

# **ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?**

## **YOU ARE RECEIVING THIS BROCHURE BECAUSE MANY AREAS IN HAILEY ARE IN OR NEAR A SPECIAL FLOOD HAZARD AREA.**

➤ History of Flooding in the City of Hailey. The City is susceptible to flooding associated with spring runoff of the Big Wood River the latest of which was the flood of 2006.



Each year as the water rises during the spring there is a potential for flooding in many areas including the Della View Subdivision area by Heagle Park. Quigley Creek has had a flashflood event associated with heavy rain on frozen ground during the Winter. Quigley Creek had an event such as this in 1963.

### **What should you do before a flood?**

➤ Determine if your property is located in an area subject to flooding. The following areas have a known potential for flooding:

Della View  
Birdwood

Cedar Bend  
Broadford Estates

This is not a complete list of areas that are within flood zones, but rather a list of areas with documented flooding problems. A property located within a flood zone does not necessarily have flooding problems. If your neighborhood is not listed, your property may still be within a flood zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, the Floodplain Administrator at (208) 788-9830 x17, will make free flood zone determinations for properties within the City. If located in an "A" Zone, your property is within the Special Flood Hazard Area (SFHA), which is an area that has been determined to have the potential for flooding caused by a 100-year storm. The building department also maintains elevation certificates for many properties within the city which are also available for review.

➤ Purchase flood insurance on your property. Flooding is not covered by a standard homeowner's insurance policy. A separate flood insurance policy is required to cover damages incurred by flooding. Coverage is available for the building itself as well as for the contents of the building. The City of Hailey participates in the National Flood Insurance Program (NFIP) that makes available federally backed flood insurance for all structures, whether or not they are located within the floodplain. Note that there is a 30-day waiting period before coverage goes into effect. More than 25 percent of NFIP claims are filed by properties located outside the 100-year floodplain, also known as the Special Flood Hazard Area (SFHA). Contact your insurance agency for more information.

➤ Maintain drainage channels and pipes free of obstruction and debris. The City of Hailey performs cleaning and maintenance activities on the drainage channels and pipes in City easements & rights-of-way in accordance with an established schedule and other standard operating procedures. Residents are encouraged to assist in maintaining the drainage in their areas by removing or reporting obstructions (such as shopping carts, leaves, debris, trash, etc.). Keeping drainage channels free of obstructions reduces flooding in the event of heavy rains. By way of City ordinance, it is illegal to dump trash, leaves, landscape debris, paint, grease, or any

other material into any portion of the City's drainage system. Such dumping can have devastating impacts on water quality in addition to causing flooding. To report obstructions or illegal dumping, or for questions regarding drainage system maintenance, please contact the Public Works Department at (208) 788-9830 x22.

➤ Protect your property from the hazards of flooding and wind. Various methods may be used to minimize flooding. If the floor level of your property is lower than the "Base Flood Elevation" (elevation of the 100-year flood, based on the FEMA maps), consider elevating your structure, if possible. Brochures discussing flood proofing and other mitigation measures are available in Hailey City Hall and Hailey Public Library. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. The City of Hailey will make site visits to provide one-on-one advice to a property owner regarding flooding and drainage issues on private property. We also have site specific information for some parcels within Hailey. For more information, please contact the Public Works Department at (208) 788-9830 x22.

➤ Meet improvement requirements. The National Flood Insurance Program (NFIP) requires that if the cost of reconstruction, additions, or other improvements to a building equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. For example, a residence damaged so that the cost of repairs equals or exceeds 50% of the building's value before it was damaged must be elevated above the base flood elevation. Please contact the Building Department at (208) 788-9815 x16 for more information.

➤ Meet permitting requirements. All development within the city requires a permit. Always check and fulfill permitting requirements with the Building Department at (208) 788-9815 x16 and/or the Floodplain Administrator at (208) 788-9830 x17 before you build on, alter, fill, or re-grade

on any portion of your property and/or within any easement or right-of-way. Also, contact either of the numbers above to report any suspected permitting violations.

- **Keep an emergency supply.** Non-perishable food, water, batteries, flashlights, a manual can opener, and a battery-operated radio should be kept available.



## **What should you do during a flood?**

- If your property is in imminent danger of flooding, please contact Idaho Power at (800) 488-6151 or Intermountain Gas at (877) 777-74742 to request that your power and natural gas be shut off, or for guidance on how to do it yourself. These numbers may also be contacted regarding any other electrical or natural gas emergencies.
- Tune-in to local commercial radio or television stations (KECH – 95.3 FM or KSKI – 103.7 FM), or NOAA Weather Radio (frequency 162.450) for Watch and Warning Bulletins and any corresponding emergency instructions. If evacuations are called for, it is imperative that you follow instructions in the time frame noted.
- If dangerous flooding conditions are imminent, avoid driving a vehicle if possible. Do not attempt to drive or wade through deep pockets of water or running washes. Unstable banks should be avoided.
- Develop an evacuation plan for your family.
- Avoid low-lying areas. Seek shelter in the highest areas possible.

## **What should you do after a flood?**

- Listen to the radio for emergency instructions.

- Avoid driving if possible.
- Follow established procedures for property damage repairs:



Select a contractor who is licensed in his trade. Verify that contractors are licensed before signing or agreeing to any repair contracts. It is also recommended that you verify certification of liability and workman's compensation insurance. Complaints against licensed contractors may be referred to the appropriate licensing agency.

Require your contractors to obtain the proper permits for work being performed. Permits are required for any permanent improvement (including roofing, siding, additions, alterations, etc.) to a structure and for site work such as grading, filling, etc. Permits are required even if a homeowner is doing the work himself.

Questions about permits or contractor licensing may be addressed to the City of Hailey Building Department at (208) 788-9815 x16.

***Recognize the natural and beneficial functions of floodplains to help reduce flooding:*** Floodplains are a natural component of the environment. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protect resources. When flooding spreads out across the floodplain, its energy is dissipated, which results in lower flood flows downstream, reduced erosion of the streambank and channel, deposition of sediments higher in the watershed and improved groundwater

recharge. Floodplains are scenic, valued wildlife habitat, and suitable for farming. Poorly planned development in floodplains can lead to streambank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

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### **For more information about flood safety or the NFIP, please note the following:**

<http://www.haileycityhall.org>  
[www.floodalert.fema.gov](http://www.floodalert.fema.gov)  
[www.redcross.org](http://www.redcross.org)  
[www.fema.gov/hazards/floods](http://www.fema.gov/hazards/floods)  
1-888-FLOOD29

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*This information is provided by the City of Hailey and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Hailey, contact your regulatory authority for information. If you believe you received this notice in error, or if you no longer own this property, please contact the City of Hailey Floodplain Administrator at (208) 788-9830 x17 or via U.S. mail.*