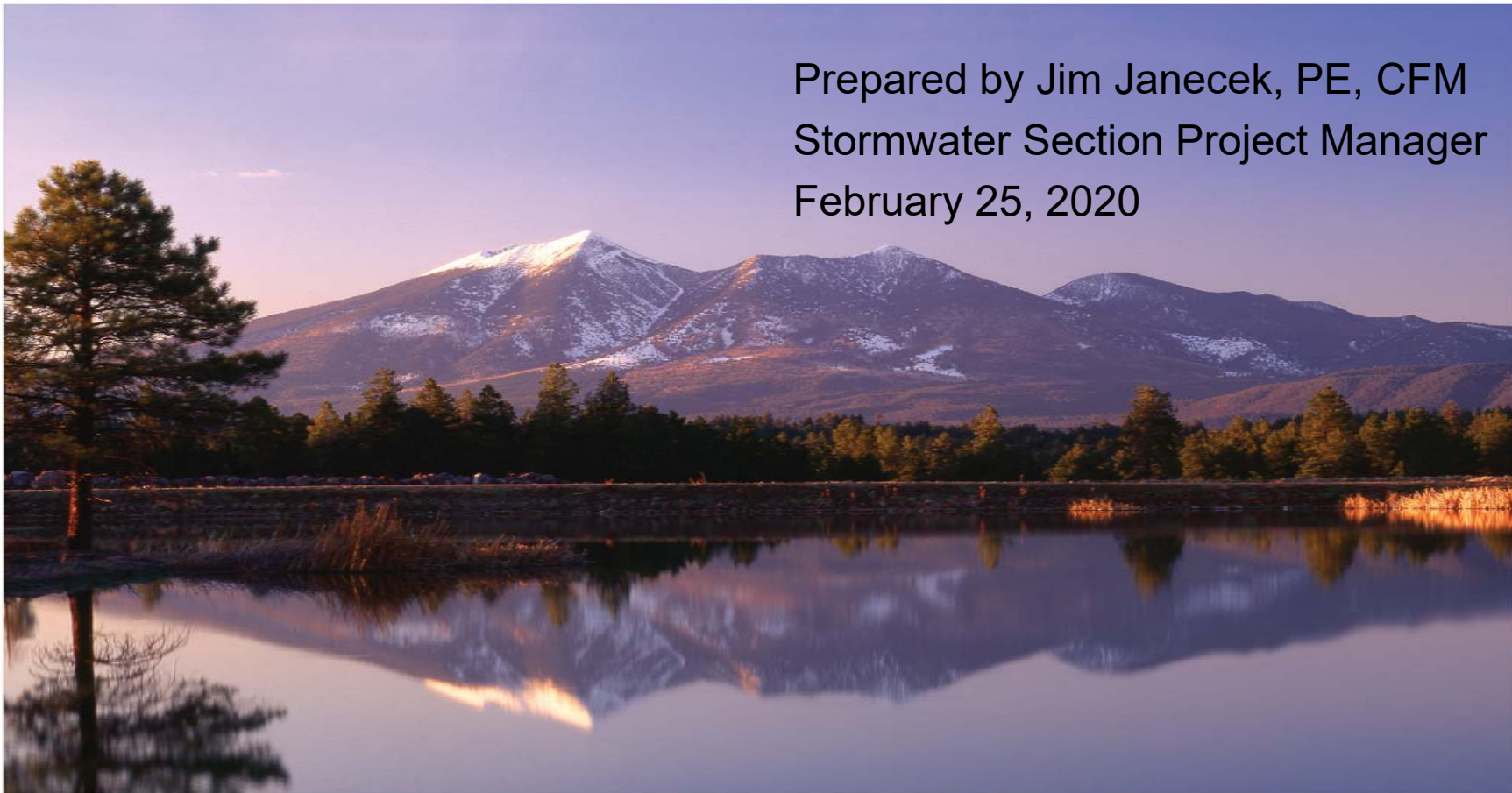
