

# Flood Plain Zone

## From Base Zone to Overlay Zone

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Associate Planner



# Overview

**Code Amendments - Matthew Martin**

**Flood Plain Regulation - Will Groves**

**Open House - All**



# Quick Facts

**2,000,000**

Total Acres in Deschutes County

**10,800**

Total Acres Zoned Flood Plain  
(0.5% of total acreage)

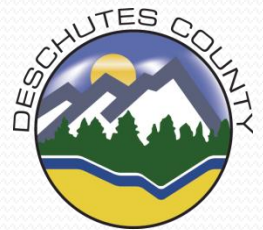
**2,450**

# of Tax Lots with Flood Plain Zone  
(including public lands)

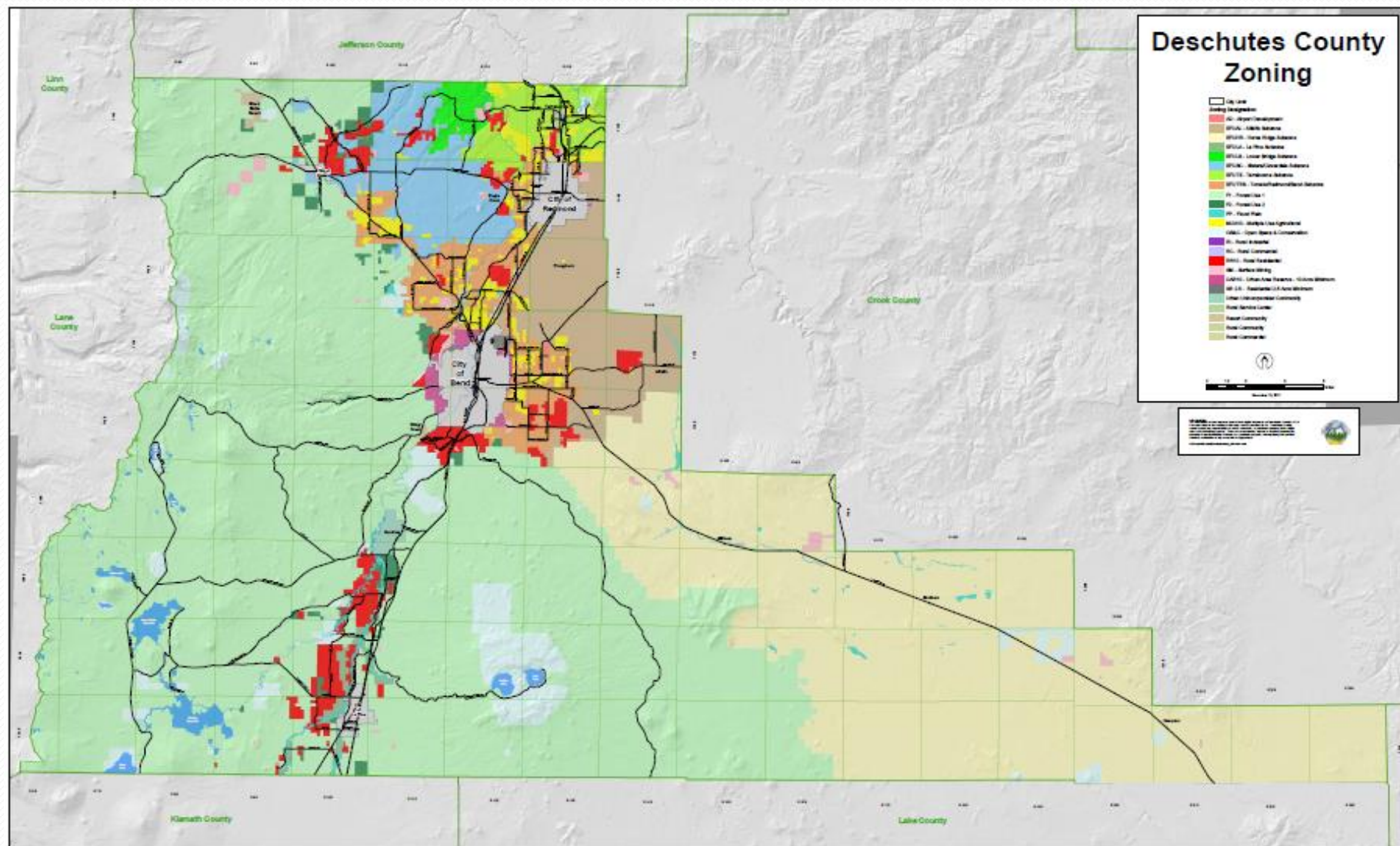


# What is a Base Zone?

- Broad areas with similar characteristics that specify allowable uses and land use requirements including minimum parcel size and development standards.
- Base (Primary) zones in Deschutes County include:
  - Exclusive Farm Use – EFU
  - Forest Use – F-1/F-2
  - Rural Residential – RR-10
  - Multiple Use Agricultural – MUA-10

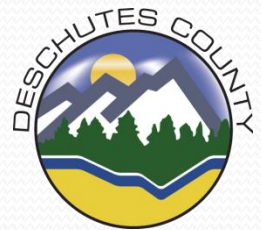






# What is an Overlay Zone?

- Special zoning district placed over an existing base zone(s) that identifies unique conditions and regulatory standards in addition to the base zone.
- Overlay (Combining) zones in Deschutes County include:
  - Landscape Management – LM
  - Wildlife Area - WA
  - Surface Mining Impact Area – SMIA
  - Airport Safety - AS



