

Chapter 17.84

SENSITIVE LANDS--FLOODING

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17.84.010 Purpose. A. It is the purpose of this chapter to promote the public health, safety and general welfare, and to minimize public and private losses due to flooding. In general, the city's flood hazard chapter is designed:

1. To protect human life and health;
2. To minimize expenditures of public money and 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 areas of special flood hazard.

B. The city seeks to minimize or mitigate flood hazards by:

1. Implementing FEMA floodplain requirements for participation in the National Flood Insurance Program;

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2. Prohibiting all encroachments in floodways (including parking lots) unless it conforms to Chapter 17.180;
3. Establishing a general development permit process to ensure compliance with FEMA regulations;
4. Establishing specific requirements for construction or substantial improvements in the floodway fringe and AO zones;
5. Requiring planning commission review and approval of proposals to store, place or stockpile buoyant or hazardous materials in special flood hazard areas;
6. Advocating the construction of cluster developments in special flood hazard areas over other types of development;
7. Prohibiting filling in floodways and regulating filling in floodway fringe areas to conform to Section 17.84.170 of this title.

(Ord. 634 §1 Exh. A (part), 1995)

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17.84.015 Definitions. For the purposes of this chapter, the

following definitions apply:

"Accessory structures" includes sheds or small garages that are exempt from elevation or flood proofing requirements. (Note Section 17.84.140.)

"Applicant" refers to a person, organization, or agency applying for a development permit.

"Area of special flood hazard (SFHA)" means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation of maps always includes the letter "A" (e.g., A, AE, AO). Federally backed lending institutions require the purchase of flood insurance for residential and some nonresidential structures in these zones.

"Base flood" means the flood having a one percent chance of being equalled or exceeded in any given year. Also referred to as the "100-year" flood. Map designation always includes the letter "A" (e.g., A, AE, AO).

"Conditional letter of map revision" or "CLOMR" means a FEMA procedure to accommodate situations where proposed actions would have a net public benefit, but would produce a rise in the base flood elevation.

"Development" means any manmade change to improved or unimproved real estate. This includes, but is not limited to buildings, fill, riprap, dikes and jetties. Development activities include mining, paving, grading, filling, excavating or drilling.

"Development permit" refers to a document or building permit authorizing an applicant to commence construction/development activities in a special flood hazard area.

"Federal emergency management agency (FEMA)" means the federal agency charged with implementing the National Flood Insurance Program. FEMA provides floodplain maps to the city of Scappoose.

"Fill" means the placement or removal of any material on the land for the purpose of increasing its elevation in relation to that which exists. Fill materials include but is are not limited to the following: soil, rock, concrete, etc.

"Flood" 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; and/or 2. The unusual and rapid accumulation of runoff of surface waters from any source.

"Flood insurance rate map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

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"Flood insurance study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map and the water surface elevation of the base flood.

"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 increasing the water surface elevation more than one foot. Once established, nothing can be placed in the floodway that would cause any rise in base flood elevations. The city prohibits encroachments on designated floodways. However, there are special provisions for public works projects. (Section 17.84.180, Floodways). Floodways are depicted on flood relationships diagram set out at the end of this chapter.

"Floodway fringe" refers to those areas outside the floodway but within the one hundred-year floodplain. Zone designations on Flood Insurance Rate Maps include A, AE, AO and shaded X. Note floodway relationships diagram set out at the end of this chapter.

"Hazardous material" refers to a combustible, flammable, corrosive, explosive, toxic or radioactive substance which is potentially harmful to humans and the environment.

"Highway ready" refers to a park trailer, travel trailer, or other recreational vehicle, which is on wheels or a jacking system. The vehicle is attached to the site by quick disconnect security devices and utility systems. A highway-ready vehicle does not have any permanently attached additions.

"Lowest floor" means the lowest portion of the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter found at Section 17.84.140.

"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; travel trailers, park trailers, and similar vehicles are considered to be manufactured homes if they occupy a site in a SFHA for one hundred eighty consecutive days or more and are not fully licensed and highway ready. (Note definition for "Highway ready.") All manufactured homes in a SFHA must be anchored to a permanent foundation pursuant to Section 17.84.140.

"New construction" means structures for which the "start of construction" commenced on or after the effective date of this

chapter.

