



City of Toledo Floodplain Development Permit

Prepared by City of Toledo, Version Dated: 2/19/2020

Permit
No. FP-1-21

Floodplain Development Permit Overview

In accordance with the City of Toledo floodplain management regulations Toledo Municipal Code (TMC) 15.16. Development within the City of Toledo regulatory floodplain must comply with the standards within the aforementioned regulations. The regulatory floodplain is the Special Flood Hazard Area (SFHA) as defined on the currently effective Flood Insurance Rate Maps for the City of Toledo.

Before Requiring this Permit to be Filled Out, Complete the Following Checklist:

Location of Development

1. Is the property that the proposed development activity will occur on at least partially within (horizontally within) the community's regulatory floodplain?
 Yes
 No, (If the answer is "No" then a floodplain development permit is NOT required)
2. Is the site where the proposed development activity will occur on the property at least partially within (horizontally within) the community's regulatory floodplain?
 Yes
 No, (If the answer is "No" then a floodplain development permit is NOT required)
3. Has FEMA, through a Letter of Map Change (LOMC) (i.e. LOMA, LOMR-F, LOMR), made a formal determination that this property or proposed development site is out of the regulatory floodplain?
 Yes, (If the answer is "Yes" then a floodplain development permit is NOT required but a copy of the LOMC must be kept in the permitting records.)
 No

LSD
Revised to "NO"

Section I: General Provisions

The undersigned hereby makes application for a permit to develop in a designated floodplain area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the City of Toledo and TMC 15.16 and with all other applicable local, state and federal regulations. This application does not create liability on the part of the City of Toledo or any officer or employee thereof for any flood damage that results from reliance on this application or administrative decision made lawfully hereunder.

1. When the community's floodplain regulatory standards apply to a proposed development activity, no work of any kind may begin in a regulatory floodplain area until a floodplain development permit is issued.
2. The permit may be revoked if any false statements are made herein. If revoked, all work must cease until a permit is re-issued.
3. The permit will expire if no work is commenced within 180 days of the date of issue.
4. The permit will not be issued until any other necessary local, state, or federal permits have been obtained (approved).

Property Owner(s):*

Port of Toledo

Tick box if Property Owner is Applicant

Applicant:

Mailing Address: PO Box 428

Toledo OR 97391

Phone number: 541.336.5207

Fax number: _____

Email: info@portoftoledo.org

Mailing Address: _____

Phone number: _____

Fax number: _____

Email: _____

**All property owners must be listed.*

Section II: Development Proposal Information

PROJECT LOCATION

Address of Property: 1000 SW Altree Lane, Toledo, OR 97391

Lot: 601

Subdivision: _____

Block: _____

Township, Range, Section: 11, 10, 18A

(To avoid delay in processing the application, please provide enough information to easily identify the project location. A map or sketch attached to this application showing the project location is required.)

Tick if the proposed development is NOT located horizontally within the Special Flood Hazard Area.*

Tick if the property is partially located horizontally within the Special Flood Hazard Area, but the proposed development activity site is NOT.*

****If this box is ticked then a floodplain development permit may not be required. Speak to community staff before completing the rest of this permit application.***

PROJECT DESCRIPTION

X A. Structural Development (Check all that apply)

Activity

New Structure

Addition*

Alteration (includes repairs or improvements)*

Relocation**

Demolition

Replacement

Residential: Single, Two-Family,
 Multi-Family (3+)

Non-Residential: Elevated, Floodproofed

Combined Use (Residential and Non-Residential)

Manufactured Home

Recreational Vehicle (RV)

Garage: Attached, Detached

Appurtenant/Accessory Structure

Other (please

specify): _____

Structure Type

****An alternation includes the repair or improvement of a structure. 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 a substantially improved structure.***

*****A relocated structure must be treated as new construction.***

B. Other Development (Check all that apply)

- Clearing
- Fill
- Mining
- Drilling
- Grading
- Dredging
- Excavation or Removal of Fill (Except for Structural Development Checked Above)
- Watercourse Alteration
- Drainage Improvement (including culvert work)
- Individual water or Sewer System
- Road, Street, or Bridge Construction
- Fencing
- Utilities
- Subdivision (New or Expansion), Partition, or Planned Development
- Other (Please Specify): _____

FLOOD HAZARD INFORMATION

1. The proposed development is located on FIRM Panel: 527-E (number and suffix), Dated: OCTOBER 18, 2019 41041C0527-E
2. The proposed development is located partially or fully within the horizontal boundaries of the Special Flood Hazard Area, Zone(s): AE (A, A1-30, AE, AO, AH, AR, A99, V, V1-30, or VE)
3. The one-percent-annual chance (100 year) flood elevation at this site is: 17 ft NGVD 29 / NAVD 88 (circle the correct datum), source: 41041C0527E None Available
4. Is the proposed development located partially or fully within a designated Floodway? Yes No
If "Yes", then is this proposal for:
 - Temporary encroachment (less than 30 days – outside of flood season October to May)
 - Fish habitat restoration or enhancement*
 - Fence (type and material: _____)

