Mayor
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FLOODPLAIN DEVELOPMENT IN SHADY COVE

Frequently Asked Questions

1. **What is a Floodplain Development Permit (FDP)?**
   All development within Shady Cove's Special Flood Hazard Area (SFHA) requires a Floodplain Development Permit issued by the City of Shady Cove.

2. **What is the SFHA?**
   The special flood hazard area includes the floodway, and the 100 year floodplain and is identified by the Federal Emergency Management Agency in its Flood Insurance Study (FIS) for Jackson County, Oregon and Incorporated Areas, dated May 3, 2011, with accompanying Flood Insurance Rate Maps (FIRM) or Digital Flood Insurance Rate Maps (DFIRM).

3. **What is development?**
   Development means any man-made 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 or storage of equipment or materials located within the area of special flood hazard. Development does not include signs, markers, aids, etc. placed by a public agency to serve the public.

4. **Does this mean if I want to put up a fence; a small storage shed, or install a propane tank that I will need a Floodplain Development Permit?**
   Yes.

5. **What does a permit cost?**
   It varies depending on the development; some samples of fees for FPD permits are below:
   Fees vary between $100.00 – 400.00 depending on the type of development

6. **Can I park a Recreational Vehicle in the floodplain?**
   Yes, under special conditions: Recreational Vehicles that are allowed under the zoning chapter must either:
   A. Be placed on the site for fewer than 180 consecutive days;
   B. Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached structures or addition, or
   C. Meet all the requirements of the municipal code for a manufactured dwelling including anchoring and elevation.

7. **Are there penalties if I do not comply?**
   Yes, Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions shall constitute a misdemeanor. Any person who violates this Chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than $500 or imprisoned for not more than 30 days, or both. Each day the violation continues shall be considered a separate offense.

8. **Why does Shady Cove have floodplain development requirements?**
   Shady Cove is a participant in the National Flood Insurance Program. The primary goal of the National Flood Insurance Program (NFIP) regulations is to protect insurable buildings, and reduce future exposure to flood hazards, and to help ensure that buildings stay habitable and additional flood problems are not created.

The responsibility for reducing flood losses is shared by all units of government, local, state and federal together with the private sector.

The degree of flood protection required by the City of Shady Cove Municipal Code Chapter no. 151 is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Shady Cove or any officer, employee, or agent thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this ordinance or an administrative decision lawfully made hereunder.