

ORDINANCE NO. 3984

AN ORDINANCE AMENDING THE BEAVERTON CODE, SECTION 9.05.060D, TO RECOGNIZE A REVISED FLOODPLAIN STUDY ALONG BEAVERTON CREEK FOR THE PURPOSES OF SETTING MINIMUM BUILDING FLOOR ELEVATIONS.

WHEREAS, the City passed Ordinance 3887 in March, 1994, that amended requirements for minimum building floor elevations in the flood hazard area of Beaverton Creek from Murray Boulevard upstream to State Highway 8 (Canyon Road); and

WHEREAS, subsequently a new flood plain study has been conditionally accepted by the Federal Emergency Management Agency that lowers some flood elevations for Beaverton Creek by approximately six inches,

WHEREAS, it is desirable to further amend the Beaverton Code's site development provisions to recognize the new flood study for the purposes of setting minimum building floor elevations so that buildings are not unnecessarily raised beyond established standards for flood hazard; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

The Beaverton Code, Section 9.05.060D[1]a, is amended to read as follows:

"a. In new construction or the substantial improvement of any residential structure the lowest floor, including the basement, shall be elevated to not less than one foot above the base flood elevation. If within the special flood hazard area of Beaverton Creek (main stem) from Murray Boulevard upstream to State Highway 8 (Canyon Road), the lowest floor, including the basement, shall be elevated to not less than two feet above the base flood elevation as determined by the flood study referenced by the Conditional Letter of Map Revision, dated April 15, 1994, from the Federal Emergency Management Agency, Case Number 94-10-012R."

The Beaverton Code, Section 9.05.060D[2] and subsection (a), is amended to read as follows:

" 2. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation and if within the special flood hazard area of Beaverton Creek (main stem) from Murray Boulevard upstream to State Highway 8 (Canyon Road) be elevated to not less than two feet above the base flood elevation as determined by the flood study referenced by the Conditional Letter of Map Revision, dated April 15, 1994, from the Federal Emergency Management Agency, Case Number 94-10-012R; or together with attendant utility and sanitary facilities shall:

"a. be floodproofed to an elevation one foot above the base flood level, and if within the special flood hazard area of Beaverton Creek (main stem) from Murray Boulevard upstream to State Highway 8 (Canyon Road) be floodproofed two feet above the base flood elevation as determined by the flood study referenced by the Conditional Letter of Map Revision, dated April 15, 1994, from the Federal Emergency Management Agency, Case Number 94-10-012R, so that the structure is watertight and with walls substantially impermeable to the passage of water;"

First reading this 2nd day of June, 1997.
Passed by the Council this 4th day of June, 1997.
Approved by the Mayor this 10th day of JUNE, 1997.

ATTEST:

Darleen Cogburn
DARLEEN COGBURN, City Recorder

APPROVED:

Rob Drake
ROB DRAKE, Mayor