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"Planned development (PD)" refers to a form of development usually characterized by a united site design for a number of housing units. Planned developments include clusters of buildings with common open space. Such developments allow for greater housing densities than that associated with single-lot zoning.

"Permanent foundation" means an approved structural support system that is capable of resisting flood forces. A building (including manufactured homes) anchored to a permanent foundation will resist flotation, collapse, or lateral movement produced by a one hundred-year flood. A permanent foundation may include reinforced piers or block walls, posts, concrete walls, properly compacted fill or other systems of equivalent strength. Dry stacked concrete blocks do not constitute a reinforced pier.

"Public works projects" refers to projects that are necessary to enhance or maintain general public welfare. Such projects may include, but are not limited to, flood control structures, public buildings, city infrastructures, utilities, parks and projects associated with resource protection.

SFHA. See "Special flood hazard area."

"Special flood hazard area" refers to areas that are subject to a one hundred-year flood. They are depicted on Flood Insurance Rate Maps by the letter "A." In Scappoose, this would include A, AE and AO zones. See "Zone designations."

"Special land use permit" refers to a document authorizing an applicant to store or stockpile buoyant or hazardous materials in a special flood hazard area. Requires planning commission approval.

"Start of construction" includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty days of the permit date. The "actual start" means either 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 or filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundation 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 unit or not part of the main structure.

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"Structures" is a term that, for floodplain management purposes, means a walled and roofed building. The term also includes manufactured homes, and gas and liquid storage tanks that are principally above ground.

"Substantial improvement" means any repair, reconstruction or improvement of a structure, that includes the cumulative value of all

building permits, and the cost of which equals or exceeds twenty-five percent 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 purposes 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.

Zone designations:

1. FH (flood hazard) overlay zone appears on the city of Scappoose plan map. It coincides with areas subject to flooding and regulated by this chapter.

2. A zone (lacking a letter) is depicted on FEMA Flood Insurance Rate Maps. It represents areas subject to a one hundred-year flood event but for which no flood elevations have been calculated. This does not, however, remove a builder's responsibility for obtaining base flood elevations. Sections 17.84.050(C) and 17.84.140.(D)(4) are applicable in an unlettered A zone.

3. AE zone (elevation provided) is depicted on FEMA Flood Insurance Rate Maps. It represents areas subject to a one hundred-year flood event. Base flood elevations appear on the map.

4. AO Zone represents areas of shallow flooding on FEMA Flood Insurance Rate Maps. Depths vary between one and three feet and are shown on the map. The nature of AO zones make them special cases for which special standards are required. (Note Section 17.84.190.)

5. X zone (shaded) appears on Flood Insurance Rate Maps. The shaded X zone represents areas subject to a one hundred-year flood event but where depths are less than one foot or the drainage area is less than one square mile. Shaded X zones in the vicinity of Scappoose are also associated with areas protected by dikes or levees from a one hundred-year flood. This chapter does not regulate development activities in shaded X zone. (Ord. 634 §1 Exh. A (part), 1995)

17.84.030 General provisions. A. This chapter shall apply to all special flood hazard areas (A, AE, AO zones) within the jurisdiction of the city.

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B. The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the city, August 16, 1988," with accompanying Flood insurance Map is adopted by reference and declared to be a part of this chapter. The Flood Insurance Study is on file at City Hall, 52432 SE First Street, Scappoose, Oregon, 97056.

C. All new construction and substantial improvements shall be constructed with materials and utilize equipment resistant to flood damage.

D. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

E. Electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

F. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system in accordance with the Uniform Building Code and Uniform Plumbing Code.

G. All new construction, all manufactured homes and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

H. New and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters. (Ord. 634 §1 Exh. A (part), 1995)

17.84.040 Permitted Uses. A. The following uses shall be permitted in special flood hazard areas and shall not require a permit under this chapter:

1. Agricultural uses conducted without locating a structure;
2. Community recreation uses such as bicycle and pedestrian paths or athletic fields or parks, excluding structures;
3. Public and private conservation areas for water, soil, open space, forest and wildlife resources;
4. Removal of poison oak, tansy ragwort, blackberry or other noxious vegetation;
5. Maintenance of floodway excluding re-channeling; and
6. Fences, except in the floodway area.

