

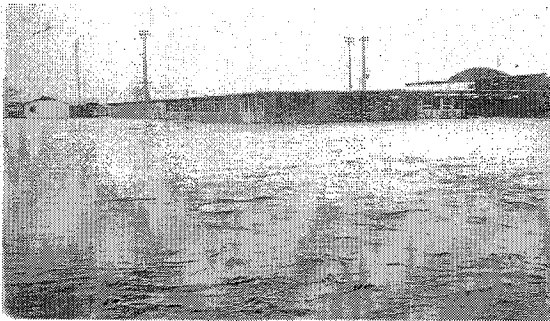
Flooding in the City of Sheridan, Are you Ready?



**2011 Flood Information
What You Should Know In Case of a Flood**

FLOODING AND THE CITY OF SHERIDAN

If you live in, or own property within, Sheridan chances are the land is located within the floodplain. 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.



Sheridan High School 1964 Flood

HISTORY OF FLOODING IN SHERIDAN

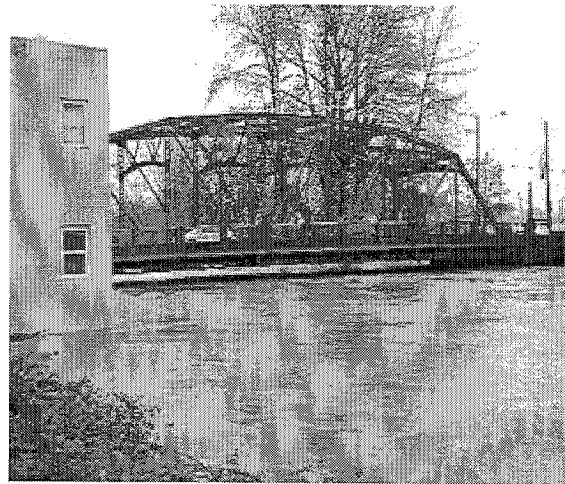
Local flooding is the result of massive Pacific rain storms that cause the South Yamhill River to overflow its banks. The largest recorded flood on the South Yamhill River occurred on December 22, 1964. The peak discharge at the USGS stream gauge was 19,600 cubic feet of water per second. That event almost flooded 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 river banks overflow. Residents should therefore be especially aware of rising river levels. Future flood impacts would likely be similar to the 1964 event as the water 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?

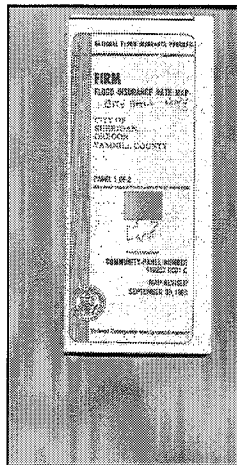
Flooding is a natural occurrence. In Sheridan's case, the South Yamhill River overflows its banks as a result of massive rainfall and floods the adjacent land. This land is known as the flood plain and can also be thought of as an area where flood waters are temporarily stored.



Yamhill Bridge at Bridge & Main 2007 Flood

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 and 2007 events were 100-year floods. It is possible this level of flooding may not occur until 2070; 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. 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. 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 if shown on the map; and Contact information for Flood insurance purchase requirements that can help people who need a mortgage or loan for a property in the SFHA.

For specific information on whether you live in, or own property in the flood hazard district, contact Sheridan City Hall at 503-843-2347 or drop by City Hall at 120 SW Mill Street. Please provide the street address, or tax assessor's I.D. number. City Hall is open 8:00 a.m. to 5:00 p.m., Monday thru Friday. In addition, some information is available on our web site at cityofsheridanor.com or in the Sheridan Public Library at 142 NW Yamhill Street.

WHAT HAPPENS IF THERE IS A FLOOD?

The City of Sheridan does not have a formal warning system. However, local flooding is the direct result of heavy rains. Therefore, if there are several hours of heavy rain fall, you are advised to turn to the following television or radio stations for additional information on possible flooding: Local Cable, Channel 15, KOIN TV Channel 6, KGW TV Channel 8, KPTV TV Channel 12 and Radio Station 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, the Sheridan Rural Fire Protection District provides emergency management services for the City, in cooperation with the Yamhill County Sheriff's Office. The 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 news letter, 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 provide 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?
- 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 homes 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.

**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, insulations, furnaces, 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 \$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 30-day waiting period before the National Flood Insurance coverage takes effect. Contact your insurance agent for specific insurance requirements and costs.



**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 heater 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.



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