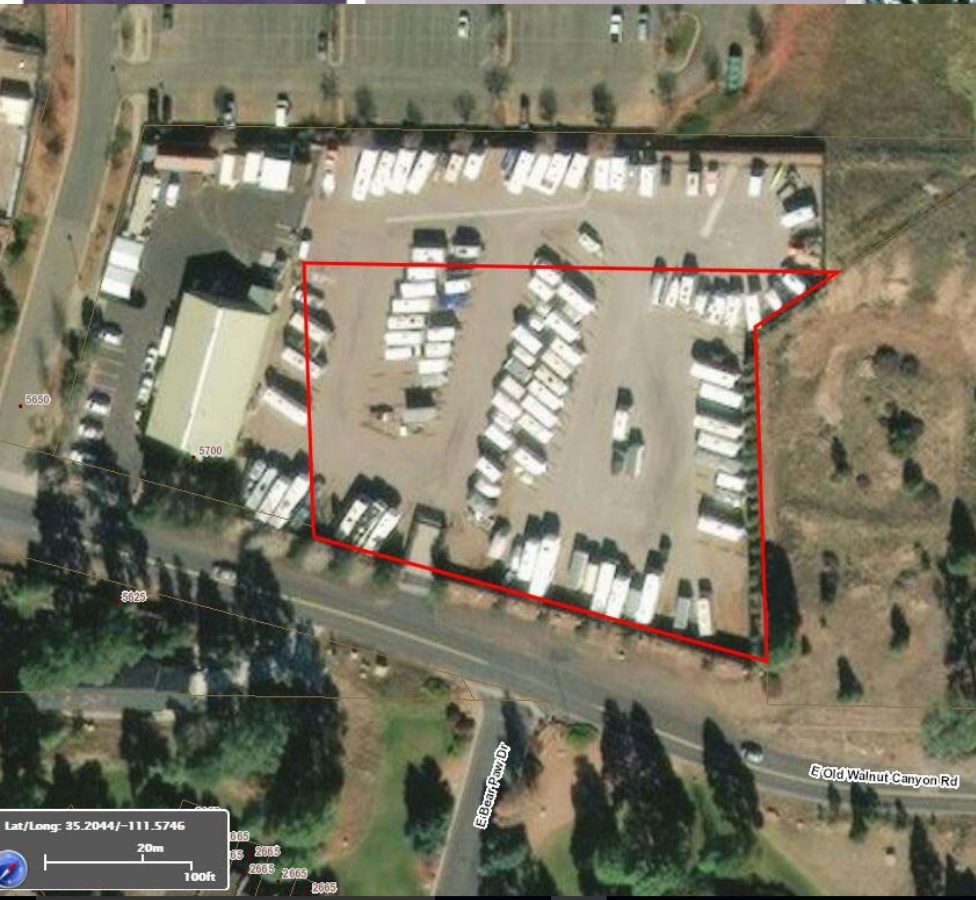


