

**FLOODPLAIN DEVELOPMENT APPLICATION**

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**DETAILED SPECIFIC WRITTEN REQUEST**

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**DETAILED DEVELOPMENT INFORMATION**

Proposed Improvements				
	Length	Width	Height	Square Footage/Cubic Yards
Dwelling				
Garage				
Accessory Bldg.				
Decks				
Driveway				
Agricultural Bldg				
Bridge				
Fill				
Other				
Existing Improvements				
Dwelling				
Garage				
Other				

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**REQUIREMENTS FOR ALL DEVELOPMENT IN THE FLOODPLAIN**

In addition to structural development, a permit for development in the floodplain includes but is not necessarily limited to mining, dredging, filling, grading, excavating, roads, bridges, culverts, altering or relocating stream channels, storage of materials including gas or liquid storage tanks, and placement of water and septic/sewer systems.

- Per the floodplain map, what are the following in the area of the proposed development?  
 Zone \_\_\_\_\_ Panel Number \_\_\_\_\_ Community Number \_\_\_\_\_
- Elevation to mean sea level at proposed development site: \_\_\_\_\_ feet National Geodetic Vertical Datum (NGVD).

3. Base Flood Elevation to mean sea level at proposed development site: \_\_\_\_\_ feet NGVD.  
The height of the base flood elevation can only be determined by an engineer, or architect who is authorized by law to certify flood elevation information.

Adequate documentation establishing the base flood elevation has been submitted?  No  Yes

4. Alteration or relocation watercourse: Does the proposal include altering or relocating any watercourse?

No  Yes

If yes the following information is required to be submitted:

-A description of the extent to which any watercourse will be altered or relocated as a result of proposed development must be included. This description is attached?  No  Yes  N/A

-A description of the long term maintenance plan within the altered or relocated portion of the watercourse showing how the flood carrying capacity will not be diminished is included?  No  Yes  N/A

-Notification to adjacent communities, Department of Water Resources, Department of Land Conservation and Development Natural Hazards Coordinator, Department of State Lands, Federal Emergency Management Agency, and the Federal Insurance Administration is required prior to any alteration or relocation. Verification of the notification to these agencies or groups is included?

No  Yes  N/A

5. Adverse affect: The proposed development cannot adversely affect the flood carrying capacity of the special hazard. To prove this, an analysis shall be done which includes but is not necessarily limited to the following:

-Potential damage to adjacent properties because of rises in flood stages attributed to physical changes of the channel and the adjacent overbank areas; and

-Potential danger to life and property due to increased flood heights or velocities; and

-Potential danger that materials may be swept onto other lands or downstream to the injury of others.

A non-adverse affect analysis is included?  No  Yes

6. Why is a waterfront location required for this facility? What alternative sites are available?

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7. Elevation Drawing: In addition to the general elevation requirements, the following shall also be included for all proposed development within the floodplain:

-Base flood elevation.

-Elevation of lowest floor including basement.

-Areas of ingress and egress of water through any structure.

-Elevation to which any structure will be flood-proofed (required to be 1 foot above base flood elevation).

-Elevation of water supply and sanitary facilities.

-Elevation of utilities including all heating and electrical equipment (furnace, water heater and electrical panel).

This is included?  No  Yes

8. Cross Section:

A Cross-Section of any area of the development site (structure, driveway and/or septic) where filling or excavation will occur showing by an elevation drawing the water table, fill and development elevations.

This is included?  No  Yes

9. Are other Federal, State or local permits required to be obtained?
- Department of State Lands/Corps of Engineers Removal Fill Permit  No  Yes
  - Oregon State Parks Wild and Scenic River Permit. This may be required if the proposed development is located within ¼ mile of Deschutes River or John Day River  No  Yes
  - Other: Specify \_\_\_\_\_

**WATER AND SEPTIC/SEWER UTILITIES**

If new or replacement water or septic/sewer utilities are proposed within the floodplain the following must be met:  
 New or replacement water or septic/sewer facilities are proposed within the floodplain?  No  Yes

1. Explain how it is not practicable to locate the new or replacement water or septic/sewer utility outside the floodplain.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

2. Documentation has been included which explains how the water supply system is designed to minimize or eliminate infiltration of flood waters into the system.  No  Yes
3. Documentation has been included which explains how the on-site septic system will be located to avoid impairment to it or contamination from it during flooding.  No  Yes
4. Documentation has been included which explains how the sewage system is designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.  No  Yes

**NON-SUBSTANTIAL IMPROVEMENTS**

Non-substantial improvements include alterations, additions, or improvements to existing structures that meet the standards below:

1. What is the estimated market value of the existing structure?      \$ \_\_\_\_\_
2. What is the cost of the proposed construction?                      \$ \_\_\_\_\_
3. If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure then the proposal is a substantial improvement and the applicable following sections shall be filled out. If not the proposal is a non-substantial improvement and no more of this application is required to be filled out.  
 Documentation validating the numbers listed above has been submitted?  No  Yes

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## RESIDENTIAL DEVELOPMENT

All residential development and non-residential development that will not be flood proofed according to the next section below shall meet the following requirements:

1. Proposed lowest floor elevation (including basement): \_\_\_\_\_ feet NGVD. This must be at or above the base flood elevation for new residential development and substantial improvements to existing residential development. It is recommended that the first floor elevation be at least one foot above the base flood elevation.

