

Callaway County Court Order

No. 63

STATE OF MISSOURI. }

County of Callaway

ss.

February

Term, 19 87

In the County Commission of said county, on the 23rd day of March

19 87 the following, among other proceedings, were had, viz:

Now on this date the Callaway County Commission hereby rescinds the County Flood Damage Prevention Resolution dated October 22, 1984 and do hereby adopt and approve the following resolution dated March 23, 1987.

CALLAWAY COUNTY FLOOD DAMAGE PREVENTION RESOLUTION

ARTICLE 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

SECTION A. Statutory Authorization

The legislature of the State of Missouri has in 49.600 RSMo delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, The County Commission of Callaway County, State of Missouri does ordain as follows:

SECTION B. Findings of Fact

- (1) The flood hazard areas of Callaway County are subject to periodic inundation which, results in loss of life, 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 the public health, safety and general welfare.
- (2) These flood losses are caused by the cumulative effect of obstructions in flood plains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazards to other lands which are inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

SECTION C. 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 in specific areas 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 flood plains;
- (6) To help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas;
- (7) To insure that potential home buyers are notified that property is in a flood area; and
- (8) To insure that those who occupy the areas of special flood hazard assume responsibility for their actions.

SECTION D. Methods of Reducing Flood Losses

In order to accomplish its purposes, this resolution includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion or to flood heights or velocities.
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
- (3) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters.
- (4) Controlling filling, grading, dredging, and other development which may increase erosion or flood damage.
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert floodway waters or which may increase flood hazards in other areas.

ARTICLE 2. DEFINITIONS

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

"Actuarial or Risk Premium Rates" mean those rates established by the Administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the Act and the accepted actuarial principles. "Risk premium rates" include provisions for operating costs and allowances.

"Appeal" means a request for a review of the County Clerk's interpretation of any provision of this resolution or a request for a variance.

"Area of shallow flooding" means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one per cent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel 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 flood plain within a community subject to one per cent or greater chance of flooding in any given year.

"Base flood" means the flood having one per cent chance of being equalled 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 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 FIRM's effective before that date. "Existing construction" may also be referred to as "existing structures."

"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 or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM)" means an official map of a community, on which the Flood Insurance Study has delineated the Flood Hazard Boundaries and the zones establishing insurance rates applicable to the community.

"Flood Insurance Study" is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary/Floodway Map and the water surface elevation of the base flood.

"Floodway" or "Regulatory Floodway" means the channel of a

river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

"Floodway Fringe" is that area of the flood plain, outside of the floodway, that on the average is likely to be flooded once every 100 years (i.e., that has a one per cent chance of flood occurrence in any one year).

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.

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

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.

"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.

"New construction" means structures for which the "start of construction" or substantial improvement is commenced on or after the effective date of the FIRM.

"Start of construction" (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348), includes substantial improvement, and means the date the building permit was issued, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the

property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

"Structure" means a walled and roofed building that is principally above ground, as well as a manufactured home, and a gas or liquid storage tank that is principally above ground.

"Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 per cent of the market value of the structure either, (1) before the improvement or repair is started, or (2) 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 of Historic Places.

"Variance" is a grant of relief to a person from the requirements of this resolution which permits construction in a manner otherwise prohibited by this resolution where specific enforcement would result in unnecessary hardship.

ARTICLE 3. GENERAL PROVISIONS

SECTION A. Lands to Which This Resolution Applies

This resolution shall apply to all areas of special flood hazards within the jurisdiction of Callaway County.

SECTION B. Basis for Establishing the Areas of Special Flood Hazard

The areas of special flood hazard identified by the Federal Emergency Management Agency through a scientific and engineering report entitled "The Flood Insurance Study for the County of Callaway", dated January 3, 1985, with accompanying Flood Insurance Rate Maps (and Flood Boundary and Floodway Maps) with any revision thereto are hereby adopted by reference and declared to be a part of this resolution. The Flood Insurance Study is on file at Callaway County Court House.

SECTION C. Penalties for Non-Compliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this resolution and other applicable regulations.

