



# Josephine County, Oregon

Community Development – Planning Division

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## FLOOD REVIEW

### APPLICANT & PROPERTY INFORMATION

OWNER'S NAME: \_\_\_\_\_ TEL: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_ TEL: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

ASSESSOR'S LEGAL DESCRIPTION:

TWN \_\_\_\_\_ RNG \_\_\_\_\_ SEC \_\_\_\_\_ QQ \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

TWN \_\_\_\_\_ RNG \_\_\_\_\_ SEC \_\_\_\_\_ QQ \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_ PARCEL SIZE: \_\_\_\_\_

### FLOOD ZONE INFORMATION

COMMUNITY NUMBER 415590 PANEL NUMBER \_\_\_\_\_ REVISION DATE \_\_\_\_\_

FLOOD ZONE \_\_\_\_\_

BASE FLOOD ELEVATION \_\_\_\_\_

PLANNER \_\_\_\_\_ DATE \_\_\_\_\_ AMOUNT \_\_\_\_\_ FEE PAID \_\_\_\_\_

### SUBSTANTIAL IMPROVEMENT DETERMINATION

DESCRIBE IMPROVEMENT \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TOTAL COST OF IMPROVEMENT \_\_\_\_\_ %

MARKET VALUE OF DWELLING: \_\_\_\_\_ (PERCENT OF VALUE) \_\_\_\_\_

**APPLICANT'S STATEMENT OF UNDERSTANDING**

I \_\_\_\_\_, have filed an application for a **FLOOD REVIEW OR AN APPLICATION REQUIRING SITE PLAN REVIEW** with the Community Development – Planning Division to be reviewed and processed according to state and county requirements. My signature below affirms I have discussed my application with \_\_\_\_\_ of the planning staff, and that I acknowledge the following disclosures:

1. I understand that any representations, conclusions or opinions expressed by staff in the pre-application review of this request do not constitute final authority or approval, and that I am not entitled to rely upon any such expressions in lieu of formal approval of my request.
2. I understand I may ask questions and receive input from planning staff, but acknowledge that I am ultimately responsible for all information or documentation submitted with this application. I further understand that Planning Staff cannot legally bind the county to any fact or circumstance which conflicts with state or local laws, and in the event a conflict occurs, the statement or agreement is null and void.
3. I understand I have the burden of demonstrating my application meets all of the applicable criteria. The criteria for approving or denying my request have been furnished to me as a part of this application and I acknowledge receipt.
4. I understand planning staff is entitled to ask for additional information or documentation any time after the submission of this application if it is determined such information is needed for review of my application.
5. I understand some applications may be reviewed by the Oregon Department of Land Conservation and Development (DLCD). If this happens and DLCD comments on the application, I understand DLCD has the authority to appeal the county's decision to the Oregon Land Use Board of Appeals if it chooses to do so.
6. I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree it is my sole responsibility to establish the case in favor of the application.
7. I understand I am entitled to have a lawyer, engineer, surveyor, land use consultant, or other help me with my application and to appear with me (or for me) at any appointment, conference or hearing relating to it.
8. I understand the processing of my application may require a site visit, which may include officials from other agencies, and photographs are commonly taken. Advance notice of the visit will be provided when the site is also a personal residence.

DATE: \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
OWNER/APPLICANT \*

\_\_\_\_\_  
OWNER/APPLICANT \*

\* *If the applicant is someone other than the owner, a power of attorney must be on file from the owners authorizing the application*

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## **69.155 ADMINISTRATION IN FLOODWAY FRINGE AREAS WITHOUT MAPPED FLOODWAY**

The Director is authorized to review all applications for development within floodway fringe areas where the boundaries of the floodway have not been mapped by imposing mitigating conditions upon development which are reasonably necessary to accomplish the purposes of this Article and Section. At a minimum, all development shall meet the requirements of subsection A or B:

- A. The applicant shall submit evidence prepared by an Oregon registered professional engineer in accordance with accepted engineering practices that identifies floodway boundaries at the development site. Depending upon whether the proposed development is located inside or outside of the regulatory floodway, the requirements of Sections 69.150 (Floodway Fringe Areas) or 69.160 (Floodway Areas) shall apply. The location of the floodway boundaries shall be presumed to lie equally on both sides of the centerline of the affected stream.
- B. The applicant shall submit evidence prepared by an Oregon registered professional engineer in accordance with accepted engineering practices that shows the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood to rise more than one foot at any point within the community. For the purposes of administering this subsection, "anticipated development" shall mean development for which an application is currently under review for permit approval by the Planning and/or Building Safety Departments. The county will collect and separately maintain records for pending and approved developments within the floodway fringe areas without mapped floodway boundaries, and make such records available for use by applicants for doing the one-foot rise analysis.

## **69.160 ADMINISTRATION IN FLOODWAY AREAS**

- A. The Director is authorized to review all applications for development and to impose mitigating conditions which are reasonably necessary to accomplish the purposes of this Article. At a minimum, all development shall meet the following requirements:
  - 1. All encroachments (including fill, new construction, substantial improvements and all other development) are prohibited unless a floodway study is provided from a registered engineer or architect demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment will not result in any increase ("no-rise") in flood levels within the community during the occurrence of the base flood discharge.
  - 2. Development Permit requirements of Section 69.180.
  - 3. All Property Development requirements of Section 69.190.

- B. An application shall be accompanied by the following information:
1. A site review application which meets the requirements of Section 42.050 and which includes the following additional information:
    - a. The nature, location, dimensions, contours and elevations for all areas of development, including those involving excavation and/or fill; and
    - b. The location of existing or proposed structures, areas of fill, storage areas and drainage facilities;
  2. A written description of the kind and location of the on-site waste disposal system, together with an explanation of how the system has been designed and located so as to avoid impairment of use or leakage during times of flooding;
  3. A written description of the extent to which any watercourse will be altered or relocated as a result of the proposed development;
  4. Hydraulic Backwater Computer Models of the 100 year flood and floodway water-surface profiles;
  5. A copy of the National Flood Insurance Program map showing the existing floodway with the project location identified;
  6. Topographic mapping of the entire project area indicating the locations of all cross sections used in the modified hydraulic model and a plan view of all project elements;
  7. Construction plans for all project elements, including measures employed to provide additional effective conveyance certified by a registered engineer;
  8. A loss of conveyance hand computation;
  9. Documentation that measures compensating for lost conveyance will be maintained perpetually;
  10. An executed "no-rise" certificate from a registered engineer.

**SUBSTANTIAL IMPROVEMENT-(DEFINITION)**. Any repair, reconstruction, or improvement of a structure, beginning when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure, the cost of which equals or exceeds 50 percent of the market value of the structure as shown on the current Assessor's rolls or as determined by M.A.I. qualified appraiser either:

- A. Before the improvement or repair is started; or

- B. If the structure has been damaged and is being restored, before the damage occurred.
- C. The term does not, however, include either:
  - 1. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
  - 2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.