For new manufactured homes or existing manufactured homes with substantial improvement they shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation.

2. Floodplain Elevation Certificate – A FEMA Elevation Certificate (Form No. 1660-0008) will be required to filled out by a registered professional engineer or architect. This form is available at the Planning Department.

This elevation certificate has been submitted?  No  Yes

If the permit application is approved, a second Elevation Certificate will be required indicating the as-built elevations.

3. Below the first floor: Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

- A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- The bottom of all openings shall be no higher than one foot above grade.
- Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Documentation has been included which shows how the proposed development meets or exceeds the requirements above?  No  Yes

If no, documentation has been included by a registered professional engineer or architect showing how this standard will be met?  No  Yes

4. Requirements of "Additional Standards" section below must also be met.

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## NON-RESIDENTIAL DEVELOPMENT

If non-residential development is proposed to be located higher than the base flood elevation rather than flood-proofed, use the residential section above.

1. Elevation to mean sea level to which any non-residential structure will be floodproofed: \_\_\_\_\_ feet National Geodetic Vertical Datum (NGVD). This has to be at least one foot above base flood elevation.
2. FEMA Flood Proofing Certificate (Form No. 3067-0777) will be required to filled out by a registered professional engineer or architect. This form is available at the Planning Department.

This flood proofing certificate has been submitted?  No  Yes

3. Certification by a registered professional engineer or architect that proposed flood-proofing meets the following flood-proofing criteria:

- The development is watertight with walls substantially impermeable to the passage of water to at least one foot above the base flood elevation.
- The development will have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

This flood proofing certificate has been submitted?  No  Yes

If the permit application is approved, a second flood proofing Certificate will be required indicating the as-built flood proofing methods.

4. Requirements of "Additional Standards" section below must also be met.

#### ADDITIONAL STANDARDS

The standards included below are for all new construction and substantial improvement.

1. Anchoring: Development shall be anchored to prevent flotation, collapse, or lateral movement of the structure. For manufactured homes anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. Any alternative method of anchoring may involve a system designed to withstand a wind-force of ninety (90) miles per hour, or greater.

Documentation describing the proposed anchoring has been submitted?  No  Yes

2. Construction Materials and Methods: All new development shall be constructed with materials and utility equipment resistant to flood damage and using methods and practices that minimize flood damage. Electrical, heating, ventilation, plumbing, and air- conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

Documentation describing the construction materials and methods has been submitted?  No  Yes

#### ACKNOWLEDGEMENT

By signing the front page application that goes along with this application I/we have read and understand the following:

I/we agree that all such work shall be done in accordance with the requirements of the Wasco County Floodplain Ordinance as approved through this permit and with all other applicable local, State and Federal regulations. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Wasco County, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority: Sections 2.060(A)(1) , 2.080, and 2.110(D) \_\_\_\_\_  
Review Criteria: Chapter 3 \_\_\_\_\_  
Chapter 22 \_\_\_\_\_  
Other: \_\_\_\_\_

Legal Parcel

Property has been determined to be a legal parcel?

Site Plan

A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?

Elevation drawings

An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

Zoning Overlays – Development Site is within the following Divisions:

- |   |                             |                              |
|---|-----------------------------|------------------------------|
| 1. Flood Hazard: Specify Zone _____           | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 2. Geological Hazards:                        | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 4. Cultural, Historic and Archeological _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 5. Mineral & Aggregate                        | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 7. Natural Areas _____                        | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 8. Sensitive Wildlife Habitat _____           | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 12. Sensitive Bird Sites:                     | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 13. Pond Turtle Sensitive Area:               | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| Other: Specify _____                          |                             |                              |

Easements – Are there any easements on the property (aerial or land based)?  NO  YES  
If easement limits development, deed(s) shall be required which explain the easement.  
Describe: \_\_\_\_\_

Water Resources - Are there water sources on property or adjacent properties?  NO  YES  
If yes indicate resource type, location and required buffer.

Does proposed development meet required buffer?  NO  YES

Setbacks - Proposed development meets all property and agricultural setbacks?  NO  YES

Previous Map and Tax Lot #'s: \_\_\_\_\_

Past Actions: If yes, list review #(s) \_\_\_\_\_  NO  YES  
Is property still subject to conditions from previous review?  NO  YES  
If yes, list review # and condition(s). \_\_\_\_\_

Access:

Property has a legal access from \_\_\_\_\_  
Waiver of Remonstrance is required?  NO  YES  
County or ODOT approach permit is required and has been obtained or initiated?  NO  YES

Address:

Address exists and has been verified to be correct? \_\_\_\_\_  NO  YES  
Address needs to be assigned after approval?  NO  YES