B. The following uses shall be permitted in special flood hazard areas and shall require a development permit under this Chapter in addition to any applicable federal, state or county permits:

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1. Residential zones: A single-family detached dwelling or a single-family manufactured home and their accessory uses on lots greater than 20,000 square feet where a structure is to be placed within an area regulated by this Chapter;

2. Commercial and Industrial zones: Permitted uses of the underlying zone and their accessory uses on lots greater than 20,000 square feet where a structure is to be placed within an area regulated by this Chapter;

3. Installation of underground utilities and construction of roadway improvements including sidewalks, curbs, streetlights and driveway aprons;

4. Minimal ground disturbance(s) but no landform alterations; and

5. Repair, reconstruction or improvement of an existing structure or utility, the cost of which is less than fifty percent of the market value of the structure as determined by the county tax assessor prior to the improvement or the damage requiring reconstruction provided no development occurs in the floodway.

C. A development permit shall be obtained before construction or development begins within any area of special flood hazard or drainageway unless specifically allowed in subsection A of this section. The permit shall apply to all structures including manufactured homes. (Ord. 740 §19, 2004; Ord. 636 §1(part), 1996; Ord. 634 §1 Exh. A (part), 1995)

17.84.050 Administration. A. The planner is appointed to administer and implement this chapter by granting or denying development permit applications in accordance with the Chapter 17.162.

B. Duties of the planner shall include, but not be limited to:

1. Review all development permits to determine that the permit requirements of this chapter have been satisfied;

2. Review all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;

3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 17.84.180 are met;

4. Review all applications for a development permit to determine if the proposed project is located in the floodway fringe. If located in the floodway fringe, assure the special standards requirements are met (Section 17.84.200).

C. When base flood elevation data has not been provided in accordance with Section 17.84.030, the applicant shall supply such data.

D. The recipient of a development permit must provide certification from a registered engineer, or surveyor that

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buildings are elevated or flood-proofed according to standards set forth in Section 17.84.140. Appropriate certification forms will be provided by the city.

E. A development permit shall not be issued for construction in AE and AO zones within the Scappoose Creek floodway fringe until the application satisfies the requirements set forth in Section 17.84.200.

F. Applicants receiving a development permit to construct or substantially improve a residential or nonresidential structure in an A and AE zone must comply with applicable standards in Sections 17.84.140, and 17.84.200.

G. Applicants receiving a development permit to construct or substantially improve a residential or nonresidential structure in an AO zone must comply with applicable standards in Section 17.84.140, 17.84.190 and 17.84.200.

H. A special land use permit, requiring planning commission approval, must be obtained prior to storing or stockpiling buoyant or hazardous materials in a special flood hazard area. (See Section 17.84.210.) (Ord. 634 §1 Exh. A (part), 1995)

17.84.060 Approval process. A. The applicant for a development permit shall be the recorded owner of the property or an agent authorized in writing by the owner.

B. The *planner* and public works director shall review all development permit applications to determine that all necessary permits are obtained from those federal, state, or local governmental agencies from which prior approval is also required.

C. The planner shall apply the standards set forth in this chapter when reviewing an application for a development permit. (Ord. 634 §1 Exh. A (part), 1995)

17.84.070 Maintenance of records.A. When base flood elevation data is provided through the Flood Insurance Study or required as in Section 17.84.050(C), the applicant shall provide certification of the actual elevation in relation to mean sea level of the lowest floor, including basement, of all new or substantially improved structures, and whether or not the structure contains a basement.

B. For all new or substantially floodproofed structures, the applicant shall submit a certificate by a registered surveyor verifying and recording the actual elevation (in relation to mean sea level) prior to construction, the actual elevation (in relation to mean sea level) of the

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lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

C. The planner shall maintain the floodproofing certifications required in this chapter.

D. The planner shall maintain for public inspection all other records pertaining to the provisions in this chapter. (Ord. 634 §1 Exh. A (part), 1995)

17.84.120 Alteration of water courses. A. The planner shall notify the appropriate federal and state agencies prior to any alteration or relocation of a water course, and submit evidence of such notification to the Federal Insurance Administration.

