

Floodplain Development

What is a floodplain development permit?

It is a permit that shall be obtained for work prior to construction, development, or change of use within the Floodplain or Special Flood Hazard Area.

What is needed for approval?

All Floodplain Development permits are discretionary and MAY be permitted after evaluation according to criteria set forth in the Salem Revised Code (SRC) Chapter 140. To apply the applicant shall:

- (a) Identify and describe the work to be covered by the permit and indicate the use or occupancy for which the proposed work is intended;
- (b) Submit plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the floodway and include a site plan map which shows all existing riparian vegetation, what vegetation is proposed to be removed, and what types of native vegetation will be used to replace that which is being removed;
- (c) Describe the land on which the proposed work is to be done, by lot, block, tract, house and street address, or by some similar description that will readily identify and definitely locate the proposed work;
- (d) Submit base flood elevation data as shown on the Flood Insurance Rate Map (FIRM) and show the proposed elevation (in relation to mean sea level) of the lowest floor (including a basement) of all new or substantially improved structures, and whether or not the structure contains a basement;
- (e) Submit certification by the applicant's engineer that the proposed work will not raise the base flood elevation: For work in a Floodway, the base flood elevation may not be increased to any degree; for work in a Floodway Fringe or Area of Shallow Flooding, the base flood elevation may be raised to a maximum of one foot; provided, however, that in no case shall such rise cause damage to or increased flood elevations affecting any existing structures on adjacent or upstream parcels.
- (f) Submit certification by the owner that all necessary permits, licenses, and registrations have been obtained from all local, state, or federal authorities requiring permits for the proposed work.

What are chances for approval?

Staff cannot predetermine the decision on any application. A decision of approval or denial will only be made after the complete application is processed. The decision is based on criteria appropriate to the application as listed in the ordinance and the information requested should be as thorough and complete as possible.

Additional permits?

Floodplain development permits may be issued in conjunction with other permits, when required. These permits may include, but are not limited to, Excavation/Fill, Erosion Control, and Elevation Certificates.