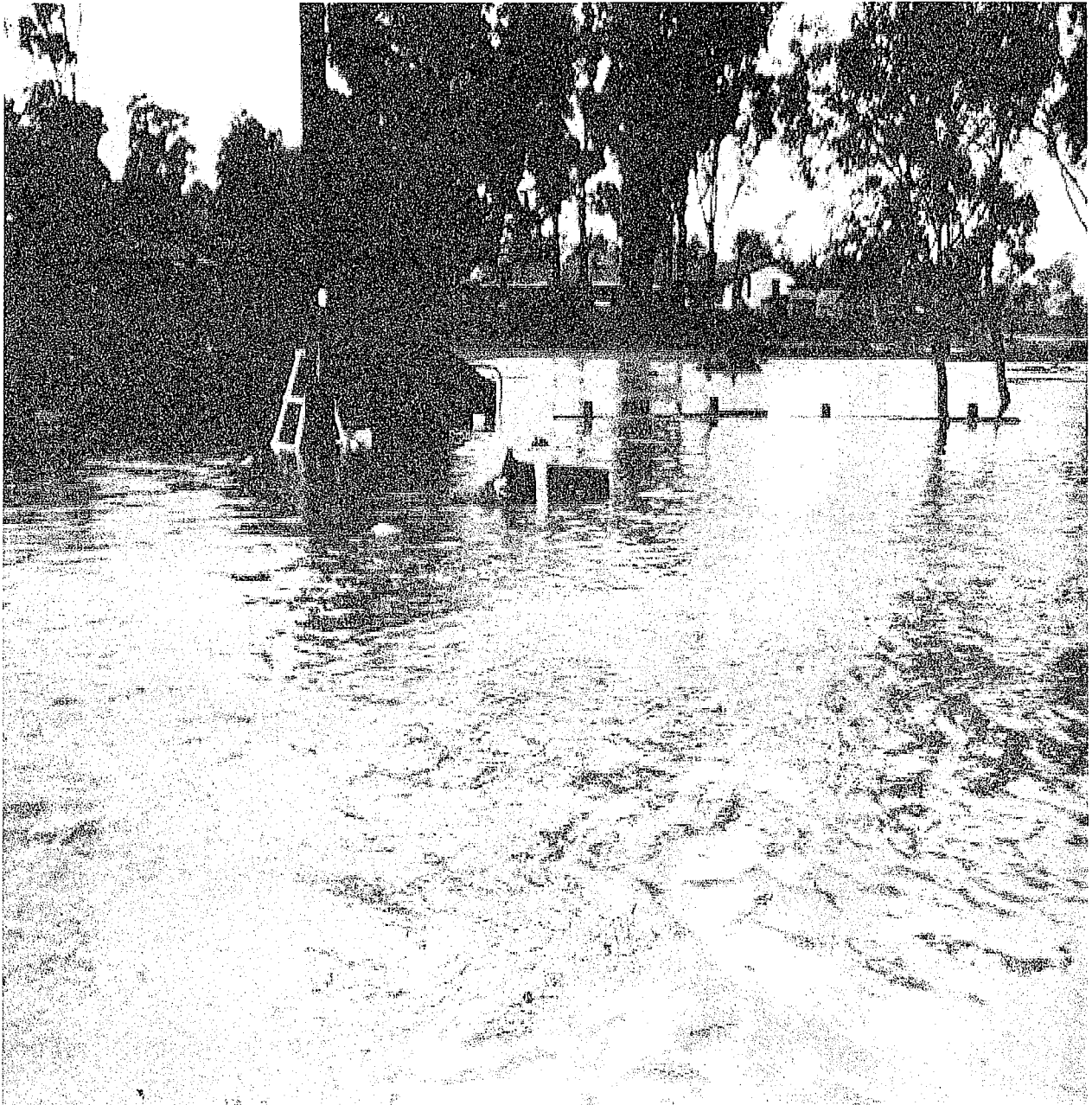


**2009**  
**CITY OF SHERIDAN**  
**FLOOD INFORMATION**

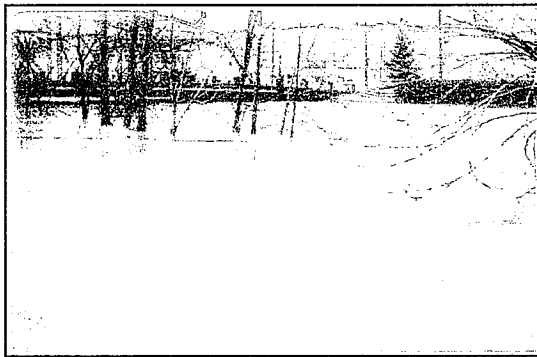


## FLOODING AND THE CITY OF SHERIDAN

If you live in, or own property within, Sheridan chances are the land is located within the flood plain. The purpose of this newsletter is to inform residents and property owners of the presence of flood hazards in Sheridan, and suggest possible actions which may be taken to protect people and property.

### HISTORY OF FLOODING IN SHERIDAN

Local flooding is the result of massive Pacific rain storms that cause the South Yamhill River to overflow its banks. The largest recorded flood on the South Yamhill River occurred on December 22, 1964. The peak discharge at the USGS stream gauge was 19,600 cubic feet of water per second. That event almost flooded



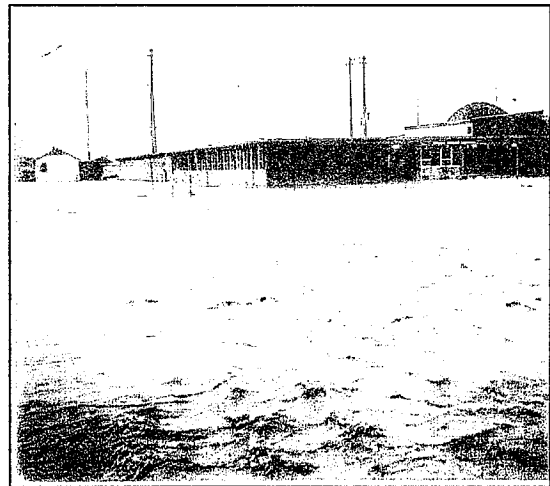
Yamhill Bridge at Bridge & Main Streets

the entire City and caused massive damage. Flood waters forced the closing of highways surrounding Sheridan, Isolating the community for two days.

There have been other large floods on the South Yamhill River, including a flood in November-December, 1961 that was comparable to the 1964 event. The February

1996 flood was also a significant event, but fortunately, the South Yamhill River did not overflow. Isolated flooding at that time was primarily the result of poor drainage.

The City is essentially built around the South Yamhill River. This adjacent land is relatively level and does not provide protection in the event of a flood. Flooding will likely be immediate and widespread once the riverbanks overflow. Residents should therefore be especially aware of rising river levels. Future flood impacts would likely be



Sheridan High School During 1964 Flood

similar to the 1964 event as the water surface profile has changed little over the years. However, with continued man-made improvements along the River, future flooding and flood damage could actually be worse. *Everyone* should be prepared for a flood!

**WHAT IS THE 100 YEAR FLOOD?**  
Flooding is a natural occurrence. In

Sheridan's case, the South Yamhill River overflows its banks as a result of massive rainfall and floods the adjacent land. This land is known as the flood plain and can also be thought of as an area where flood waters are temporarily stored.

The most common reference to flooding is the "100-year flood" also called the "base flood." This is a significant flood event that has a 1% chance of being equaled or exceeded in any given year. This does not mean the flood occurs only once every 100 years but that there is a 1% chance of a flood of this magnitude occurring in any given year. The 1964 event was a 100-year flood. It is possible this level of flooding may not occur until 2064; however, it may occur this year, next year or two or three years in a row.