B. The planner shall require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished. (Ord. 634 §1 Exh. A (part), 1995)

17.84.130 Interpretation of FIRM boundaries. The planner shall make interpretation, where needed, as to exact location of the boundaries of the areas of special flood hazard (for example, where there appears to be conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the rules and regulations of the National Flood Insurance Program (44 CFR 5976). (Ord. 634 §1 Exh. A (part), 1995)

17.84.140 Standards. In all A, AE and AO zones, the following standards are required:

A. Anchoring.

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

2. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

B. Construction Materials and Methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

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2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3. Electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during condition of flooding.

C. Utilities.

1. All new and replacement water supply systems shall be designed to eliminate infiltration of floodwaters into the system.

2. New and replacement water supply systems shall be designed to eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.

D. Subdivision Proposals.

1. All subdivision proposals 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 damage.

4. Where base flood elevation data has not been provided or is not available from another authoritative source, the developer shall provide such information.

E. New construction and substantial improvement of any residential structure shall have the lowest habitable floor, including basement, elevated to one foot above base flood elevation. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or 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 must meet or exceed the following minimum criteria:

1. A minimum of two openings with a net area of not less than two square inches for every square foot of enclosed area subject to flooding shall be provided;

2. The bottom of all openings shall be no higher than one foot above grade;

3. Openings may be equipped with screens, louvers or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters; and

4. Screening, fencing or otherwise obstructing open areas between pillars on pile or pillar foundations shall be prohibited.

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F. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level one foot above the base flood elevation or, together with attendant utility and sanitary facilities, shall:

1. Be floodproofed one foot above the base flood elevation. The structure shall be watertight below the base flood elevation with walls substantially impermeable to the passage of water;

2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 17.84.050(C).

4. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in subsection A of this section.

5. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building floodproofed to one foot above the base flood elevation will be rated

as if floodproofed to the base flood level).

G. Manufactured Homes. All manufactured homes to be placed or substantially improved in zones A, AE or AO shall be placed on a permanent foundation such that the lowest floor of manufactured home is one foot above base flood elevation.

1. Permanent foundation: is resistive to flood velocities and may include concrete slabs, stem walls, and piers that are firmly embedded in the ground. Manufactured homes may be placed on reinforced (not dry-stacked) concrete blocks providing the home is firmly anchored to the ground pursuant to this section.

H. Travel Trailers and Similar Vehicles. Travel trailers and similar vehicles that occupy a site in the SFHA for a period greater than sixty consecutive days must meet elevation and anchoring standards pursuant to this section or be fully licensed and highway ready: (see definitions).

I. Accessory Structures. Accessory structures such as sheds, small detached garages, etc., to be located in A, AO, AE and X shaded on map zones, may be exempt from elevation and floodproofing standards providing the following conditions are met:

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1. Accessory structures cannot be more than three hundred square feet in area;

2. Accessory structures shall not be used for human habitation;

3. Accessory structures shall be designed to have low flood potential;

4. Accessory structures shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters; and

5. Accessory structures shall be firmly anchored to prevent flotation which may result in damage to other structures. (Ord. 636 §1 (part), 1996; Ord. 634 §1 Exh. A (part), 1995)

17.84.170 Regulations pertaining to fill. A. No filling operations of any kind shall be allowed in the floodway.

B. No fill in floodway fringe areas shall be allowed unless the net effect of excavation and filling operations (on-site) constitutes no positive change in fill volume. An application for fill in the floodway fringe shall require implementation of special permit requirements of the development permit (see Section 17.84.200).

C. Fill shall be allowed under city fill permit procedures in shaded X zones. No structure shall be built nor any excavation grading, nor filling shall be done within the one hundred-year flood plain without first meeting the requirements of this chapter regulating construction, alteration, repair and moving of buildings. (Ord. 634 §1 Exh. A (part), 1995)

17.84.180 Floodways. A. Floodways are established in special flood hazard areas (SFHA) to transport the waters of a one hundred-year flood out of the community as quickly as possible. Encroachments on the floodway generally produce a rise in base flood elevations and contribute to other hydraulic problems. Accordingly, the city

prohibits encroachment on designated floodways except for public works projects pursuant to subsection B of this section.

