



Floodplain Development Permit Application for the City of McCall

This application packet is for a Floodplain Development Permit. If the property you propose to develop is located within a “Special Flood Hazard Area” on a flood map issued by the Federal Emergency Management Agency (FEMA), you **MUST** obtain a Floodplain Development Permit prior to beginning the project. This is a requirement of the City of McCall / McCall Impact Area Flood Control Regulations (M.C.C. Title 9, Chapter 8) of your community, and there are penalties for failing to do so, including high insurance rates.

If you are proposing development of any kind (constructing a new building, adding on to an existing building, clearing land, placing fill, grading land, mining, dredging, drilling, etc.) in a floodplain, you **MUST** submit this application to your local Floodplain Administrator (FPA). Depending upon the type of development you are proposing, additional forms may be required.

Typically, the Applicant completes Section I of this packet and submits the information to the local FPA. The FPA reviews the submission and determines, then notifies whether or not additional information is needed. Once all required materials have been submitted, the FPA will make a permitting decision and either issue (and may include conditions of approval) or deny the requested permit.

Local participation in the National Flood Insurance Program (NFIP) provides flood insurance to individuals at much lower premiums than could otherwise be purchased through private insurers. In order for citizens to be eligible for the national flood insurance rates, or for communities to receive certain kinds of federal monies, the community must agree to meet certain floodplain development standards. This application packet is a tool to ensure those standards are met. Please keep in mind that depending on the type of development, *you may be required to hire a surveyor or engineer to help complete required forms.*

The Applicant should understand that a Floodplain Development Permit is only a permit to complete the proposed development with respect to compliance with the City of McCall / McCall Impact Area flood control ordinance; examples include: a permit to build a house, small accessory structures, construct a park, storage of materials/cars/misc. items, installing pools or ditches, or to grade a parcel of land. A community official, or the FPA, will perform inspections throughout the project, as well as when the project is completed to ensure that the development is compliant with the requirements of the local ordinance, ***thus helping you get the best available flood insurance rate possible.***

INSTRUCTIONS FOR COMPLETION

SECTION I

Complete General Information and Owner Information

Applicant Information

If you are applying for this development permit, but are not the owner of the property, list your contact information here. If you are the property owner, leave this section blank.

Project Information

Check the box(es) beside the type of development that is being proposed.

SECTION II

Floodplain Information

The FPA will determine the position of the proposed development relative to community floodplains and floodways. This determination is not binding at any lending institution or with any insurance agency but is used to determine whether or not a Floodplain Development Permit

and/or any other forms are required prior to commencing the proposed project.

If any of the additional documentation is required, the FPA is to notify the applicant, allow a reasonable length of time for submission of the documents, and then review all submissions to determine whether or not the permit will be issued.

SECTION III

Forms

Elevation Certificate
Substantial Improvement Determination
Floodproofing Certificate
H&H Analysis and “No-Rise Certification”

SECTION IV

Permit Determination

The FPA will indicate whether or not the proposed development is conformant with the requirements of the local Flood Damage prevention ordinance, and

whether or not the requested permit is issued. If the decision is to NOT issue the permit, the FPA will provide an explanation of the perceived deficiencies to the Applicant.

SECTION V

Certificate of Compliance

The FPA will indicate the “As-Built” lowest floor elevation for structural developments, list inspections which have been performed, and issue the Certificate of Compliance to the Applicant if appropriate.

Questions:

Feel free to contact the Floodplain Administrator:

Morgan Bessaw, CFM
City Planner
208-634-4256
mbessaw@mccall.id.us



*Floodplain Development Permit
Application for the City of McCall*

OFFICE USE ONLY	
Date Received:	_____
Land Use	_____
App Number:	_____

SECTION I: Applicant and Project Information

GENERAL INFORMATION

1. No work of any kind may begin in a floodplain until a floodplain development permit is issued.
2. The permit may be revoked if any false statements are made in this application.
3. If revoked, all work must cease until a permit is re-issued.
4. The development may not be used or occupied until a Certificate of Compliance is issued.
5. The permit will expire if no work is commenced within 6 months of the date of issue.
6. The permit will not be issued until any other necessary local, state or federal permits have been obtained.

By signing and submitting this application, the Applicant gives consent to the local Floodplain Administrator or his/her representative to make reasonable inspections prior to the issuance of a Certificate of Compliance.

By signing and submitting this application, the Applicant certifies that all statements contained in SECTION I of the application, and in any additional attachments submitted by the Applicant, are true and accurate.

