



FLOOD HAZARD STANDARDS SHERIDAN COUNTY, WYOMING

EFFECTIVE January 7, 2010

Adopted: June 20, 1989
Amended: March 17, 1998, December 1, 2009

To submit an application: Sheridan County Public Works
224 S. Main Street, Suite B8
Sheridan WY 82801
307-674-2920 or 307-675-2420

To comment on Rules: Board of County Commissioners
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**FLOOD HAZARD STANDARDS
SHERIDAN COUNTY, WYOMING**

WHEREAS, Sheridan County wishes to establish eligibility in the National Flood Insurance Program and in order to do so must meet the requirements of Part 60.3(b) of the National Flood Insurance Program (NFIP) Regulations.

NOW, THEREFORE, the following measures shall be required within Zone A of the Flood Insurance Rate Map issued by the Federal Emergency Management Agency for this community.

SECTION 1. TITLE

This document shall be known, cited, and referred to as FLOOD HAZARD STANDARDS.

SECTION 2. STATUTORY AUTHORITY

This document is adopted pursuant to, and in accordance with, the authority vested in the Board of County Commissioners of Sheridan County by the statutes of the State of Wyoming.

SECTION 3. STATEMENT OF PURPOSE

It is the purpose of this resolution to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions to specific area by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions.
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
7. To ensure that potential buyers are notified that property is in an area of special flood hazard;
and,

8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

SECTION 4. ABROGATION AND GREATER RESTRICTIONS

This document is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this document and another resolution, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION 5. WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this document 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 document does not imply that land outside the areas of special flood hazards or uses permitted within such areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This document shall not create liability on the part of Sheridan County, Wyoming, any officer or employee thereof, of the Federal Emergency Management Agency for any flood damages that result from reliance on this document or any administrative decision lawfully made hereunder.

SECTION 6. PERMIT REQUIREMENTS

No person shall erect, construct, enlarge, alter, repair, improve, move or demolish any building or structure without first obtaining a separate permit for each building or structure from the designated responsible person.

No 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, shall be commenced until a separate permit has been obtained from the designated responsible person for each change.

No manufactured home shall be placed on improved or unimproved real estate without first obtaining a separate permit for each manufactured home from the designated responsible person.

SECTION 7. APPLICATIONS

To obtain a permit, the applicant shall first file a permit application on a form furnished for that purpose. The form must be completed and submitted to the designated responsible person.

Fees. All applications shall be accompanied by the applicable fee as set by the Board of County Commissioners. These fees may be revised periodically by the Board of County Commissioners.

SECTION 8. REVIEW OF APPLICATIONS

The County Engineer, hereinafter referred to as the responsible person, is appointed as the person responsible for receiving applications and examining the plans and specifications for the proposed construction or development.

After reviewing the application, the responsible person shall require any additional measures which are necessary to meet the minimum requirements of this document.

SECTION 9. FEDERAL AND/OR STATE PERMITTING

The responsible person shall review proposed development to assure that all necessary permits have been received from those government agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

SECTION 10. NEW CONSTRUCTION AND/OR SUBSTANTIAL IMPROVEMENTS

The responsible person shall obtain, review and reasonably utilize any base flood elevations and floodway data available from a Federal, State or other source as criteria for requiring within Zone A the following:

- A. New construction and substantial improvements of any residential structure shall have the lowest floor, including basement, elevated to or above the base flood elevation.
- B. New construction and substantial improvement of any nonresidential structure shall either have the lowest floor, including basement, elevated to or above the base flood elevation, or together with attendant utility and sanitary facilities shall:
 - 1. Be flood proofed that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water,
 - 2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy, and
 - 3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this paragraph.
- C. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

- D. Located within areas of special flood hazard established by this document are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:
1. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
 2. If Section 10, paragraph D. 1. is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this document.
- E. Openings in Enclosures Below the Lowest Floor. For all new construction and substantial improvements, fully enclosed areas below the lowest floor 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 flood waters. Designs for meeting these requirements must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
1. A minimum of two openings 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;
 2. The bottom of all openings shall be no higher than one foot above grade;
 3. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of flood waters.

SECTION 11. SUBDIVISIONS AND NEW DEVELOPMENT

The responsible person shall require that all subdivision proposals and other proposed new developments greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data.

The responsible person shall review subdivision proposals and other proposed new development to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood prone area, any such proposals shall be reviewed to assure that (i) all such proposals are consistent with the need to minimize flood damage within the flood prone area, (ii) all public utilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided to reduce exposure to flood hazards.