B. The city recognizes that utilities, flood prevention structures, and municipal improvement projects that are in the public's best interest must sometimes encroach on designated floodways. In compliance with FEMA Regulations, the city will permit floodway encroachments under the following conditions:

1. Hydraulic and hydrologic analysis on the impact on the one hundred-year floodways are completed by the developer; and

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2. The city has determined the project to be of public necessity; and

3. If the studies required in subsection (B) (1) of this section indicate an increase in net gain, FEMA has issued a conditional flood insurance rate and floodway revision. (Ord. 634 §1 Exh. A (part), 1995)

17.84.190 Special standards for AO zones. A. AO zones are depicted on Flood Insurance Rate Maps (FIRMS). They coincide with areas subject to a one hundred-year flood where depths vary between one and three feet. AO zones are associated with areas where sheet flow is most evident; i.e., where there is no clear channel. Flood depths appear on the FIRM.

B. Proposed construction in an AO zone must comply with the General Standards provided in Section 17.84.140, excepting areas specifically covered in this section.

C. New construction and substantial improvements of residential structures in AO zones shall:

1. Have the lowest floor, including basement, elevated one foot above the highest adjacent grade of the building site; or

2. Have the lowest floor, including basement, elevated one foot above the depth number specified on the FIRM;

3. Have adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

D. New construction and substantial improvements of non-residential structures in AO zones shall either:

1. Have the lowest floor, including basement, elevated one foot above the highest adjacent grade of the building site; or

2. Have the lowest floor, including basement, one foot above the depth number; or

3. Together with attendant utility and sanitary facilities, be completely floodproofed to or above that level so that any space below is watertight; walls shall be substantially impermeable to the passage of water and structural components shall have the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

4. Compliance with subdivision (3) above, shall be certified by a registered professional engineer;

5. Have adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures. (Ord. 634 §1 Exh. A (part), 1995)

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17.84.200 Special regulations for development in the Scappoose Creek floodway fringe (A, AE and AO zones). A. Proposed development or substantial improvement in the Scappoose Creek floodway fringe must conform with applicable general and specific standards in Section 17.84.140, and special standards in AO zones (Sections 17.84.190 and 17.84.200);

B. In addition to the application requirements for the specific proposal, the development application shall contain a registered professional engineer's certification that the proposed project will not cause a rise in base flood elevation during a one hundred-year event as it exists on the FIRM Flood Insurance Rate Map effective August 16, 1988 or create additions that would be detrimental to adjacent or neighboring properties. (Ord. 634 §1 Exh. A (part), 1995)

17.84.210 Storage, placement or stockpiling buoyant or hazardous materials in flood hazard areas (A, AE, AO, shaded X zones). A. The transportation of buoyant or hazardous materials (Note: see Section 17.84.015, Definitions) from rising floodwaters contributes to the community's flood hazard. Accordingly, a permit must be obtained from the planning commission prior to storage, placement or stockpiling in a flood hazard zone (A, AE, AO). The application shall be processed according to Chapter 17.162.

1. In determining whether or not a permit will be granted to store, place or stockpile buoyant or hazardous materials in a flood hazard area, the planning commission shall consider the following:

- a. The nature of the materials (e.g., buoyancy, toxicity, flammability);
- b. The danger that materials may be swept onto other properties or structures with resulting injury or damage;
- c. The necessity of locating the materials on the particular site, especially in terms of public benefit;
- d. The ability of emergency vehicles to reach the site in times of flooding;
- e. The availability of alternative locations which are less susceptible to flooding;
- f. The applicant's plan for hazard mitigation;
- g. The requirements of development, including Section 17.84.200.

B. The placement, storage or stockpiling of buoyant or hazardous materials in a floodway is prohibited unless it is associated with a short-term public works project. The planning commission must consider the flood potential and establish a time in which the materials must be removed. (Ord. 634 §1 Exh. A (part), 1995)

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17.84.220 Variances to flood damage prevention. A.

A variance is a departure or grant of relief from the strict letter of the flood damage prevention chapter. It is designed for those situations where a proposed action is in keeping with the purpose of the chapter but there are practical difficulties in meeting strict chapter standards. The conditions for granting variances are stringent. When dealing with a flood hazard there is little margin for error.