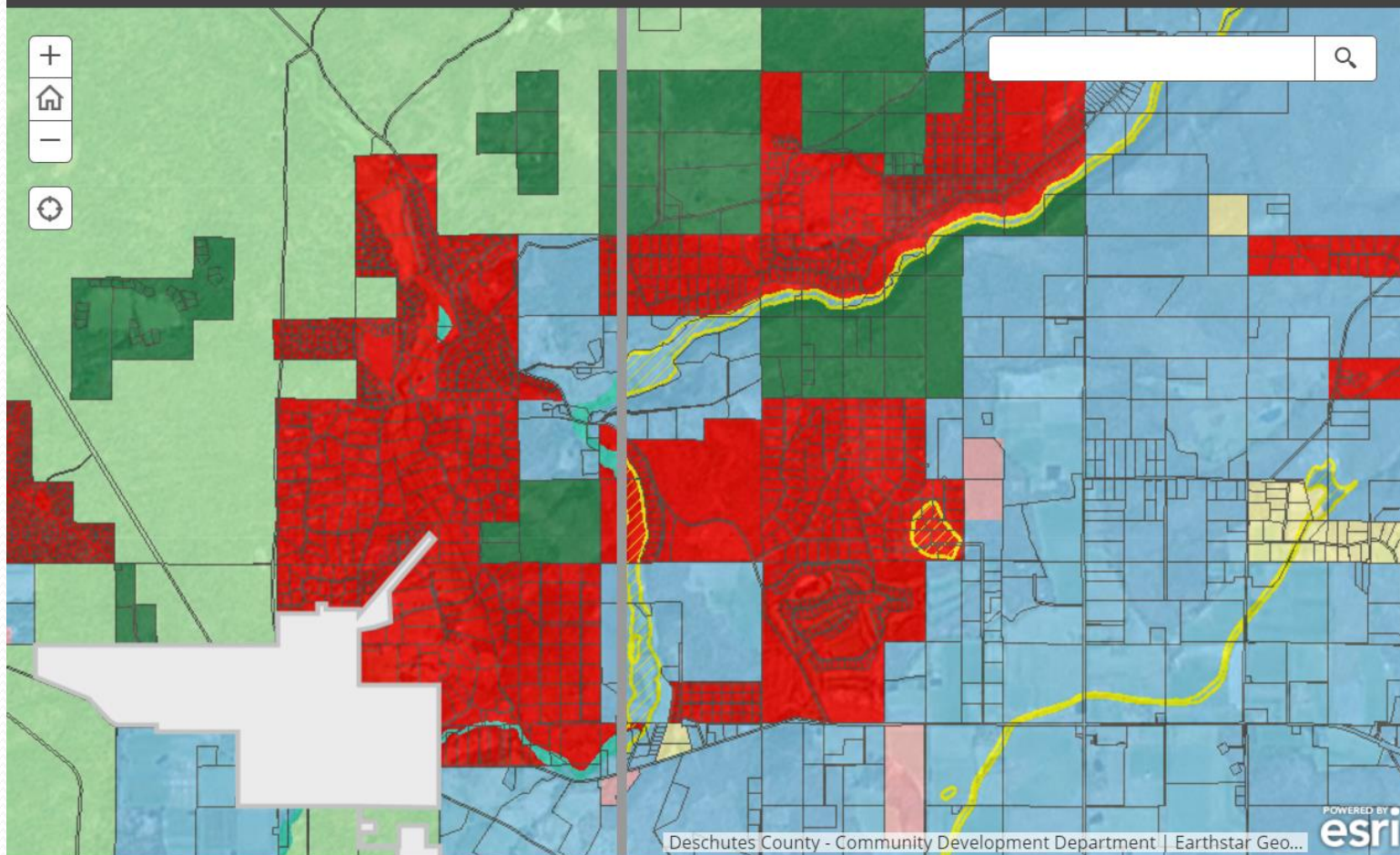




# Deschutes County Flood Plain - Conversion From Base To Overlay Z

[Flood Plain - Base To Overlay Zone Information Link](#)

Zoning With Flood Plain

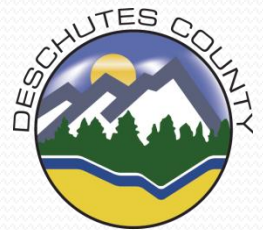




# Amendment Summary

## **Why initiate this project?**

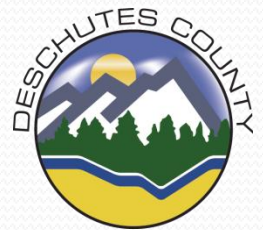
- Complete work plan task
- Allow for more efficient code administration
  - Time and potential land use review cost savings
- Incorporate elements of the Oregon model code
- Align implementation with other jurisdictions



# Amendment Summary

## What changes are proposed?

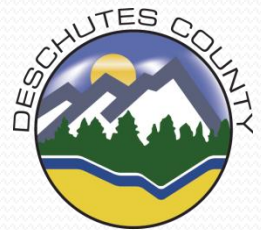
- Elimination of split base zoning
  - Impacts development including:
    - Property line adjustments
    - Land divisions
- Provide exception to conditional use standards for development within the Flood Plain zone but outside of 100-year flood plain



# Amendment Summary

## **What changes are proposed?**

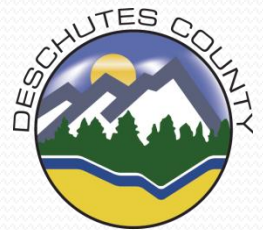
- Relaxed standards for accessory structures <200 sq ft
- Critical facilities shall be outside of 100-year flood plain if possible
- Other “housekeeping” changes



# Amendment Summary

## What is NOT proposed?

- No changes to Flood Plain boundary
