

Flood Plain Development

Flood is a natural occurrence where periodically, rivers, streams, gulches, and creeks will overflow their banks and inundate adjacent land areas. These areas, known as FLOODPLAINS, temporarily store this excess water. Flood damages only arise when man interferes with the natural flooding process by altering the watercourse, developing areas in the upper watershed, and/or building inappropriately in the floodplain. DEVELOPMENT is defined as any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, filling, grading, paving, excavating or drilling.

A Development Permit shall be obtained before construction or development begins within any area of Special Flood Hazard. There are special construction process for development in a Floodplain and potential monetary penalties for non-compliance to City Ordinances and regulations established by the National Flood Insurance Program.

Please visit with the City Planning & Zoning Administrator before starting any development within the Area of Special Flood Hazard.