Violation of the provisions of this resolution or failure to

comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person who violates this resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$100.00 per day or imprisoned for not more than thirty (30) days, or both, and 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 the Callaway County Commission or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION D. Abrogation and Greater Restrictions

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

SECTION E. Interpretation

In the interpretation and application of this resolution, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and (3) deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION F. Warning and Disclaimer of Liability

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

ARTICLE 4. ADMINISTRATION

SECTION A. Establishment of a Development Permit

A Development Permit shall be obtained before construction or development begins within any area of special flood hazard established in Article 3, Section B. No person, firm, or corporation or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate permit for each

development as defined in Article 2. Application for a Development Permit shall be made on forms furnished by the Callaway County Emergency Management Director and may include, but not be limited to; plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

- (1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures.
- (2) Elevation in relation to mean sea level to which any non-residential structure is to be floodproofed.
- (3) Certification from a registered professional engineer or architect that the non-residential floodproofed structure will meet the floodproofing criteria in Article 5, Section C (2).
- (4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

SECTION B. Designation of the Local Administrator

The Emergency Management Director is hereby appointed to administer and implement the provisions of this resolution, by granting or denying development permit applications in accordance with its provisions.

SECTION C. Duties and Responsibilities of Emergency Management Director

Duties of the Emergency Management Director shall include, but not be limited to:

- (1) Review all development permits to assure that sites are reasonably safe from flooding and that the permit requirements of this resolution have been satisfied.
- (2) Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, state or local governmental agencies from which prior approval is required.
- (3) When base flood elevation data has not been provided in accordance with Article 3, Section B, then the Emergency Management Director shall obtain, review, and reasonably utilize any base flood elevation or floodway data available from a Federal, state or other source, in order to administer the provisions of Article 5.
- (4) Verify, record and maintain record of the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures.

- (5) Verify, record and maintain record of the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have been floodproofed.
- (6) When floodproofing is utilized for a particular structure the Emergency Management Director shall obtain certification from a registered professional engineer or architect.
- (7) Notify adjacent communities and the Missouri Department of Natural Resources prior to any alteration or relocation of a watercourse, and shall submit evidence of such notification to the Federal Emergency Management Agency.
- (8) Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.
- (9) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Emergency Management Director shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.

SECTION D. Variance Procedures

- (1) The Board of Appeals as established by Callaway County Commission shall hear and decide appeals and requests for variances from the requirements of this resolution.
- (2) The Board of Appeals shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Emergency Management Director in the enforcement or administration of this resolution.
- (3) Any person aggrieved by the decision of the Board of Appeals or any taxpayer may appeal such decision to the Callaway County Commission as provided in RSMo 49.610.
- (4) In passing upon such applications, the Board of Appeals shall consider all technical evaluations, all relevant factors, standards specified in other sections of this resolution, and:
 - (a) the danger that materials may be swept onto other lands to the injury of others;
 - (b) the danger to life and property due to flooding or erosion damage;
 - (c) the susceptibility of proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

- (d) the importance of the services provided by the proposed facility to the community;
 - (e) the necessity to the facility to a waterfront location, where applicable;
 - (f) the availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - (g) the compatibility of the proposed use with existing and anticipated development;
 - (h) the relationship of the proposed use to the comprehensive plan and flood plain management program for that area;
 - (i) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (j) 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,
 - (k) 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, and streets and bridges.
- (5) Conditions for Variances
- (a) 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 (b-f) below, have been fully considered. As the lot size increases beyond the one-half acre, the technical jurisdiction required for issuing the variance increases.
 - (b) 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.
 - (c) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
 - (d) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

- (e) 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 expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or resolutions.
- (f) Any applicant to whom a variance is granted shall be given a written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

ARTICLE 5. PROVISIONS FOR FLOOD HAZARD REDUCTION

SECTION A. General Standards

In all areas of special flood hazards (Zones A, AE, and A1-30, the following provisions are required:

- (1) All new construction including manufactured homes and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- (2) All new construction and substantial improvements shall be constructed with materials resistant to flood damage.
- (3) All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damage.
- (4) All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- (6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
- (7) Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

- (8) The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited.
- (9) Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.
- (10) That until a floodway has been designated, no development, including landfill, may be permitted within Zones A1-30 and AE on the counties FIRM unless the applicant for the land use has demonstrated that the proposed use, when combined with all other existing and reasonably anticipated uses, will not increase the water surface elevation of the 100-year flood more than one foot on the average cross section of the reach in which the development or landfill is located as shown on the Flood Insurance Rate Study incorporated by reference; Article 3, Section B, this resolution.