What is important for homeowners to consider is that over the life of an average 30-year mortgage, a home located within the 100-year flood zone has a 26% chance of being flooded during the life of the mortgage. This same home has a 1% chance of fire damage during the same 30-year period.



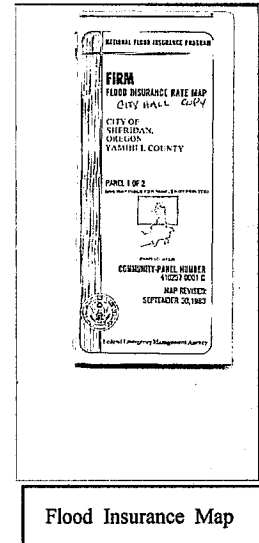
### IS MY PROPERTY IN A FLOOD HAZARD AREA?

Approximately 75% of the City is located within the 100-year flood boundary. The attached map will provide general information as to whether your property is affected. However, specific information can only be obtained by examining the City's

flood maps.

As a public service, the City of Sheridan will provide residents and property owners with the following information:

- Whether a property is in or out of the Special Flood Hazard Area (SFHA) as shown on the current Flood Insurance Rate Map (FIRM) of the City.
- Additional flood insurance data for a site, such as the community number, panel number and suffix, appropriate date, FIRM zone and the base flood elevation or depth if shown on the map.
- Flood insurance purchase requirements that can help people who need a mortgage or loan for a property in the SFHA.
- Map updates, including recent Letters of Map Amendment and Letters of Map Revision.
- Staff will even visit the site and provide suggestions on how to address specific flooding problems.



For specific information on whether you live in, or own property in, a flood

hazard district, contacts Sheridan City Hall at 503-843-2347 or drop by City Hall at 120 SW Mill Street. Please provide the street address, subdivision, lot and block number or Tax Assessors I.D. number. City Hall is open 8:00 AM to 5:00 PM, Monday through Friday. *There is no charge for this service.*

### WHAT HAPPENS IF THERE IS A FLOOD?

The City of Sheridan does not have a formal flood warning system. However, local flooding is the direct result of heavy rains. Therefore, if there are several hours of heavy rainfall, you are advised to turn to the following television or radio stations for additional information on possible flooding:

Public Access Channel - Cable Channel 5  
KATU-TV - Channel 2, Cable Channel 2  
KOIN-TV - Channel 6, Cable Channel 6  
KGW-TV - Channel 8, Cable Channel 8  
NW Cable News - Cable Channel 23  
KLYC 1260 AM

These stations will advise as to a possible "flood watch" (when conditions are right for flooding) and "flood warning" (flooding is imminent).

In addition, Yamhill County Sheriff's Office provides emergency management services for the City, In cooperation with the Sheridan Rural Fire Protection District and the City, members of these organizations will go door-to-door if necessary to warn residents of flooding. Please, evacuate if so requested; you and your family's lives may depend on it.



### WHAT CAN BE DONE TO PREPARE FOR A FLOOD?

There are several actions residents of flood hazard areas can take to prepare for a flood and decrease the potential of property loss and injury during flood events:

#### Flood Preparation

- Know the flood warning procedures. Tune-in to the local TV and radio stations, identified in this newsletter, for emergency information.
- Be sure you are insured and check out flood and sewer back-up insurance.
- Prepare a list of emergency phone numbers, including your insurance agent. Make copies and keep them in a safe, but accessible, place.
- Assemble the supplies for clean-up and recovery, such as shovels and brooms. Keep them in a safe place.
- Make an inventory record of personal property. Take photographs or video tapes. Most insurance companies can supply free inventory forms.
- Keep valuable papers, such as deeds, wills, insurance policies, inventory records and other valuable papers away from the home, preferably in a safe deposit box.
- Develop your own flood response. Where will you go if it begins to flood and what will you bring if you only have 15-minutes to

- evacuate? Write the plan down.
- Identify places where the family can meet if you are split-up. Use a neighborhood location, or preferably, a high and dry place in the City.

