

FLOODPLAIN DEVELOPMENT

Prior to beginning any development work in a designated floodplain the developer must apply to the Minnehaha County Planning Department for a floodplain development permit. Development may include activities such as the construction of a structure or a road, or the placement of fill material in the floodplain. All development must meet standards to ensure that flooding is not increased in other areas and must be constructed in a manner that reduces the potential for flood induced damage on the property.

Any new or substantially improved structures must have the lowest floor (including the basement) elevated to or above the base flood elevation (a 100-year flood or a 1% chance of flooding in any particular year). A substantial improvement is one in which the cost of the improvement meets or exceeds 50 percent of the market value of the structure. Any enclosed areas, such as crawl spaces which are located below the flood elevation must be constructed with openings that allow the passage of flood waters through the space. These openings must meet specific standards that minimize the potential for flood damage. The construction must be completed with flood proof materials.

The floodplain is composed of two portions; the base flood area and the floodway. The floodway is that designated area comprising the channel of the stream and the immediate areas where there is the greatest potential of greatly increased flood

velocities and the highest risk for severe flooding. The floodway must be reserved in order to ensure that the flood waters may be properly discharged without increasing the flood elevation on other properties. Any development work to be done in the floodway requires certification by a registered professional engineer that the proposed work will not result in a rise in flood elevation on any other property (no-rise certification).

In order to apply for the development permit, the applicant must complete an application form (attached), provide all necessary information and pay the \$50 application fee. At a minimum, the following information must be supplied:

- complete description of the type and extent of the proposed development,
- legal descriptions of the property to be involved in the development and, when applicable, the address of the property,
- an indication of the use for which the property will be used
- complete construction plans and documents, and grading and filling plans,
- when required, include the value of the proposed work
- when required, include proper certification by a registered professional engineer.

Once approved by the county floodplain administrator, the permit is effective for a period of one year and the approved work must be commenced within that time in order to prevent the permit from expiring.

**FLOODPLAIN DEVELOPMENT PERMIT
APPLICATION CHECKLIST**

- Complete application form
- A written narrative describing the proposed development and the use for which the property will be used
- Complete construction plans and grading and filling plans
- Value of the proposed work (when required)
- No-Rise Certification by a registered professional engineer (when required)
- \$50 permit application fee.