SECTION B. Standards for Subdivision Proposals

- (1) All subdivision proposals and other proposed new developments, including manufactured home parks or subdivisions, shall be consistent with the need to minimize flood damage.
- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- (4) Base flood elevation data shall be provided for subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions), which is greater than either 50 lots or 5 acres.

SECTION C. Specific Standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Article 3, Section B or Article 4, Section C (3), (Zones A1-30, and AE the following provisions are required:

- (1) Residential Construction - New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation.
- (2) Non-residential Construction - New construction or substantial improvement of any commercial, industrial or other non-residential structure shall either have the

lowest floor, including basement, elevated to one (1) foot above the level of the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below such a 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 effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the official as set forth in Article 4, Section C (6).

- (3) Require for all New Construction and Substantial Improvements - That 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 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: 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. The bottom of all openings shall be no higher than one 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.

(4) Manufactured Homes

- (a) All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement. Manufactured homes must be anchored in accordance with state and local building codes and FEMA guidelines. In the event that over-the-top frame ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:
- (i) over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side;
 - (ii) frame ties be provided at each corner of the home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side;
 - (iii) all components of the anchoring system be capable of carrying a force of 4,800 pounds; and
 - (iv) any additions to the manufactured home be similarly anchored.

- (b) Require that all manufactured homes to be placed within Zones A1-30, and AE on the community's FIRM, be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevations; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section C. (4) (a).

SECTION D. Floodways

Located within areas of special flood hazard established in Article 3, Section B 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 shall apply:

- (1) Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge.
- (2) If Article 5, Section D(1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article 5.
- (3) In Zone A unnumbered, obtain review and reasonably utilize any floodway data available through Federal, State or other sources or Article 5, Section B (4) of this resolution in meeting the standards of this section.

ARTICLE 6. NON-CONFORMING USE

- (1) A structure or the use of a structure or premises which 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 use is discontinued for twelve (12) consecutive months, any future use of the building premises shall conform to this resolution. The Utility Department shall notify the Callaway Commission in writing of instances of non-conforming uses where utility services have been discontinued for a period of twelve months.
 - (b) Uses or adjuncts thereof which are or become nuisances shall not be entitled to continue as non-conforming uses.
- (2) 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 50 per cent of the market value of the structure before the damage occurred except that if it is reconstructed in conformity with the provisions of this resolution. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

ARTICLE 7. AMENDMENTS

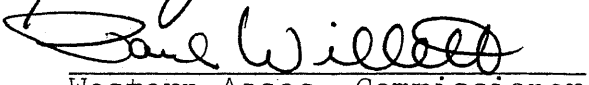
The regulations, restrictions, boundaries set forth in this resolution may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties in 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 Callaway County.

At least 20 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Federal Emergency Management Agency. The regulations of this resolution are in compliance with the National Flood Insurance Program Regulations as published in Title 44 of the Code of Federal Regulations.

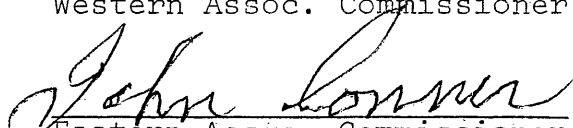
ADOPTED AND APPROVED by the Callaway County Commission, this
Twenty-third day of March, 1987.




Presiding Commissioner



Western Assoc. Commissioner



Eastern Assoc. Commissioner

ATTEST: 
County Clerk/Deputy
by Harold Clingman
Sp. Deputy

Amendment to Callaway County Floodplain Management Ordinance No. 11 dated January 28, 2005.