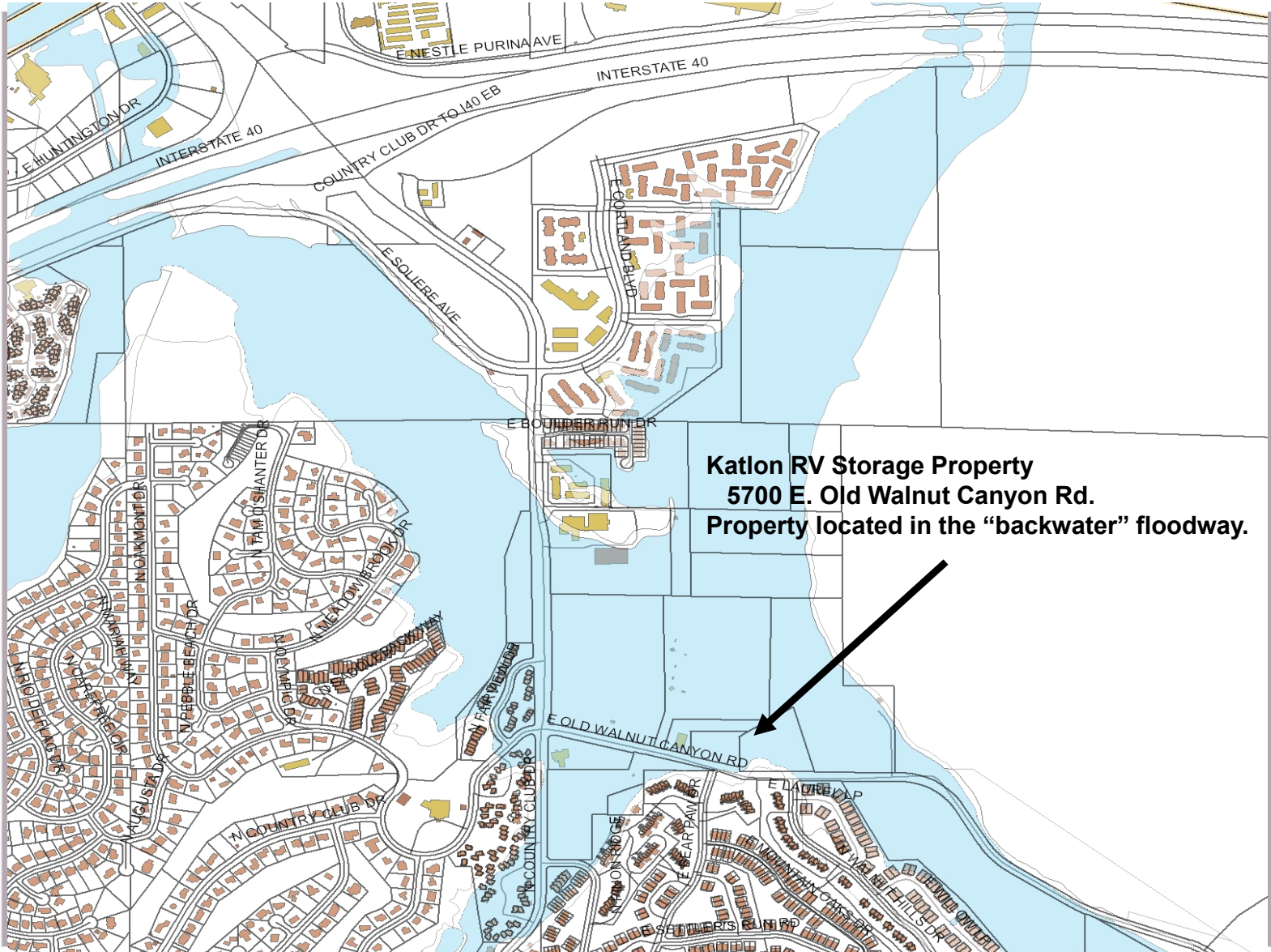
Katlon RV Entrance Gate Shed, Request for Floodplain Variance



