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MEMORANDUM

TO: Mayor and members of City Council

FROM: Terence T. Quinn, Secretary, Northglenn Planning Commission

RE: Council Bill CB-1609 Language Changes

DATE: February 14, 2007

At the regularly scheduled Planning Commission meeting, held February 13, 2007, the proposed Council Bill 1609 to repeal and reenact Article 52 of Chapter 11 of the City Zoning Ordinance was introduced. The Bill requests proposed language changes to the Ordinance due to changes in FEMA's flood insurance regulations.

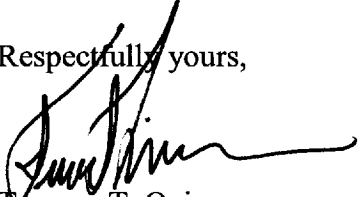
The Commissioners would like to recommend the following amendments to the proposed language:

- 1) Change Section 11-52-4(L) of CB-1609 to read as follows; Floodway and Flood Plain Zoning Administrator is the CITY MANAGER of the City of Northglenn or THE CITY MANAGER'S authorized representative *or designee*.
- 2) Change Section 11-52-6(10)(d) of CB-1609 to read as follows; Development Permit Required. A development permit shall be obtained before construction of development begins within any area of special flood hazard. Application for a development permit shall be made on forms furnished by the FLOOD PLAIN ADMINISTRATOR and may include, but not be limited to : plans drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures; *grading or fill*; storage of materials outside; drainage facilities; and the location of the foregoing. Specifically, the following information is required:
- 3) Change Section 11-52-9(b) of CB-1609 to read as follows; Residential Construction. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to *two (2) feet and above* the base flood elevation.

- 4) Change Section 11-52-9(d) of CB-1609 to read as follows; Manufactured Homes. All manufactured homes erected, installed or substantially improved shall be anchored in accordance with Section 11-52-8(b) and shall be attached to a permanent foundation. The lowest floor shall be elevated to *two (2) feet and above* the base flood elevation.

The Planning commission requests that you consider these proposed language changes during the second reading of CB-1609.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Terence T. Quinn", written in a cursive style.

Terence T. Quinn
Planning Commission Secretary