ARTICLE 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

SECTION B. FINDINGS OF FACT

(3) The Flood Insurance Study (FIS) that is the basis of this ordinance uses a standard engineering method of analyzing flood hazards which consist of a series of interrelated steps.

- a. Selection of a base flood that is based upon engineering calculations which permit a 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 ordinance is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this ordinance. It is in the general order of a flood which could be expected to have a one percent chance of occurrence in any one year as delineated on the Federal Insurance Administrator's FIS, and illustrative materials for Callaway County dated September 5, 2012 as amended, and any future revisions thereto.

ARTICLE 2. GENERAL PROVISIONS

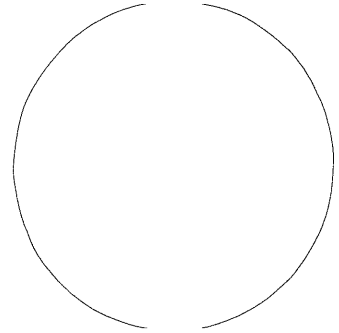
SECTION A. LANDS TO WHICH ORDINANCE APPLIES

This ordinance shall apply to all lands within the jurisdiction of the Callaway County, Missouri identified as numbered and unnumbered A zones and AE zones, on the Flood Insurance Rate Map (FIRM) for Callaway County, Missouri on Index Map Panel 29027CIND0B dated September 5, 2012, as amended, and any future revisions thereto. In all areas covered by this ordinance, no development shall be permitted except through the issuance of a floodplain development permit, granted by the Callaway County Commission or its duly designated representative under such safeguards and restrictions as the Callaway County Commission or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in Article 4.

ADOPTED AND APPROVED by the Governing Body of Callaway County , Missouri.

This _____ day of _____, 20_____ .

Place seal here.



Chief Executive Officer/Chief Elected Official (Signature)

Name Title
Chief Executive Officer/Chief Elected Official (Typed/printed)

ATTEST:

Signature of Recording Clerk

Name Title
Recording Clerk (Typed/printed)

Callaway County Court Order

State of Missouri }
Callaway County } ss

November Term 20 04

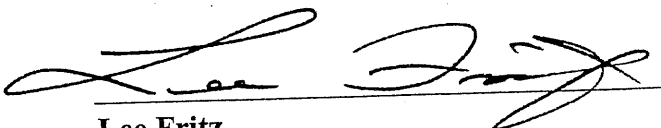
In the County Commission of said county, on the 26th day of January 20 05 the following, among other proceedings, were had, viz:

Now on this day the Callaway County Commission does hereby authorize the Presiding Commissioner, Lee Fritz, to sign the Callaway County Flood Damage Prevention Resolution/Ordinance.

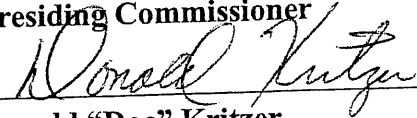
The Federal Emergency Management Agency required that Callaway County update the Flood Damage Prevention resolution that was approved on May 14, 1999. The Commission therefore rescinds the Resolution of May 14, 1999 and do hereby adopt and approve the attached resolution of January 28, 2005.

The Commission does also adopt the Administrative Procedures for Implementation the Callaway County Flood Damage Prevention Resolution.

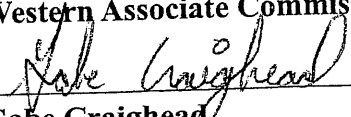
Copy of agreement attached.



Lee Fritz
Presiding Commissioner



Donald "Doc" Kritzer
Western Associate Commissioner



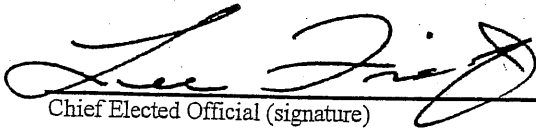
Gabe Craighead
Eastern Associate Commissioner

Attest: Linda Love
County Clerk/Deputy
by Deusa Stefferman

ARTICLE 9. CERTIFICATE OF ADOPTION

This Floodplain Management Ordinance for the community of Callaway County, Missouri is hereby:

ADOPTED AND APPROVED by the governing body of Callaway County, Missouri
This 28th day of January, 2005.