**For habitat restoration projects a rise in elevation may be allowed if a CLOMR is approved by FEMA. Permit shall not be issued, until FEMA approval is received.*
5. If "Yes" was answered to (4.) above, then is a "No Rise Certification" with supporting engineering hydrologic and hydraulic data attached? Yes No
6. Are other federal, state, or local permits required? Yes No
If yes, which ones: COUNTY - ON-SITE

Section III. Additional Information Required (Complete all that apply)

X

1. Complete for Proposed Structures and Building Sites:

- A. Base Flood Elevation at this site: _____ ft (NGVD 29/NAVD 88).
- B. Elevation of highest adjacent grade: _____ ft (NGVD 29/NAVD 88).
- C. Required Elevation of lowest floor* (including basement): _____ ft (NGVD 29/NAVD 88).
- D. Proposed Elevation of lowest floor* (including basement): _____ ft (NGVD 29/NAVD 88).
- E. Elevation of next highest floor: _____ ft (NGVD 29/NAVD 88).
- F. Elevation of top of proposed garage slab, if any: _____ ft (NGVD 29/NAVD 88).
- G. Details for anchoring structures (type of anchoring used and location of anchoring):

H. Details of floodproofing or elevation of utilities. Provide the elevation of the utilities or the elevation to which the utilities were floodproofed. If floodproofed, provide details regarding how the utilities were floodproofed (describe the type of floodproofing used or manner in which the utilities were floodproofed):

I. Exact location(s) on structure of all flood openings, if required. Include the elevation of the bottom of the flood opening(s), the size of the openings, and note if engineered flood opening(s) will be used. (Provide a reference diagram, in site plan or drawings):

J. Types of water-resistant materials used below the first-floor and portions of the structure they were applied to:

**lowest floor is defined as: the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure (such as a crawlspace), usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is built in compliance with the required floodplain and building code regulations including but not limited to flood venting requirements.*

X

2. Complete for Alterations or Additions to Existing Structures:

Please complete Appendix A to the City of Toledo floodplain development permit and enter the cost of the proposed construction* here: \$ _____

***PLEASE NOTE:** Cost of construction estimates must include all structural elements, interior finish elements, utility and service equipment, labor and other costs associated with demolishing, removing, or altering building components, and construction management. As well as any improvements being made to repair damage that go beyond just making repairs to return to pre-damaged conditions.

X **3. Complete for Non-Residential Floodproofed Construction:**

- A. Type of floodproofing method: _____
- B. Required floodproofing elevation is: _____ feet NGVD.
- C. Floodproofing certification by a registered engineer attached?
 Yes No

X **4. Complete for Partitions, Subdivisions and Planned Developments:**

- A. Will the subdivision or other development contain 50 lots or 5 acres?
 Yes No
- B. If "Yes", does the plat or proposal clearly identify base flood elevations?
 Yes No
- C. Are the 100 year Floodplain and Floodway delineated on the site plan?
 Yes No

5. Complete for Proposals NOT Included in 1-4 Above:

- A. For all watercourse relocations and/or landform alterations include plans showing the proposed relocation and/or alterations.
- B. If the proposed development activity will result in a change in water elevation, then what is the change in water elevation (in feet) _____ increase/decrease (circle whichever applies).
- C. For stream habitat restoration that impacts a mapped floodway, provide copy of "no-rise certification" from registered professional engineer or a FEMA approved CLOMR.
- D. Amount of fill to be placed _____
 - i. Top of new compacted fill elevation _____ ft.
(NGVD29/NAVD 88)

6. Required Attachments:

- A. A site plan drawn to scale, with elevations of the project area and the nature, location, dimensions of existing and/or proposed structures, earthen fill placement, storage of materials or equipment and drainage facilities. Plans shall include location of all water bodies, adjacent roads, lot dimensions, as well as, delineation of Special Flood Hazard Areas, regulatory Floodway boundaries including Base Flood Elevations (when available), or flood depth in AO zones.
- B. Copies of all required local, state, and federal permits. All required local, state, and federal permits must be approved before the floodplain development permit is approved.
- C. Certification from a registered professional engineer that any proposed non-residential floodproofed structure will meet the floodproofing criteria of the TMC 15.16 and Oregon Specialty Code requirements, if applicable.
- D. Other documentation as required per the above sections.

Section IV: Property Owner and Applicant Signatures

I/We hereby request a Floodplain Development Permit on the above described real property, located within the City of Toledo, Oregon. I/We hereby acknowledge that this application is not considered filed, until all of the required information has been submitted as determined by the floodplain administrator and all required fees have been paid in full.

Property Owner(s)*

Signature(s): Lorna Davis
Name(s) (print): LORNA DAVIS
Date: February 18th 2024

Tick box if the Property Owner is the Applicant.

Applicant

Signature: _____
Name (print): _____
Date: _____

This application is only for Floodplain Development Permit. Building Permits and any other permits require separate applications.

