

# **Chapter 1**

## **PURPOSE, METHODS AND DEFINITIONS**

### **12-1-1: STATEMENT OF PURPOSE:**

It is the purpose of this title 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 to protect human life and health; to minimize expenditure of public money for costly flood control projects; to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; to minimize prolonged business interruptions; 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; 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; to ensure that potential buyers are notified that property is in an area of special flood hazard; and to ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. (1995 Code § 27-1-1)

### **12-1-2: METHODS OF REDUCING FLOOD LOSSES:**

In order to accomplish its purpose, this title includes methods and provisions for restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities; requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; controlling the alteration of natural floodplains, stream channels and natural protective barriers, which help accommodate or channel floodwaters; controlling filling, grading, dredging and other development which may increase flood damage; and preventing or regulating the construction of flood barriers which may increase flood hazards in other areas. (1995 Code § 27-1-2)

### **12-1-3: DEFINITIONS:**

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

**ADVERSELY AFFECTS:** Damage to adjacent properties because of rises in flood stages attributed to physical changes of the channel and the adjacent overbank areas.

**AREA OF SPECIAL FLOOD HAZARD:** The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year.

**BASE FLOOD:** The flood having a one percent (1%) chance of being equalled or exceeded in any given year.

**CITY:** The city of Green River, Utah.

**DEVELOPMENT:** Any manmade 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 located within the area of special flood hazard.

**FEMA:** Federal emergency management agency.

**FIRM:** Flood insurance rate map, put out by the federal emergency management agency.

**FLOOD INSURANCE RATE MAP:** The official map issued by the federal emergency management agency where the areas of special flood hazard have been designated zone A.

**FLOOD OR FLOODING:** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

**MANUFACTURED HOME:** A structure that is transportable in one or more sections, 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.

**STRUCTURE:** A walled and roofed building or manufactured home that is principally aboveground.

**SUBSTANTIAL IMPROVEMENT:** Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement or repair is started, or, 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 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 any alteration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places. (1995 Code § 27-1-3)

