PURPOSE

Josephine County has adopted regulations that control development in flood hazard areas for the purposes of:

- Protecting human life & health;
- Minimizing expenditure of public money;
- Qualifying county residents for flood insurance;
- Minimizing rescue & relief efforts;
- Minimizing public facilities damage;
- Ensuring residents who occupy flood hazard areas assume responsibility for their actions.

FLOOD HAZARD ZONES

Flood hazard areas are land along rivers and streams which have a 1% chance of flooding in any given year (100-year floodplain). In most cases the location and elevation of flood waters has been established on detailed Flood Insurance Rate Maps (FIRM) distributed by the Federal Emergency Management Agency (FEMA).

The Josephine County FIRM maps are based on a Flood Insurance Study that was revised September 27, 1991. These are the official maps on which the Federal Insurance Administration has delineated the areas of special flood hazards.

There are three flood hazard zones within the floodplain in Josephine County:

- **Approximate Floodplain**
  - The area in which base flood elevations and flood hazard factors *have not* been determined.
- **Floodway Fringe**
  - The area outside of the floodway in which base flood elevations and flood hazard factors *have* been determined.
- **Floodway**
  - The area within the flood plain consisting of the channel of a watercourse that must be reserved in order to discharge a base flood. Base flood elevations and flood hazard factors have been determined.

If you have property in an area subject to flooding, you may have to modify your building plans to meet ordinance requirements. This may require a different building site, a raised foundation, or special construction features designed by an engineer. It is therefore extremely important to check with the Planning Office prior to any development.

PERMIT PROCEDURES

To obtain a Development Permit, the flood zone in which the proposed development is located must first be determined. Come to the Planning Office with an address or the Assessor’s legal description (township, range, section, tax lot number) for that determination.

Once the flood hazard zone has been determined, one or more of the following reviews may be required before the Development Permit can be issued.

**Approximate Floodplain**: Before the Planning Office can issue a development permit, the owner must obtain a statement from a qualified soil scientist, geologist, engineer, surveyor, or similarly qualified professional certifying the building site is reasonably safe from flooding. If you provide a certificate from a professional showing that the building site is reasonably safe from flooding, a Development Permit will be issued.

If the building site is not safe from flooding, you will be subject to the requirements of the floodway fringe area described below.
**Floodway Fringe:** In order to develop in this area, you will need to have a surveyor or engineer complete a flood certificate.

The Planning Office will affirm the base flood elevation at the site. The request must include a map of the property drawn to scale with the exact location of the proposed development with the distances (in feet) from the two closest property lines. The fee is $300.

**Floodway:** Development within the floodway requires a technical study to be performed by a registered engineer or architect showing the particular structure will not cause a rise in the base flood elevation. The fee for the review is $650.

**Substantial Development.** Improvements to a dwelling that equal or exceed 50% are also subject to flood hazard regulations. A determination of substantial improvement requires that you provide an assessed value of your home and a contractor’s estimate of the proposed improvements. The fee is $600.

**General Information.** The fee for general flood information that requires some research is $175.

**Over-the-Counter Information.** There is no charge for information that can be provided quickly over the counter during the hours when the Planning Office is open to the public.

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### Flood Review Fee Schedule

<table>
<thead>
<tr>
<th>Flood Zone</th>
<th>Requirement</th>
<th>Review Level</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approx</td>
<td>Reasonably -Safe-from-Flooding Certificate</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Approx/Fringe</td>
<td>BFE Determination Professional Report or Planning</td>
<td>General</td>
<td>$300</td>
</tr>
<tr>
<td>Floodway</td>
<td>No Rise Study</td>
<td>Technical</td>
<td>$650</td>
</tr>
<tr>
<td>All</td>
<td>Substantial Development Determination</td>
<td>Technical</td>
<td>$600</td>
</tr>
<tr>
<td>All</td>
<td>Information</td>
<td>Research</td>
<td>$175</td>
</tr>
</tbody>
</table>

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### FOR MORE INFORMATION

**Josephine County Planning**  
Phone: (541) 474-5421  
Federal Land Development Code  
Flood Hazard Ordinance, Article 69.1  
[www.co.josephine.or.us/planning](http://www.co.josephine.or.us/planning)

**Federal Emergency Management Agency (FEMA)**  
Phone: (452) 487-4600  
[www.fema.gov/nfip](http://www.fema.gov/nfip)

**Oregon Department of Land Conservation & Development (DLCD)**  
Phone: (503) 373-0050  
[www.lcd.state.or.us](http://www.lcd.state.or.us),  
Natural Hazards/Floods

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