## FLOOD SAFETY

- Do not walk through flowing water. Drowning is the number one cause of flood deaths. Currents can be deceptive; even 6-inches of water can knock you off your feet. Use a pole or stick to check the ground before you step.
- If your vehicle stalls in high water, immediately abandon the vehicle and seek higher ground.
- Stay away from power lines and electrical wires. Electrocutation is the second leading cause of flood deaths. Report all downed wires to the power company, City Hall or the Sheriff's Office.
- Cut off all electric circuits at the fuse panel or disconnect switches. If this is not possible, turn off or disconnect all electrical appliances. Shut-off water services and gas valves in your home.
- Lookout for animals, especially snakes. Small animals are flooded out of their home and will seek shelter in yours. A stick or pole will scare them away.
- Look before you step. The ground may be covered with debris, such as broken bottles or nails. Mud-covered floors are very slippery.
- Avoid using generators or charcoal stoves indoors. The fumes can kill.
- Keep children away from flood waters, ditches, culverts and storm drains. Children can easily fall in these

facilities and drown.

- Clean everything that got wet. Flood water picks up sewage and chemicals from the environment. If in doubt, throw it out.
- Evacuate the flood hazard area in times of impending flood or when advised to do so by the Sheriff's Office, Fire District or City official.

## HOW ELSE CAN MY PROPERTY BE PROTECTED?

There are various actions which can be taken to flood-proof structures before flooding occurs. Electrical panel boxes, furnaces, water heaters and washers/dryers should be elevated or relocated to a place less likely to be flooded. Floor drains and interior or exterior backwater valves can be installed and interior floodwalls can be placed around utilities.

If flooding is likely, and time permits, move essential items and furniture to the upper floors of your home. Keep material like sandbags, plywood, plastic sheeting and lumber handy for emergency waterproofing. This action will help minimize the amount of damage caused by flood waters. Ultimately, if the lowest floor of the home lies below the expected flood level, it may be time to consider constructing a new foundation to raise the structure.

## IS FLOOD INSURANCE AVAILABLE?

STANDARD HOMEOWNERS INSURANCE POLICIES DO NOT COVER LOSSES DUE TO FLOODS. Sheridan participates in the National Flood

Insurance Program (NFIP). The NFIP makes federally backed flood insurance available for all buildings, whether they are in a flood plain or not. Flood insurance covers direct losses caused by surface flooding, including a river flowing over its banks and local drainage problems.

The NFIP insures buildings, including manufactured homes, and their contents. Structural coverage is for the wall, floors, insulation, furnace, and other items permanently attached to the structure. The requirement for structural coverage is equal to the amount of the loan or the maximum amount available, whichever is less. The maximum coverage for a single family house is \$250,000. The average annual premium for flood insurance is \$300. Contents coverage may be purchased separately provided the contents are in an insurable building. Actual costs will vary depending on the amount of coverage and the degree of flood hazard.

The City urges all persons who live or own property in flood hazard areas to purchase flood insurance as a means to protect themselves from losses due to floods. Don't wait for the next flood to buy insurance protection. There is a 5-day waiting period before the National Flood Insurance coverage takes effect. Contact your insurance agent for specific insurance requirements and costs.

#### **WHAT ABOUT NEW DEVELOPMENT IN THE FLOOD PLAIN?**

The City of Sheridan adopted, as part of the Sheridan Development Code, regulations on development within identified flood areas. The purpose of these regulations is to control

the alteration of natural floodplains and stream channels, prevent or regulate the construction of flood barriers which can divert flood waters or increase flood hazards in other areas; restrict or prohibit uses which may result in an increase in erosion, flood levels or velocities; and to control filling, grading, dredging and other development which may increase flood damages. In short, the rules discourage development that will increase the potential damage from flooding.

These regulations specify two types of flood hazard areas: the floodway and the floodway fringe or flood plain.