- No changes to the development standards for construction in the 100-year Flood Plain
  - Flood proofing
  - Elevation

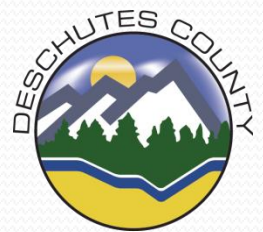




# Next Steps

- 3/16/17 Sisters
- 3/23/17 Redmond
- 4/6/17 La Pine
- 4/13/17 Planning Commission Public Hearing
- TBD Board of County Commissioner Public Hearing

For more info visit: [www.deschutes.org/floodplain](http://www.deschutes.org/floodplain)



# Flood Plain Regulation

Will Groves

Senior Planner

Certified Flood Plain Mgr



# What Role Does Deschutes County Play In Reducing Property Losses From Flooding?

- Locally, the County implements the federal requirements of the National Flood Insurance Program.
- What is the NFIP?



# What is the National Flood Insurance Program?

- Flood insurance is made available in those communities that agree to regulate development in their mapped floodplains.
- The NFIP includes a two-prong approach: **Insurance and regulation of development.**



# NFIP – A Two Prong Approach To Reduced Flood Losses.

- **Insurance** for larger floods (and older structures).
- **Regulation** of floodplain development to protect new structures from flood damage.