**All property owners must sign. The signature is an acknowledgement and consent to this floodplain development permit application.*

Section V: OFFICE USE ONLY

APPLICATION PROCESSING

Date Application Received: _____ Initials: _____

Date Application Complete: _____ Initials: _____

Applicant Notified of Completeness: _____ Initials: _____

Fee Paid: _____ Receipt No. _____ Initials: _____

SUBSTANTIAL IMPROVEMENT REVIEW

X The formula for substantial improvement threshold is as follows:

X $\text{Market Value} \times 50\% (.50) = \text{Substantial Improvement Threshold}$

1. What is the market value (based on current Assessor data) of the existing structure prior to damage/improvement? \$ _____
2. What is 50% of the estimated market value of the existing structure prior to damage/improvement (use the formula provided above) \$ _____
3. Has Appendix A been completed?
 Yes No
4. Does the total cost of the proposed construction noted in Appendix A match the cost of the proposed construction provided in Section III.(2).(A.)?
 Yes No
5. What is the cost of the proposed construction* (provided in both Section III.(2).(A.) and Appendix A)? \$ _____
6. Is the value listed in line "3." of this section, equal to or greater than the value listed in line "2."?
 Yes, (If "Yes", then the proposed development activity qualifies as a substantial improvement*).
 No
7. Does the proposed development activity qualify as a substantial improvement*?
 Yes No

**Construction cost estimates must include all structural elements, interior finish elements, utility and service equipment, labor and other costs associated with demolishing, removing, or altering building components, and construction management. As well as any improvements being made to repair damage that go beyond just making repairs to return to pre-damaged conditions.*

***If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then the entire structure must be treated as a substantially improved structure and the substantial improvement provisions shall apply. See FEMA publication [P-758, Substantial Improvement/Substantial Damage Desk Reference](#) for more information regarding substantial improvement.*

APPLICATION DETERMINATION

The proposed development activity is determined to be in conformance with the provisions of the community's floodplain regulations (TMC 15.16)

YES NO

If Yes, then this permit is issued, subject to the following conditions, attached to and made part of this permit:

Per 15.16.210(D)(2) "New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters."

~~15.16.210(D)(2)~~ Follow 15.16.210(F) standards for tanks. If the ~~the~~ tank is elevated above ground an elevation certificate is required.

Ensure any necessary Department of State Lands or other permits are obtained, if required.

Signed:  Dated: 2/24/2021

Date Applicant Notified of Application Determination: 2/24/21 Initials: AL

* Site Plan filed with LUC-2-21.

15.16.210 - Provisions for flood hazard reduction—General standards.

In all special flood hazard areas, the following standards shall be adhered to:

- A. Alteration of Watercourses. Require that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained. Require that maintenance is provided within the altered or relocated portion of said watercourse to ensure that the flood carrying capacity is not diminished. Require compliance with Sections 15.16.160(D) and 15.16.160(E).
- B. Anchoring.
 - 1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - 2. All manufactured dwellings shall be anchored per Section 15.16.220(C)(4).
- C. Construction Materials and Methods.
 - 1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
 - 2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- D. Utilities.
 - 1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
 - 2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.
 - 3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.
- E. Electrical, Mechanical, Plumbing, and Other Equipment. Electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall be elevated to a minimum of one foot above the base flood level or shall be designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during conditions of flooding. In addition, electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall, if replaced as part of a substantial improvement, meet all the requirements of this section.
- F. Tanks.
 - 1. Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood.

2. Above-ground tanks shall be installed to an elevation at minimum one foot above the base flood level or shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood.
- G. Subdivision Proposals and Other Proposed Developments.
1. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) greater than fifty (50) lots or five acres, whichever is the lesser, shall include within such proposals, base flood elevation data.
 2. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) shall:
 - a. Be consistent with the need to minimize flood damage.
 - b. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.
 - c. Have adequate drainage provided to reduce exposure to flood hazards.
- H. Use of Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 15.16.070 the local floodplain administrator shall obtain, review, and reasonably utilize any base flood elevation data available from a federal, state, or other source, in order to administer Sections 15.16.210 and 15.16.220. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) must meet the requirements of Section 15.16.210(G).

Base flood elevations shall be determined for all new development proposals that are five acres or more in size or are fifty (50) lots or more, whichever is lesser in any A zone that does not have an established base flood elevation. Development proposals located within a riverine unnumbered A zone shall be reasonably safe from flooding; the test of reasonableness includes the use of historical data, high water marks, FEMA provided base level engineering data, and photographs of past flooding, etc., where available. In unnumbered A zones the minimum elevation requirement is two feet above the highest adjacent grade. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

- I. Structures Located in Multiple or Partial Flood Zones. In coordination with the State of Oregon Specialty Codes:
 1. When a structure is located in multiple flood zones on the community's flood insurance rate maps (FIRM) the provisions for the more restrictive flood zone shall apply.
 2. When a structure is partially located in a special flood hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.

(Ord. No. 1380, § 1, 10-2-2019)