

# City of Medford

## Floodplain Development Supplemental Checklist for Streamside Properties

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This supplemental checklist will help guide you through the process of planning, permitting and constructing development projects located near streams in high hazard flood zones in the City of Medford.

**Remember to complete all items prior to submitting your application.**

***Incomplete applications will not be accepted.***

\_\_\_\_ Survey that delineates location of the floodway, riparian setback, property lines, existing and proposed structures, existing topography, existing vegetation (indicate removal where applicable), adjacent streams, surrounding property boundaries and public facilities (i.e. streets, etc.). *(Note: this replaces the site plan requirement on the primary Floodplain Development Checklist, provided that all required site plan elements are provided on the final survey submitted.)*

\_\_\_\_ Floodway Encroachment Impact Analysis, including “no-rise certification” for projects located in a regulatory floodway. *(Note: this does not apply to projects located outside a regulatory floodway.)*

\_\_\_\_ No Adverse Impact Documentation

\_\_\_\_ Oregon Registered Professional Engineer Documentation that identifies cumulative impacts, when combined with all other existing and anticipated development of the proposed development, including but not limited to:

- \_\_\_\_ Base flood elevations
- \_\_\_\_ Floodplain and floodway boundaries
- \_\_\_\_ Base flood velocity
- \_\_\_\_ Erosion and sedimentation

\_\_\_\_ Oregon Registered Professional Engineer documentation that identifies mitigation activities that restore, enhance and/or replace riparian functions lost through proposed development activity within the riparian buffer area.

\_\_\_\_ Documentation that all affected property owners, if any, have been notified of the potential impacts associated with the proposed development activities and the proposed mitigation measures to alleviate the identified impacts. Notice must specify that the City will accept and consider written comments regarding the development proposal. The notice must provide the City’s mailing address and the Floodplain Coordinator’s e-mail address.

\_\_\_\_ Proposed riparian enhancement landscaping plan prepared by a qualified professional.

\_\_\_\_ Documentation that all applicable local, state and federal permit approvals have been received prior to floodplain development permit approval.

Proposed development activities will be reviewed to take into consideration the following factors:

- Impacts to flood hazards on proposed use
- Impacts to flood hazards on surrounding properties
- Impacts to riparian functions (i.e. water quality, aquatic habitat, wildlife habitat, aesthetics, etc.)
- Effectiveness of mitigation to alleviate identified impacts
- Achievement of minimum NFIP development criteria
- Comments received by affected property owners

Meeting or exceeding the minimum floodplain development requirements is essential to protect your investment from flood damages, as well as keeping insurance premiums affordable in the community. Contact the Floodplain Administrator if you have any questions or would like more information.