# What Is The County's Role?

- Deschutes County **regulates development** the in mapped floodplain by requiring permits for all development in the floodplain.
- Development includes all physical changes to the floodplain (construction, storage, earthmoving).
- Requirements for development in the floodplain come from federal law and are enacted in our local floodplain ordinance.

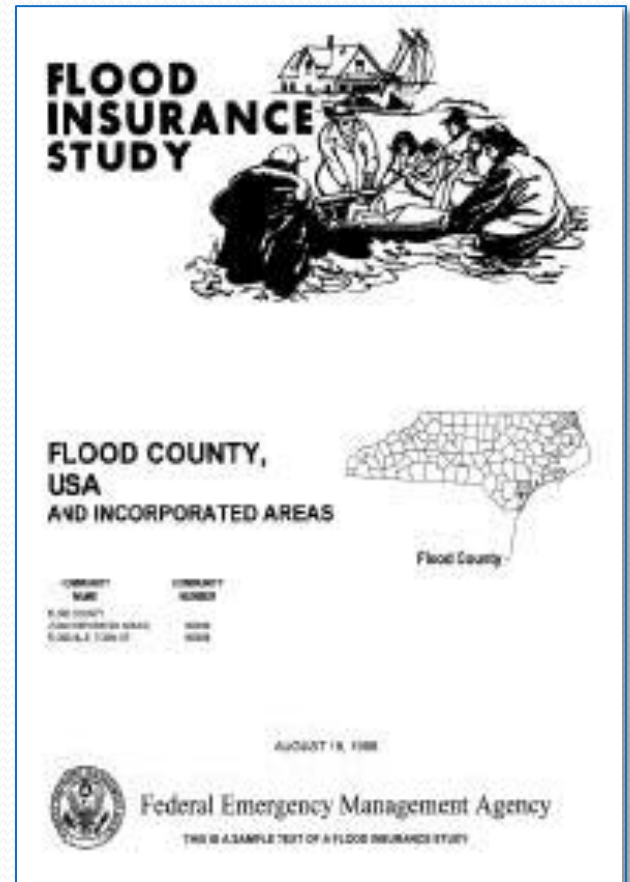
# Where Are Floodplain Development Permits Required?

- The **Special Flood Hazard Area (SFHA)** is the area inundated by the flood that has a 1-percent probability of being equaled or exceeded during any given year.



# How Are Floodplains Mapped?

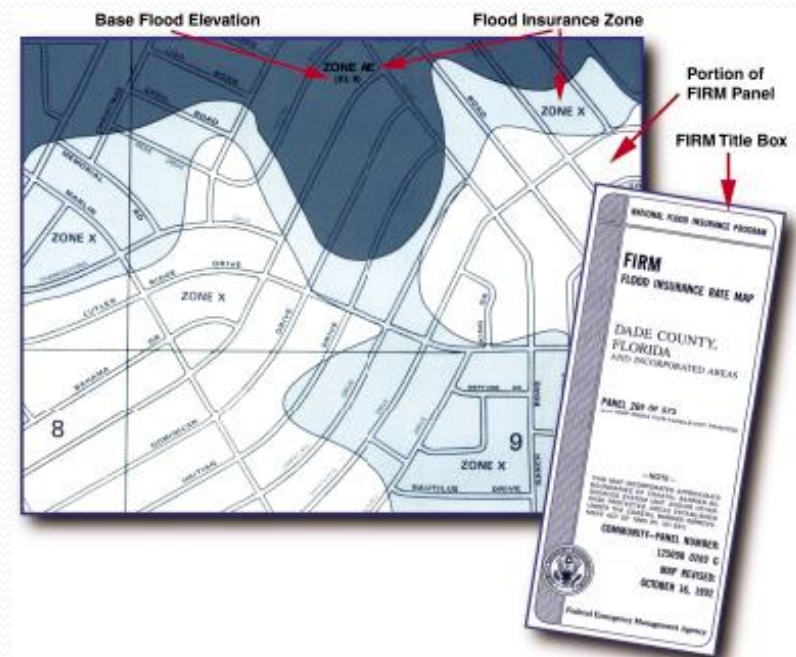
- In order to map a floodplain, you first need to know how much water will come in the “100-year” flood.
- FEMA has provided an engineering study, the “Flood Insurance Study” (FIS)
- This study identifies flooding **volume** calculated for the “100-year” flood and models of flooding **depths** based on surveyed channel profiles.