- B. All flood hazard variances are deemed to be a major variance as defined in Chapter 17.134 and shall be so administered and appealed.
- C. The planner shall maintain the records of all appeal actions and report any variances to the federal Emergency Management Agency (FEMA) upon request.
- D. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the comprehensive plan as historic sites, structures or landmarks, or National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section.
- E. Variances shall not be issued within a designated floodway.
- F. Variances 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 that outweighs the risk associated with the variance; and
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense; create nuisances; cause fraud or a victimization of the public.
- G. Variances as interpreted in the National Flood Insurance Program are based on the General Zoning Law Principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
- H. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing that watertight or dry floodproofing, where it can be determined that such action will have low damage potential and complies with all other variance criteria.
- I. Any applicant to whom a variance is granted shall be given notice that the structure will be permitted to be built with a lowest floor elevation below the base flood
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elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation.
(Ord. 634 §1 Exh. A (part), 1995)

17.84.230 Expiration of approval--Standards for extension of time. A.
Approval of a development permit shall be void if:

1. Substantial construction of the approved plan has not been completed within a one-year period; or
 2. Construction on the site is a departure from the approved plan.
- B. The planner may, upon written request by the applicant grant an extension of the approval period not to exceed one year, provided that:
1. No changes are made on the original plan as approved by the approval authority;
 2. The applicant can show intent of initiating construction of the site within the one year extension period; and

3. There have been no changes to the applicable comprehensive plan policies and the provisions of this title on which the approval was based.

C. Notice of the decision shall be provided to the applicant. (Ord. 634 §1 Exh. A (part), 1995)

17.84.250 Application submission requirements. A. All applications shall be made on forms provided by the planner and shall be accompanied by:

1. A registered professional engineer's certification that the proposed project will not cause a rise in base flood elevation during a one hundred-year event as it exists on the FIRM Flood Insurance Rate Map effective August 16, 1988 or create additions that would be detrimental to adjacent or neighboring properties;

2. One reproducible copy of the development plan(s) and necessary data or narrative which explains how the development conforms to the standards. Sheet size for the development plan(s) and required drawings shall not exceed eighteen inches by twenty-four inches and the scale for all development plans shall be an engineering scale;

3. A list of the names and addresses of all who are property owners of record within two hundred feet of the site.

B. The development plan and narrative shall include the following information. Items may be combined on one map.

1. Existing site conditions including vicinity map showing the location of the property in relation to adjacent properties and including parcel boundaries, dimensions and gross area;

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2. The location, dimensions and names of all existing and platted streets and other public ways, railroad tracks and crossings, and easements on adjacent property and on the site and proposed streets or other public ways, easements on the site;

3. The location, dimensions and setback distances of all existing structures, improvements, utility and drainage facilities on adjoining properties and existing structures, water, sewer, improvements, utility and drainage facilities to remain on the site; and proposed structures, water, sewer, improvements, utility and drainage facilities on the site;

4. Contour lines at two-foot intervals for slopes from zero to ten percent and five-foot intervals from slopes over ten percent;

5. The drainage patterns and drainage courses on the site and on adjacent lands;

6. Potential natural hazard areas including: a. Floodplain areas, b. Areas having a high seasonal water table within zero to twenty-four inches of the surface for three or more weeks of the year,

c. Unstable ground (areas subject to slumping, earth slides or movement). Where the site is subject to landslides or other potential hazard, a soils and engineering geologic study based on the proposed project may be required which shows the area can be made suitable for the proposed development,

d. Areas having a severe soil erosion potential, and

e. Areas having severe weak foundation soils;

7. The location of trees having a six-inch caliper at four feet. Only

those trees that will be affected by the proposed development need to be sited accurately. Where the site is heavily wooded, an aerial photograph at the same scale as the site analysis may be required;

8. Identification *information*, including the name and address of the owner, developer, and project designer, and the scale and north arrow;

9. A grading and drainage plan at the same scale as the site conditions and including the following:

a. The location and extent to which grading will take place indicating general contour lines, slope ratios, and slope stabilization proposals,

b. A statement from a registered engineer supported by factual data that all drainage facilities are designed in conformance A.P.W.A standards and as reviewed and approved by the public works director.

(Ord. 634 §1 Exh. A (part), 1995)

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