The floodway carries the bulk of the flood waters downstream and is usually the area where water velocities and forces are the greatest and most destructive. Uses which have low flood damage potential and do not restrict the flow of flood waters are generally allowed in the floodway. However, these uses cannot include structures, fill, dumping of material and waste or storage of material and equipment. The most common uses of the floodway are for agricultural or recreational activities. The floodway in Sheridan essentially extends along the banks of the South Yamhill River.

Contrary to popular belief, almost any type of development is allowed within the flood plain. However, the structures must be designed differently to reduce potential damage from flooding. This usually involves raising the lowest floor to at least one foot above the anticipated level of the flood. This requirement

applies to all new construction as well improvements or repair to damages that exceed 25% of the value of the building. Other protective measures may be used or required depending on the type of use.

Maps are available at City Hall (and the Library) that can identify the calculated flood level of a 100-year flood. It is very important to contact the Building office at City Hall if any construction (including fill or drainage alterations) is planned. City Hall staff can determine whether the property is located within any flood hazard area and what flood development regulations, if any, apply to the project.

Finally, it is important to remember compliance with these regulations allows the community to participate in the National Flood Insurance Program. Without these regulations it is impossible to obtain federally funded flood insurance.

### **WHAT ABOUT DRAINAGE?**

Sheridan has a storm drainage system that is composed of both underground pipes and above ground ditches. In combination, these facilities reduce the impact of flooding by carrying storm water away from property to drainage areas such as creeks or rivers.

The City of Sheridan periodically performs maintenance work on the ditches. Work is also performed to address emergency situations. While this is important, Development Code regulations require citizens to maintain existing drainage channels on their property to allow the free passage of water.

Do not dump anything into the ditches or streams. Beside violating local ordinances, a plugged channel cannot carry water when it rains, the City's primary source of flooding. Every piece of debris increases the flooding. Even things like grass clippings or branches can accumulate and block the flow of water. When heavy rainfall occurs, please check drainage areas on your property. This can help reduce flood damage to your property or to your neighbor's. In addition, if you are aware of any changes to the drainage system, such as filling or rerouting of streams and ditches, please contact City Hall at 503-843-2347. Staff will direct your message to the proper department to correct the problem.

### **WHAT IS CITY HALL DOING ABOUT FLOODING?**

The City of Sheridan is actively involved in flood prevention measures in several ways:

- The City adopted and enforces development requirements in flood hazard areas.
- City staff members periodically receive training on flood plain issues and requirements through the Federal Emergency Management Administration.
- Information concerning flood hazards, including mapping, insurance and development information, is readily available at City Hall. The City Library also has material available for review.

- The Department of Public Works continually maintains the existing storm water drainage system to reduce flooding impacts.
- ✕ Regulations are in place that require new development to install storm water systems that connect to an improved point of discharge. The improvements must meet City Public Works Standards for design and construction.
- Pamphlets and newsletters, such as the one you're reading, are distributed to the community as part of an ongoing effort in citizen education.

take to reduce damage, property losses and possibly save lives. Ben Franklin once commented that an ounce of prevention is worth a pound of cure. Nothing can be truer when it comes to floods and flood prevention. **Remember, there will be another flood; the question is, will you be prepared?**

As time and money will permit, the City is committed to reducing damages and impacts of flooding.

#### **IS ADDITIONAL INFORMATION AVAILABLE?**

Absolutely! The information in this newsletter is general in nature, designed to provide background information on flooding and flood hazards in the City. If you have any additional questions or require specific information, do not hesitate to contact City Hall at 503-843-2347 or visit City Hall at 120 SW Mill Street. We are open from 8:00 A.M. to 5:00 P.M., Monday through Friday. A staff member will assist you and provide the needed information.

#### **ANYTHING ELSE?**

Yes - there will be another flood in the City of Sheridan. It may happen this year, next year, five years from now or maybe 50 years from now, but it will happen. This newsletter identifies several steps that all citizens may