SECTION 12. WATER SYSTEMS

The responsible person shall require within flood prone area new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the system.

SECTION 13. SEWAGE SYSTEMS

The responsible person shall require within flood prone areas (i) new and replacement sanitary sewage system to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and (ii) on-site waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

SECTION 14. FLOOD ELEVATION INFORMATION

Where base flood elevation information is available, within Zone A on the FIRM, the responsible person shall;

- A. Obtain or require the applicant to furnish, the elevation (in relation the M.S.L.) of the lowest floor (including basement) or all new or substantially improved structures, and whether or not such structure contains a basement.
- B. Obtain or require the applicant to furnish, is the structure has been flood proofed, the elevation (in relation to M.S.L.) to which the structure was flood proofed.
- C. Maintain a record of all such information.

SECTION 15. RIVERINE SITUATIONS

The responsible person shall notify, in riverine situations, adjacent communities and the Wyoming Emergency Management Agency prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Emergency Management Agency. The responsible person shall assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

SECTION 16. MANUFACTURED HOMES

The responsible person shall require that all manufactured homes to be placed within Zone A of the FIRM shall be installed using methods and practices which minimize flood damage. For the purpose 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 limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to other applicable State and/or local anchoring requirements for resisting wind forces.

1. All manufactured homes or those to be substantially improved shall conform to the following requirements:
 - (a) Require that manufactured homes that are placed or substantially improved on a site (i) outside of a manufactured home park or subdivision, (ii) on a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) 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 flotation, collapse and lateral movement.
 - (b) Required that manufactured homes to be placed or substantially improved on sites in existing manufactured home parks or subdivisions that are not subject to the provisions in (a) above be elevated so that either (i) the lowest floor of the manufactured home is at or above the base flood elevation, or (ii) the manufactured home chassis is supported by reinforced piers or other foundation elements that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

SECTION 17. RECREATIONAL VEHICLES

Require that recreational vehicles either (i) be on the site for fewer than 180 consecutive days, (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements and elevations and anchoring requirements for resisting wind forces.

SECTION 18. FIRM MAPS

The Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Agency for this community dated August 1, 1986 with Panel Numbers 3, 12, 13, 19, 20 and 26 and any officially published revisions to this map, is adopted as the official map for the enforcement of this document. Zone A on this map delineates the area within which the requirements of this document will be enforced.

SECTION 19. DEFINITIONS

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

“Base Flood” means the flood having a one percent chance of being equaled or exceeded in any given year.

“Development” means 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.

“Existing manufactured home park or subdivision” means a manufactured home park for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) are completed before the effective date of this document.

“Expansion to 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 area from:

1. the overflow of inland or tidal waters.
2. the unusual and rapid accumulation or runoff of surface waters from any source.

“Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones.

“Flood Insurance Study” means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

“Flood Plain” or “Flood Prone Area” means any land area susceptible to being inundated by water from any source (see definition of “Flood”).

“Flood Proofing” means any combination of structural or nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

“Floodway” means the extremely hazardous area of the river channel and its adjacent land area, that due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, must be reserved in order to discharge the base flood without cumulatively increasing the water surface more than one foot.

“Lowest Floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, 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 document.

“Manufactured Home” means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers. The term includes but is not limited to, the definition of “manufactured home” as set forth in regulations governing the Mobile Home Safety and Construction Standards Program (24 CFR 3282.7 (a)).

“New construction” means structures for which the “start of construction” commenced on or after the effective date of the original Flood Hazard document, 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 lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of these flood plain management regulations.

“Person” includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

“Recreational vehicles” means a vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projections; (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.

“Riverine” means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

“Structure” means, for flood plain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a mobile home.

“Substantial Improvement” means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either, (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. For the purpose of this definition “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory or Historic Places.

“Variance” means a grant of relief by a community from the terms of a flood plain management regulation.

