



Zoning Division

Floodplain Conditional Use Permit Application

Owner Information: Owner _____ Address _____ Phone _____	Applicant Information: Applicant _____ Address _____ Phone _____
Surveying Co: _____ Engineer: _____	E-Mail _____ Phone _____
Property Information: Property Address or Address Range (block)	
Brief legal(s) (Sec./Twp./Range)	
GPN(s)	
Rural Land Use Map Designation	
Current Zoning _____	Total Acres _____
Submittal Requirements: See attached pages for additional submittal requirements.	
<p>The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Linn County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the office of Linn County Planning and Development to conduct a site visit and photograph the subject property.</p> <p>This development is subject to and shall be required, as a condition of final development approval, to comply with all Unified Development Code policies, requirements, and standards that are in effect at the time of final development approval.</p>	
Owner _____	Applicant _____
Date _____	Date _____
Case # _____ Receipt# _____	Date Received

Please answer the following questions clearly and completely. Please type or print clearly. If you need more space, please attach additional pages.

Describe proposed use:

PER ARTICLE VII, SECTION 107-144 (2)(c)(3) OF THE UDC, FACTORS UPON WHICH THE DECISION OF THE BOARD OF ADJUSTMENT SHALL BE BASED, IN PASSING UPON APPLICATIONS FOR CONDITIONAL USE PERMITS:

(i) The danger to life and property due to increased flood heights or velocities caused by encroachments.

(ii) The danger that materials may be swept on to other lands or downstream to the injury of others.

(iii) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.

(iv) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

(v) The importance of the services provided by the proposed facility to the County.

(vi) The requirements of the facility for a flood plain location.

(vii) The availability of alternate locations not subject to flooding for the proposed used.

(viii) The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

(ix) The relationship of the proposed use to the comprehensive plan and flood plain management program for the area.

(x) The safety of access to the property in times of flood for ordinary and emergency vehicles.

(xi) The expected height, velocity, duration, rate of rise and sediment transport of the flood water expected at the site.

(xii) Such other factors which are relevant to the purpose of this ordinance.

PER ARTICLE VII, SECTION 107-144(g)(3) UDC: PERFORMANCE STANDARDS – PLEASE STATE HOW THE PROPOSED DEVELOPMENT MEETS THE FOLLOWING PERFORMANCE STANDARDS:

- a) No use shall be permitted in the Floodway District that would result in any increase in the 100-year flood level. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.**

- b) All uses in the Floodway District shall be consistent with the need to minimize flood damage, use construction methods and practices that will minimize flood damage, and use construction materials and utility equipment that are resistant to flood damage.**

- c) No use shall affect the hydrologic capacity or conveyance of the channel or floodway or any tributary to the main stream, drainage ditch, or any other drainage facility or system.**

- d) Structures, buildings and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the Floodway Fringe District and shall be constructed or aligned to present the minimum possible resistance to flood flows.**

- e) Buildings, if permitted, shall have a low flood damage potential and shall not be for human habitation.**

- f) Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the Floodway District within the time available after flood warning.**

- g) Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.**

- h) Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.**

- i) Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.**