

# City of Hailey – Flood Hazard Development Permit Application

Project Name: \_\_\_\_\_

Legal Description of Property: Subdivision \_\_\_\_\_ Lot(s) \_\_\_\_\_, Block \_\_\_\_\_,

Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Street Address of Property: \_\_\_\_\_

Existing building gross sq. ft. (if applicable) \_\_\_\_\_ Proposed addition or new construction sq. ft. \_\_\_\_\_

### Property Owner Consent:

By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any *ex parte* discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

### DESCRIPTION OF DEVELOPMENT:

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> New Construction           | <input type="checkbox"/> Excavation  |
| <input type="checkbox"/> Addition or Improvements   | <input type="checkbox"/> Fill        |
| <input type="checkbox"/> Accessory Structure or Use | <input type="checkbox"/> Grading     |
| <input type="checkbox"/> Watercourse Alteration     | <input type="checkbox"/> Fence       |
| <input type="checkbox"/> Subdivision                | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Remodel                    |                                      |
| <input type="checkbox"/> Repair                     |                                      |

The proposed development is located in the:

- Floodway     100-year Floodplain

Base Flood Elevation: \_\_\_\_\_ feet

Value of Construction: \_\_\_\_\_

### REQUIRED SUBMITTALS:

- Plans drawn to scale showing
  - \_\_\_\_ the existing contours with intervals of one foot (1') or less of the elevation of the entire property.
  - \_\_\_\_ the proposed contours with intervals of one foot (1') or less of the elevation of the entire property, Base Flood Elevation.
  - \_\_\_\_ the location, dimensions and elevations of the proposed improvements, including buildings, structures, fill, drainage facilities, driveways and streets.
- If flood-proofing is proposed, Certification by a registered professional engineer that the flood-proofing methods meet the flood hazard reduction provisions of Hailey Zoning Ordinance Section 4.10.
- A description of the extent to which any watercourse would be altered or relocated.
- All required and necessary federal and state permits, including studies and mitigation plans for wetlands (e.g., 404 permits).
- For work in the Floodway Sub-district, No-Rise Certification from a registered professional engineer that Encroachments, including fill, new construction, substantial improvements and other development do not result in any increase in flood levels during the occurrence of a Flood (4.10.8.C.13)
- FEMA Elevation Certificate completed by a registered Professional Engineer or Land Surveyor for any building construction.
- City of Hailey Floodplain Foundation Detail, if applicable.

### PERMIT REVIEW PROCEDURE:

A Flood Hazard Development Permit shall be obtained before any site alteration, construction or development begins within or upon any area located within the Floodplain Sub-District. All applications for a Flood Hazard Development Permit for a subdivision shall be evaluated and approved or denied by the Commission and Council. All other Flood Hazard Development Permit applications shall be evaluated and approved or denied by the Flood Hazard Development Permit Board. The Board shall consist of the Floodplain Administrator, the City Engineer and the Building Official.

**City Use Only:**

ATTACH SIGNED COMMISSION, COUNCIL OR FLOOD HAZARD DEVELOPMENT PERMIT FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

**City of Hailey – Floodplain Subdistrict Use Regulations**

Uses in the floodplain subdistrict are limited to the following:

- A. Permitted Uses:
  - 1. Open space and recreational uses, provided the uses do not involve development, and
  - 2. River restoration projects, provided a stream alteration permit is issued.
- B. Permit Required: Uses requiring a flood hazard development permit:
  - 1. Any development,
  - 2. Subdivisions, and
  - 3. Accessory structures affixed to the ground, e.g. Tiny Homes on Wheels.
- C. Prohibited Uses:
  - 1. Any use not mentioned herein that is susceptible to flood damage from the base flood or that could potentially cause flood damage from such a flood to other property.
  - 2. RVs and ATVs stored or kept outdoors on any property more than one hundred eight (180) consecutive days; RVs and ATVs or other vehicles must be fully licensed and ready for highway use.
- D. Bulk Requirements: For other supplementary location and bulk regulations, see Chapter 17-07 of this title.
  - 1. Minimum Lot Size: Twenty Thousand (20,000 square feet for buildable lots. No minimum lot size for unbuildable lots. All land laying within the floodway subdistrict shall not be included in determining lot size.
  - 2. Minimum Lot Width: Seventy-five feet (75').
  - 3. Minimum Front Yard Setback: Twenty-five feet (25').
  - 4. Minimum Side and Rear Yard Setback: The setback from the adjacent property line shall be one foot (1') for every two feet (2') of building height for all portions of the building exceeding twenty feet (20') in height; however, no side or rear yard shall be less than ten feet (10').
  - 5. Riparian Setback: Unless otherwise provided for herein, all permanent buildings and structures in the flood hazard overlay district shall have a one hundred foot (100') wide riparian setback from the mean high-water mark of the Big Wood River. Removal of live vegetation or excavation within the riparian setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right of way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs, ground cover within the riparian setback are allowed; provided, however, that all plantings conform to the condition set forth in subsection 17.04J.080 D8 of this article. Where the application of the one-hundred-foot (100') riparian setback and other applicable setbacks will result in a building site of one thousand (1000) square feet; provided, however, the riparian setback shall not be less than fifty feet (50'). (Ord. 1191, 2015)