official county newspaper and be implemented on June 15, 2022.
Passed and approved on the 9th day of June 2022.

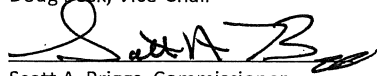
Attest:


Tammy Vopat, County Clerk




Rollie Martin, CHAIR


Doug Peck, Vice-Chair


Scott A. Briggs, Commissioner