OWNER INFORMATION

Property Owner: _____ Mailing Address: _____

Telephone Number: _____

Email Address: _____

Signature of Property Owner: _____ Date: _____

APPLICANT INFORMATION

Applicant: _____ Notes: _____

Telephone Number: _____

Fax Number: _____

Signature of Applicant: _____

PROJECT INFORMATION

Project Address: _____

Subdivision: _____

Lot: _____

Block: _____

Attach Legal Description to application.

PROJECT INFORMATION (continued)

Type of Structure:

- Residential (1 to 4 families)
- Residential (More than 4 families)
- Non-Residential
 - Elevated
 - Floodproofed (wet/dry)
- Combined Use (Residential and Non-Residential)
- Manufactured Home
- Located within a Manufactured Home Park
- Located outside a Manufactured Home Park

Type of Structural Activity:

- New Structure
- Addition to Existing Structure*
- Alteration of Existing Structure*
- Relocation of Existing Structure **
- Demolition of Existing Structure
- Replacement of Existing Structure

*** Substantial Improvement**

If the value of an addition or alteration to a structure equals or exceeds 50% of the value of the structure before the addition or alteration, the entire structure must be treated as new construction.

Substantial Improvement Evaluation:

Cost of Improvement (a): \$ - _____

Market Value of the Building (b) : - _____

Percent of Value Change (a/b): _____ %

Disclaimer: Substantial Improvement Evaluation must be supported by project cost documentation and approved market evaluation. Attach supporting documentation.

**** Relocation or Replacement**

A relocated structure or a structure being replaced must be treated as new construction.

Other Development Activities

- | | |
|---|---|
| <input type="checkbox"/> Excavation (not related to a structural development) | <input type="checkbox"/> Dredging |
| <input type="checkbox"/> Clearing | <input type="checkbox"/> Watercourse alteration |
| <input type="checkbox"/> Placement of Fill Material | <input type="checkbox"/> Drainage improvement (including culvert work) |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Individual water or sewer system (not included to a structural development listed above) |
| <input type="checkbox"/> Mining | <input type="checkbox"/> Roadway or bridge construction |
| <input type="checkbox"/> Drilling | <input type="checkbox"/> Specify other development not listed above:
_____ |

PROPERTY OWNER SIGNATURE

Applicant: Please note that this application is often subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall contracts these services to private firms and/or staff with hourly rates approved by City Council. The cost of these professional floodplain permit reviews are passed on to the applicant. These fees are separate and in addition to other land use application and permit fees.

Please initial that you are aware of these additional fees _____

I certify that to the best of my knowledge the information contained in the application is true and accurate.

Signature of Property Owner:

Date

SECTION II: (To be completed by Floodplain Administrator)

FLOOD INFORMATION

1. The proposed development is located on FIRM map panel: _____ (number and suffix)
2. Effective date on the FIRM: _____
3. The proposed development is located in Zone _____ of the SFHA.
4. Is the proposed development located within the regulatory floodway: No Yes (*Attach Completed H&H Analysis for a No-Rise Certificate*)

Structural Development

For structures, the provisions of the flood ordinance specify that the lowest floor, including basement, crawlspace and utilities, be elevated to or above the flood protection elevation.

The Flood Protection Elevation for the proposed development is: _____

Base Flood Elevation: _____

Source of Base Flood Elevation: FIRM FIS or other: _____

The following documents are required:

- An Elevation Certificate *
- Site Plan (Showing location of SFHA and development)

The following documents may be required:

- Floodproofing Certificate * – required if floodproofing a non-residential structure
- A No-Rise Certificate * – if any of the proposed development is in a “regulatory floodway”
- An elevation study showing BFEs on developments/ subdivisions exceeding 50 lots or 5 acres in Zone A

** Certificates require completion by a Professional Land Surveyor or Registered Professional Engineer as indicated.*

SECTION III: (To be completed by Floodplain Administrator)

Permit Determination

I have determined that the proposed development:

- IS IS NOT (non-conformance described in separate document)

in conformance with the local Flood Damage Prevention Ordinance.

The Floodplain Development Permit:

- IS IS NOT (denials are described in separate document)

issued subject to any conditions attached to and made part of this permit.

Signature of Floodplain Administrator:

Date:

SECTION IV: (To be completed by Floodplain Administrator)

Certificate of Compliance

Certificate of Compliance is issued and the development is found to be in compliance with all applicable ordinances.

Signature of Floodplain Administrator:

Date:

This Certificate of Compliance indicates that structures may now be occupied, and non-structural developments may be utilized.