# Where Do Floodwaters Go?

- Flood Insurance Rate Maps (FIRM) provide a good first estimate of where flood waters will go.
- These maps *must* be used for insurance purposes.
- These maps are helpful for planning purposes



# What is required to undertake development in a mapped floodplain?

Conditional Use permits are required in the Special Flood Hazard Area for:

- Construction of new structures
- Modifications or improvements to existing structures
- Excavation
- Filling
- Paving
- Drilling
- Mining
- Dredging
- Land clearing
- Grading
- Permanent storage of materials and/or equipment
- Driving of piles

# Some Example Projects



- Dwellings
  - New
  - Substantial Improvement
- Non-Residential Buildings
- Sheds and Garages

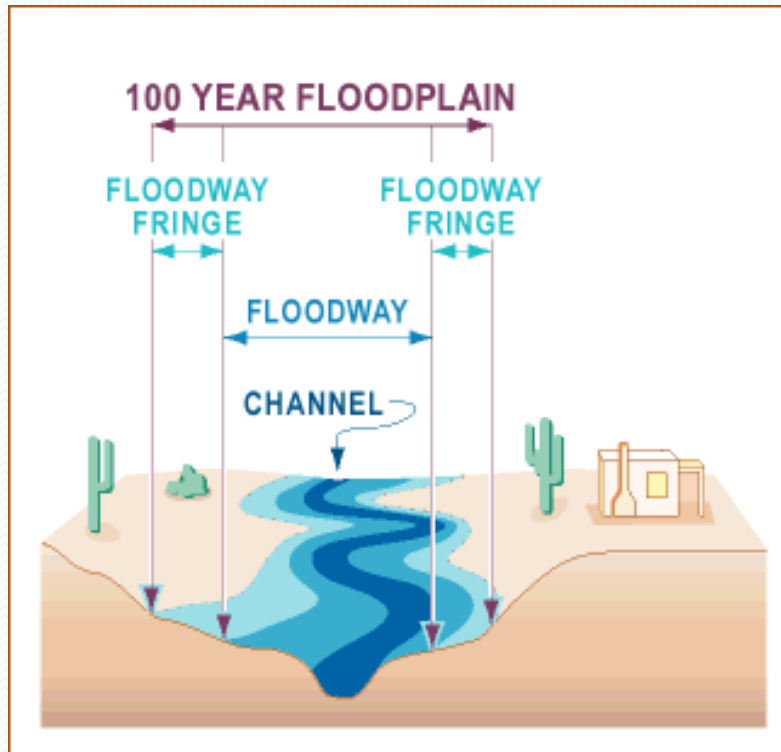
# Important Limitations.

- Structures **must** be located outside the floodplain if possible.
- Partitions and subdivisions which create the **potential** for new residences in the floodplain are not allowed.





# More Limitations...What is a Floodway?



- The floodway is mapped on the FIRM
- Under County code, no new structures are allowed on the floodway.
- Earthmoving requires an engineering study to show that there will be no net increase flood waters

# Flood Insurance

- Flood insurance is available to most structures.
- Older structures at or below the 100-year flood elevation can and will flood. Insurance is available for these older structures.
- Newer structures have been specially constructed to resist up to the 100-year flood, but bigger floods can and will come. Insurance is available for newer structures as well.
- Water from any source that damage two or more structures is a “flood” that is eligible for insurance.

# More Flood Insurance

- Your homeowners insurance covers many hazards. Flooding typically isn't one of them.
- Many people believe federal disaster assistance will cover them. The President must first declare a flood a federal disaster. Even then any assistance is usually a loan that has to be repaid with interest.

# NFIP and a Changing River

- If the river changes due to a changing channel or changing flows, Deschutes County can request that FEMA restudy all or part of the river to make new floodplain maps.

# Open House

Q & A  
Mapping  
General Planning  
Written Comments