Prepared by Jim Janecek, PE, CFM
Stormwater Section Project Manager
February 25, 2020





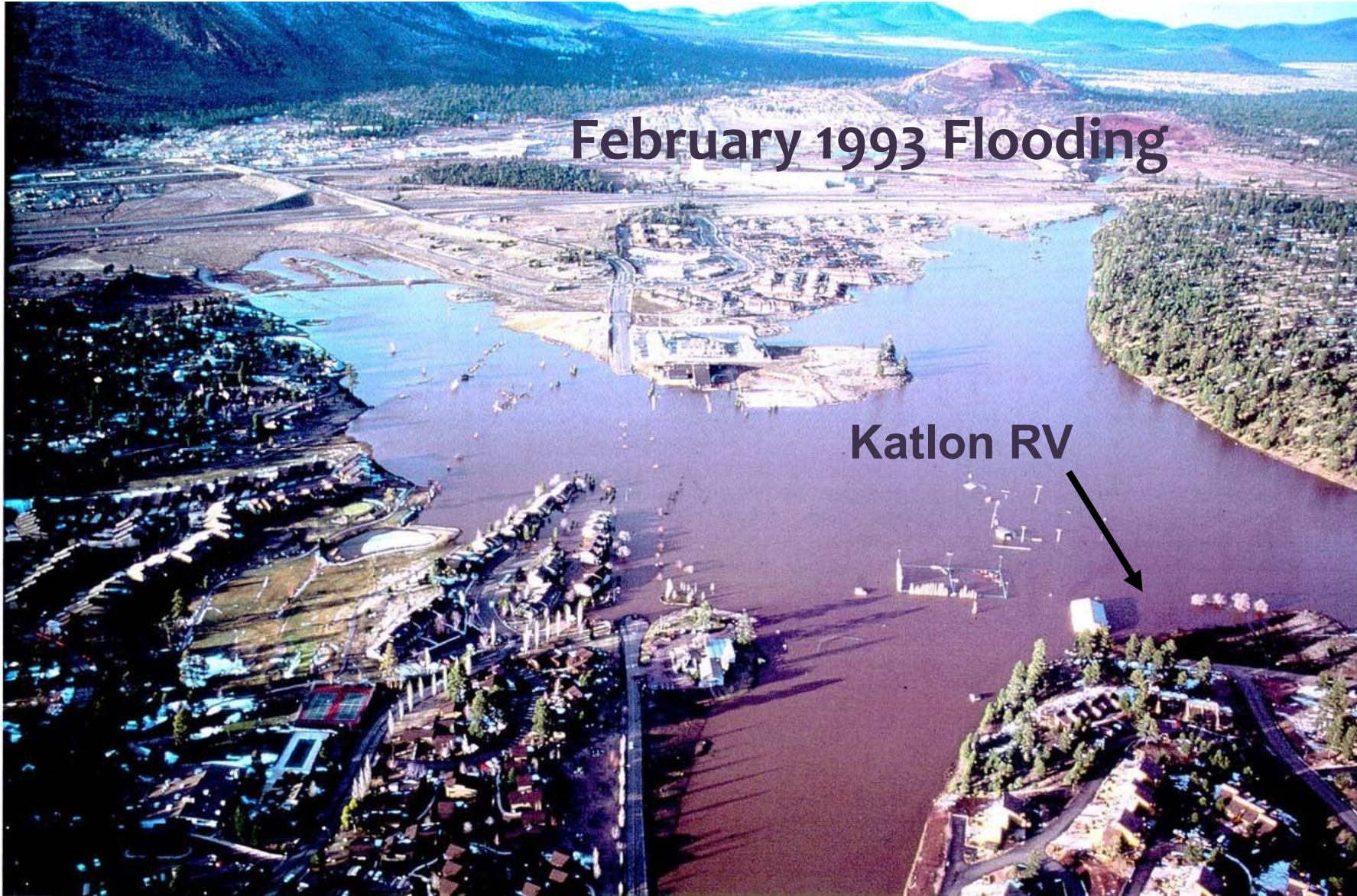


Katlon RV Storage Property
5700 E. Old Walnut Canyon Rd.
Property located in the “backwater” floodway.



February 1993 Flooding

Katlon RV



Concept Plan shows elevated, pre-fabricated shed

Example shed

Example structure elevated on piers



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Pick Your Finish

Urethane Finish

An impermeable barrier between your building and the elements is created when our Urethane Finish is added to your building. Our brand new Urethane Finish is highly durable and is much more resistant to water, abrasion, and impacts than our traditional stain. The finish adds a unique richness, shine, and depth to your building while protecting it from scratches and weather.

- Chestnut Brown
- Redwood
- Natural Treat
- Mahogany
- Pioneer Brown
- Pioneer Scarlet
- Rustic Cedar
- Pioneer Ebony
- Pioneer White
- Driftwood

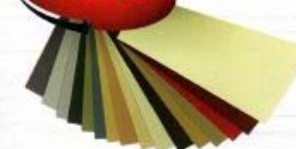


Traditional Stain

Painted Colors

Painted Colors

Urethane Finish



Structure colors are only intended as a guide and may vary from actual color on building. Check actual building samples before making final selection. Some colors shown in this brochure are upgrades to our standard features, some finish options are not available in all areas. Speak to your local representative for more information.

We offer a variety of paint colors to fit the needs of our customers. Our paint helps protect your building from fading over time along with adding color to your backyard! With excellent color retention, outstanding coverage, and unmatched durability our buildings are sure to catch your neighbor's attention. For additional information on available paint colors, speak to your local Graceland representative.



Lofted Barn Garage

12'		14'	
12 x 20	14 x 20		
12 x 24	14 x 24		
12 x 28	14 x 28		
12 x 32	14 x 32		
12 x 36	14 x 36		



New development is prohibited in the floodway.