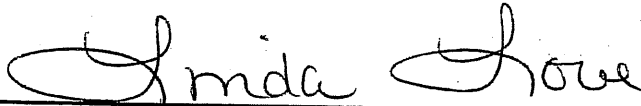


SEAL

Chief Elected Official (signature)

Lee Fritz Presiding Commissioner Callaway County, Missouri

ATTEST:



Signature of Recording Clerk

Linda Love County Clerk Callaway County, Missouri

Callaway County Court Order

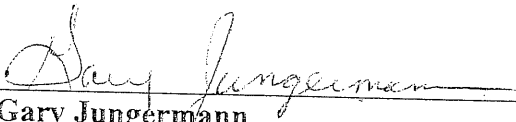
State of Missouri }
Callaway County } ss

May Term 20 12

In the County Commission of said county, on the 31st day of July 2012 the following, among other proceedings, were had, viz:

Now on this day, the Callaway County Commission does hereby adopt the revisions to the floodplain maps, accept the new changes and index map panel 29027CINEOB and authorize Gary Jungermann, Presiding Commissioner to sign on behalf of the County.

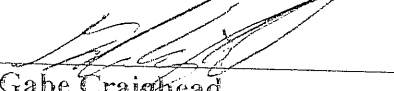
The new Floodplain Management Ordinance to be effective September 5, 2012.



Gary Jungermann
Presiding Commissioner



Donald "Doc" Kritzer
Western Associate Commissioner



Gabe Craighead
Eastern Associate Commissioner

Attest: Jenise Hubbard
County Clerk/Deputy

by: Jenise Stiefeman

Amendment to Callaway County Floodplain Management Ordinance No. 11 dated January 28, 2005.

ARTICLE 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

SECTION B. FINDINGS OF FACT

(3) The Flood Insurance Study (FIS) that is the basis of this ordinance uses a standard engineering method of analyzing flood hazards which consist of a series of interrelated steps.

a. Selection of a base flood that is based upon engineering calculations which permit a 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 ordinance is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this ordinance. It is in the general order of a flood which could be expected to have a one percent chance of occurrence in any one year as delineated on the Federal Insurance Administrator's FIS, and illustrative materials for Callaway County dated September 5, 2012 as amended, and any future revisions thereto.

ARTICLE 2. GENERAL PROVISIONS

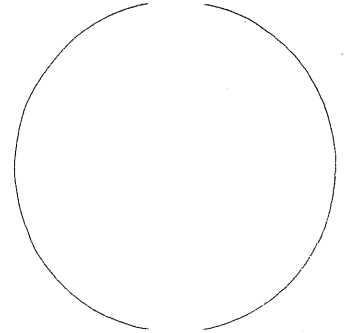
SECTION A. LANDS TO WHICH ORDINANCE APPLIES

This ordinance shall apply to all lands within the jurisdiction of the Callaway County, Missouri identified as numbered and unnumbered A zones and AE zones, on the Flood Insurance Rate Map (FIRM) for Callaway County, Missouri on Index Map Panel 29027CIND0B dated September 5, 2012, as amended, and any future revisions thereto. In all areas covered by this ordinance, no development shall be permitted except through the issuance of a floodplain development permit, granted by the Callaway County Commission or its duly designated representative under such safeguards and restrictions as the Callaway County Commission or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in Article 4.

ADOPTED AND APPROVED by the Governing Body of Callaway County , Missouri.

This 31st day of July, 2012.

Place seal here.



Gary Jungerman

Chief Executive Officer/Chief Elected Official (Signature)

GARY JUNGEMAN
Name

Presiding Commissioner
Title

Chief Executive Officer/Chief Elected Official (Typed/printed)

ATTEST:

Denise Hubbard by Teresa Stieferman
Signature of Recording Clerk

Denise Hubbard by: Teresa Stieferman
Name County Clerk Title Deputy to the Commission
Recording Clerk (Typed/printed)