SECTION 20. VARIANCE

A. Appeals Board

1. The Board of County Commissioners, as established by Sheridan County, Wyoming, shall hear and decide appeals and request for variances from the requirements of this document.
2. The Board of County Commissioners shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the responsible person in the enforcement or administration of this document.
3. Those aggrieved by the decision of the Board of County Commissioners, or any taxpayer, may appeal such decisions to the District Court as provided in the statutes of the State of Wyoming.
4. In passing upon such applications, the Board of County Commissioners shall consider all technical evaluations, all relevant factors, standards specified in other sections of this document, and:
 - (i) the danger that materials may be swept onto other lands to the injury of others;
 - (ii) the danger to life and property due to flooding or erosion damage;
 - (iii) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners;
 - (iv) the importance of the services provided by the proposed facility to the community;
 - (v) the necessity to the facility of a waterfront location, where applicable;
 - (vi) the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

- (vii) the compatibility of the proposed use with the existing and anticipated development;
 - (viii) the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (ix) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (x) 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,
 - (xi) 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 streets and bridges.
5. Upon consideration of the factors of Section 19. A. 4, and the purposes of this document, the Board of County Commissioners may attach such conditions to the granting of variances as it deems necessary to further the purposes of this document.
 6. The responsible person shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Emergency Management Agency.

B. Conditions for Variances

1. 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 level, providing items (i-xi) in Section 19. A. 4 have been fully considered. As the lot size increases beyond the one-half acre, the technical justifications required for issuing the variance increases.
2. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth in the remainder of this section.
3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
5. Variances shall only be issued upon:
 - (i) a showing of good and sufficient cause;
 - (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expenses, create nuisances, cause fraud on or victimization of the public as identified in Section 19. A. 4 or conflict with existing local laws or resolutions.
6. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk from the reduce lowest floor elevation.

SECTION 21. SEVERABILITY

If any section of this document is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, then such section shall be considered separately and apart from the remaining provisions of this document, said section to be completely severable from the remaining provisions of the document and the remaining provisions of this document shall remain in full force and effect.

SECTION 22. ENFORCEMENT

The provision of this document are enforceable for all appropriate legal remedies including, but not limited to, injunction relief or a writ of mandamus. Any person who willfully violates or fails or refuses to comply with any provision of this document, including an officer or agent of a corporation or association who participates in or is an accessory to the violation, may be punished by a fine of not more than two hundred fifty dollars (\$250.00) for each offense. Each day that a violation exists shall constitute a separate offense.

BOARD OF COUNTY COMMISSIONERS
SHERIDAN COUNTY, WYOMING

FLOOD HAZARD STANDARDS, SHERIDAN COUNTY, WYOMING

I certify that the attached is a true and correct copy of the rules of the Board of County Commissioners, Sheridan County, Wyoming relating to Flood Hazard Standards adopted in accordance with Wyoming Statutes §§ 18-5-202 et seq. This rule supersedes all other rules previously filed.

Prior to adoption, this rule was made available for public inspection beginning on October 6, 2009 and notices of intended adoption were mailed to all persons requesting notice of proposed rules. The attached rules were adopted on December 1, 2009 pursuant to Resolution 09-12-161, of the Board of County Commissioners, Sheridan County, Wyoming.

The attached rules are effective immediately upon filing with the County Clerk.

Signed this 7th day of January, 2010.

BOARD OF COUNTY COMMISSIONERS,
Sheridan County, Wyoming

ATTEST:

Steve Maier
Steve Maier, Chairman

Audrey Koltiska
Audrey Koltiska, County Clerk

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

On this 7th day of January, 2010, before me personally appeared Steve Maier, being first duly sworn, did say that he is the Chairman of the Board of County Commissioners, Sheridan County, Wyoming and that this instrument was signed and sealed on behalf of the said County by authority of said Board and he acknowledged said instrument to be the free act and deed of said Board.

WITNESS my hand and official seal.

Carla I Raymond
Notary Public

My Commission expires

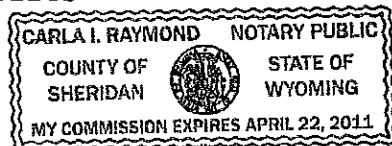


EXHIBIT 1, Revisions Recorded 01-07-2010

| <i>Old Section</i> | <i>New Section</i> | <i>Description</i> |
|--------------------|--------------------|--|
| Title page | | Changed title reference to: "Flood Hazard Standards, Sheridan County, Wyoming" |
| Page 1 | | Changed title reference to "Flood Hazard Standards, Sheridan County, Wyoming" |
| Section 1 | | "...Resolution" changed to "document"; |
| Section 2 | | "...Resolution" changed to "document"; |
| Section 5 | | "...Resolution" changed to "document"; |
| Section 10, D | | "...Resolution" changed to "document"; |
| Section 10, D.2. | | "...Resolution" changed to "document"; |
| Section 10, E. | | "requirements" to "requirement" |
| Section 20, 1., 2. | | "...Resolution" changed to "document"; |
| Section 21 | | "...Resolution" changed to "document"; |
| Signature block | | Deleted |