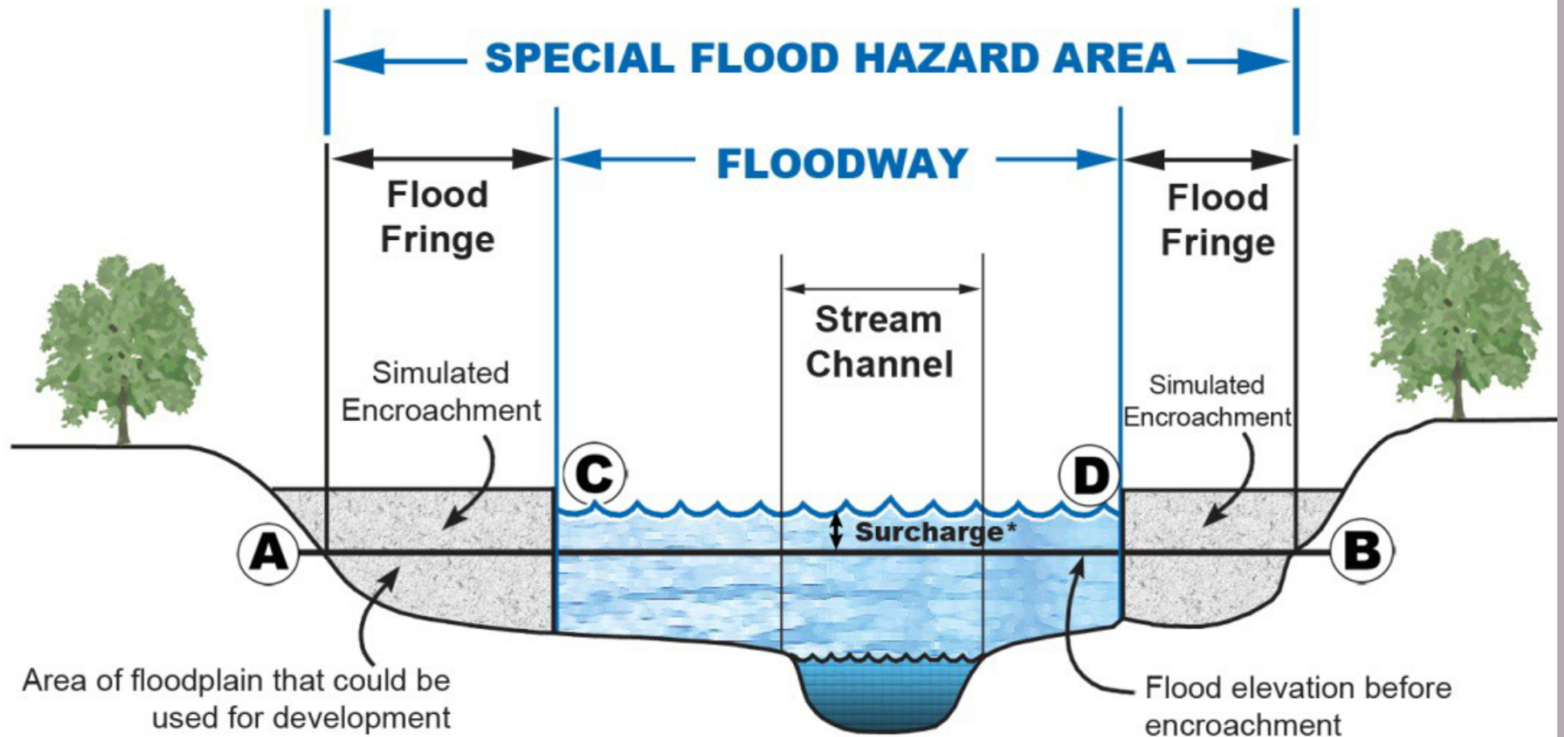
City Code Title 12 Floodplain Regulations, Section 12-01-001-0006.7 states,

“The following are prohibited in, on, or over the regulatory floodway unless removed by a FEMA map revision:
Encroachments, including fill, new construction, additions to existing structures which increase the building footprint, storage of materials or equipment, manufactured homes, recreational vehicles, or other development are prohibited.”

History: RV Park was allowed in 1995 under a floodplain use permit with no variance.



Floodplain Hydraulics 101



Line **A** — **B** = Flood Elevation Before Encroachment

Line **C** — **D** = Flood Elevation After Encroachment

* **Surcharge** not to exceed 1.0 foot (FEMA requirement)

 **Simulated Encroachment**



This floodway is “backwater” floodway that behaves differently than a traditional flood conveyance backwater condition, however FEMA provides no definitive guidance on backwater floodways.



SECTION 12-01-001-0007.2 VARIANCES, B. CONDITIONS FOR VARIANCES

Variations shall only be issued upon:

- a. A showing of good and sufficient cause;
- b. A determination that failure to grant the variance would result in exceptional hardship to the applicant;
- c. A showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section 12- 01-001-0003 of these regulations in the definition of "Functionally Dependent Use"; and
- d. 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 ordinances.



Turner Engineering, Inc., submitted a letter (attached in the staff summary) to the Stormwater Section to address these conditions.

Stormwater Staff and the Water Commission recommend approval of this variance request with the following considerations:

1. This is backwater floodway area, similar to the flood fringe.
2. Shed has no adverse impacts to community or adjacent properties, and there is no increase in flood elevation or hazard.
3. Shed is an accessory structure allowed in the flood fringe per our floodplain regulations.
4. Shed will be elevated above the 100-year flood.
5. Shed has negligible volume in floodway.
6. City's Floodplain regulations are stricter than FEMA's.
7. Very low risk of impacting our CRS rating.

