

### General information

Development in the Floodplain Overlay requires at least a Type I application. Development includes:

- Fences
- Tree removal
- Tents and other temporary structures
- Farming operations
- Minor basic utilities and public facilities
- Excavation or fill up to 50 cubic yards within any 1 year period

*Additions or remodels to existing structures may be considered “substantial improvement” and require that the structure be brought into compliance with current Floodplain standards.*

*More intensive work may require a Type II Floodplain application.*

### Code

Standards related to the Floodplain Overlay are found in Section 5.0100 of the Gresham Community Development Code. Additional guidance is available in the Environmental Technical Guidance Manual.

Floodplain development may be subject to other requirements of the Special Flood Hazard Area through FEMA. FEMA Region 10 presently requires a Habitat Assessment as an interim measure to implement the Oregon Biological Opinion.

Most Floodplain Overlay locations are also within the Natural Resource Overlay. See GCDC 5.0700 as applicable. Projects impacting water resources may require additional state and federal review.

### Application materials

- **Current fees.**
- **Development Application Form** with **property owner signature**
- **Narrative statement.**
- **Site plan** showing surveyed location and dimension of existing and proposed:
  - Structures
  - Utilities
  - Property lines
  - Easements
  - Overlay boundaries
  - Extent of grading (removal and fill)
  - Location of all equipment and material staging
  - Tree survey and other vegetation
  - Tree removal and protection
- **Restoration and Mitigation Plan**
- **Habitat and Mitigation Assessment** demonstrating no net loss of floodplain functions that support ESA-listed species\*
- Copy of **deed or title report** with current owners and relevant easement information

\*certain types of development are exempt

### Apply Online

<https://gresham-energovweb.tylerhost.net/apps/SelfService#/home>

**INFORMATION**

Site address/location

**PROJECT SUMMARY**

NOTE: This does not take the place of a more detailed narrative description addressing specific criteria

**Impacts (Summary Data)**

Volume of Fill (cy)	New Impervious Surface (sq ft)	Clearing and Grading Area (sq ft)	Area disconnected from floodplain (sq ft)	# Trees Removed (6" DBH +)
SFHA (Total):				
RPZ:				
Fringe:				

**Mitigation (Summary Data)**

Vol. Compensatory Storage (cy)	New Undeveloped/Pervious Area (sq ft)	Mitigation Planting Area (sq ft)	Area reconnected to floodplain (sq ft)	# Replacement Trees Proposed
SFHA (Total):				
RPZ:				
Fringe:				

For more information, please contact the Planner on Duty  
[POD@GreshamOregon.gov](mailto:POD@GreshamOregon.gov) or (503) 618-2780

### Habitat and Mitigation Assessment Overview

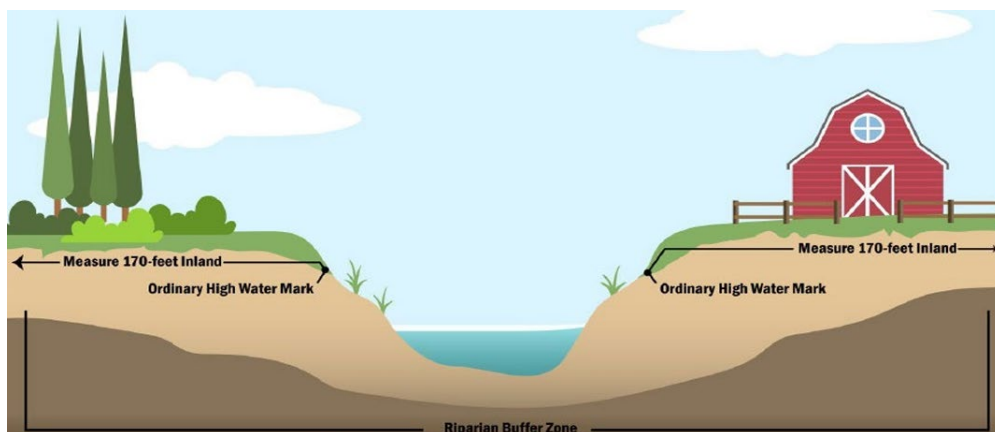
- Describe the existing site conditions where the proposed development and impacts are expected to occur.
- Describe the project and its impacts to the floodplain functions within the Special Flood Hazard Area (SFHA) also known as the 100-year or 1% chance Floodplain.
- Identify the mitigation required to achieve no net loss.

### Mitigation Ratios Required to Achieve No Net Loss (*FEMA Region 10 Mitigation Assessment November 2024*):

Location	Unoccupied Space (area)	Pervious Surface (area)	Trees 6-20" DBH	Trees > 20-39" DBH	Trees > 39" DBH
Riparian Buffer Zone (RPZ)	2:1	1:1	3:1	5:1	6:1
RBZ Fringe	1.5:1	1:1	2:1	4:1	5:1

These ratios assume mitigation is either on site, or within the same reach. Off-site mitigation outside of the same reach can only be allowed within limited locations and with double the mitigation as described above.

The **Riparian Buffer Zone (RBZ)** is measured from **Ordinary High Water**, 170 feet horizontally from the resource (still within the Special Flood Hazard Area).



The RBZ “Fringe” is any remaining area that is still part of the Special Flood Hazard Area but beyond the RBZ.

### Other FEMA Resources:

- FEMA Flood Map Service Center: <https://msc.fema.gov/portal/home>
- [FEMA Region 10 Floodplain Mitigation Assessment Regional Guidance for Oregon November 2024](#)