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CLARK COUNTY
WASHINGTON

FLOOD PLAIN REVIEW APPLICATION PACKET

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FLOODPLAIN REVIEW SUMMARY

Development Engineering

A. What is the purpose of a floodplain review?

The Floodplain review is intended to minimize public and private losses due to flooding by:

- Protecting life and property;
- Maintaining health and safety;
- Minimizing impacts to floodplain, water storage capacity and connectivity;
- Minimizing disruption of commerce and governmental services;
- Minimizing public expenditures for flood protection and relief;
- Minimizing damage to public facilities and utilities;
- Maintaining a stable tax base;
- Ensuring that potential buyers are notified that their property is in a flood hazard area; and,
- Ensuring that those who occupy areas of flood hazard assume responsibility for their actions.

Flood losses are caused by the cumulative effect of obstructions in special flood hazards areas, which increase flood heights and velocities, and which, when not adequately anchored, can damage structures in other areas. Structures that are inadequately flood-proofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

B. How can regulations help prevent flood losses?

The county's floodplain regulations help prevent losses due to flooding by:

- Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in increased erosion, or flood heights and 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 flood plains, stream channels, and natural protective barriers, which accommodate or channel floodwaters;
- Controlling filling, grading, dredging, and other development which may increase flood damage;
- Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

C. How do I find out if a piece of property is in a flood hazard area?

Areas of Special Flood Hazard are identified in a report issued by the Federal Emergency Management Agency (FEMA), titled "The Flood Insurance Study for Clark County" (effective August 2, 1982 and revised July 19, 2000). The mapped floodplains for the county are delineated on maps that accompany the FEMA report. This report and floodplain maps are available for review at the Department of Public Works. The approximate floodplain maps can also be viewed at the Assessment and GIS Web Page under GIS (i.e., Geographic Information System).

- Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area;
- Repairs, reconstruction, or improvements to a structure where the cost does not exceed fifty percent (50%) of the market value of the structure, either:
 - Before the repair, reconstruction or improvement is started, or
 - If the structure has been damaged, and is being restored, before the damage occurred; PROVIDED, that any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by a code enforcement official or designee and are the minimum necessary to assure safe living conditions or to structures identified as historic places shall not be included in the 50% determination; and
- Travel trailers and recreational vehicles may be allowed on a seasonal basis between May 1 and October 1 of the same year. Wheels and hauling apparatus shall remain on travel trailers, and these vehicles shall be sited without barriers to their immediate removal in the event of impending flood hazard.
- Parks, recreation, agriculture and other similar open space uses allowed in the underlying zoning district are permitted outright in the floodway and floodplain areas, PROVIDED no structures, earth fills, or storage of equipment is involved. However, other reviews, such as for habitat and wetland permits, may be required.

If I want to build in the floodplain, what are the standards?

In all areas of special flood hazards, the following standards shall be met:

G. General Standards

1. Anchoring

- All new construction and substantial improvements shall be sufficiently anchored to prevent flotation, collapse, or lateral movement of the structure.
- 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, and additional techniques referenced in FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook.

2. Construction Materials and Methods

- All new structures and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- All new structures and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located to prevent water from entering or accumulating within the components during conditions of flooding.

3. Utilities

- All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and prevent discharge from the systems into floodwaters; and

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 40.420.030(B-3);

- Nonresidential structures that are elevated, not flood-proofed, must meet the same standards for space below the lowest floor as described in Section 40.420.020(B-1-b); and
- Applicants flood-proofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one (1) foot below the flood-proofed level (e.g., a building constructed to the base flood level will be rated as one foot below that level).

3. Manufactured Homes

All manufactured homes to be placed or substantially improved within a one-hundred-year floodplain shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one (1) foot above the base flood elevation. Also, they shall be securely anchored to an adequately anchored foundation system in accordance with the provisions of subsection 40.420.020(A-1-b)

4. Travel Trailers and Recreational Vehicles

- Travel trailers and recreational vehicles may be allowed in the floodway on a seasonal basis between May 1 and October 1 of the same year and floodway fringe areas on a temporary basis, for fewer than 180 consecutive days.
- Wheels and hauling apparatus shall remain on travel trailers and recreational vehicles, and these vehicles shall be sited without barriers to allow their immediate removal in the event of an impending flood.
- Be fully licensed and ready for highway use, on it's wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices and have no permanently attached additions.

5. Critical Facilities

- Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of base flood elevation shall be provided to all critical facilities to the extent possible.
- Floodways. Located within the areas of special flood hazard established in Section 40.420.010(B-1) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:
 - There is a prohibition on encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydrologic analysis performed in accordance with standard engineering practice that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
 - If it has been adequately demonstrated that the encroachment will not result in increased flood levels, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.

approve, approve with conditions or deny the floodplain application. Within 7 calendar days of its issuance, the decision will be mailed to the applicant.

L. What is a SEPA determination?

The State Environmental Policy Act (SEPA) requires that a review of the potential environmental impacts of the proposal be conducted. County staff and interested agencies will review the floodplain application to determine its compliance with applicable Federal, State and County Code. Through this process, a determination will be made as to whether the impacts will be considered non-significance (DNS), mitigated non-significance (MDNS), or significance (DS). For a DNS or MDNS determination, an analysis will be incorporated within the Staff Report referenced below. If a DS determination is made, the applicant is required to prepare an Environmental Impact Statement (EIS) prior to the County considering the proposed activity. The SEPA determination is published in the "Columbian" Newspaper.

If the proposed development is located within an isolated floodplain that is not within a designated Shoreline area, and the abutting stream flow is less than 5 cubic feet per second (c.f.s.), a SEPA review is not required.

If you have any questions, please contact:

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Note: This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code, Chapters 40.420 and 40.0100.



FLOODPLAIN REVIEW (FLP) SUBMITTAL REQUIREMENTS

Development Engineering Program

NOTE: The following checklist identifies information to be included. **ALL** items checks **MUST** be submitted before the submittal can be accepted. All submittals not determined to be complete will be **RETURNED** to the applicant for corrections. *Following these guidelines will help us serve you better and avoid any unnecessary delay in moving this project to plat recording. Thank you for your cooperation!*

FLOODPLAIN INQUIRY	
<input type="checkbox"/>	Cover Sheet / Letter of Transmittal
<input type="checkbox"/>	Application form
<input type="checkbox"/>	Application fee
<input type="checkbox"/>	Submittal requirement checklist
<input type="checkbox"/>	One (1) Set of Proposed Plan to include but no limited to <ul style="list-style-type: none"> ▪ North arrow, scale and date ▪ Site boundary, property line and dimensions ▪ Ordinary high water mark (line of permanent vegetation) ▪ Proposed final placement of structures

FLOODPLAIN REVIEW	
<input type="checkbox"/>	Cover Sheet / Letter of Transmittal
<input type="checkbox"/>	Application form
<input type="checkbox"/>	Application fee
<input type="checkbox"/>	Submittal requirement checklist
<input type="checkbox"/>	Two (2) Sets of Proposed Plan Set to include, but no limited to <ul style="list-style-type: none"> ▪ North arrow, scale and date ▪ Site boundary, property line and dimensions ▪ Ordinary high water mark (line of permanent vegetation) ▪ Proposed final placement of structures ▪ Typical cross section or section showing the following: existing ground elevation; proposed ground elevations; elevations, in relation to mean sea level of the lowest floor (including basement) of all structures; elevations, in relations to the mean sea level to which any structure has been flood proofed; description of the extent to which watercourse will be altered to relocated as a result of proposed development