



**Coos County  
Planning Department  
Application to Develop in a  
Special Flood Hazard Area**

Official Use Only  
Fee 375 ✓  
Receipt No. 214448  
Check No./Cash 50978  
Date 12/11/19  
Received By MB  
File No. FP 19-008

The undersigned hereby makes application for a permit to develop in a designated Special Flood Hazard Area ("floodplain"). 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 Coos County Comprehensive Plan, Coos County Zoning and Land Development Ordinance, and any other applicable Local, State, and Federal regulations. This application does not create liability on the part of the Coos County Planning Department or any officer or employee thereof for any flood damage that results from the reliance on this application or any decision made lawfully thereunder.

Owner(s): City of North Bend Telephone: 541-756-8586  
Address: P.O. Box B  
City/State: North Bend, OR Zip Code: 97459  
Agent(s): \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Township: 25S Section: 32B  
Range: 12W Tax Lot: 300  
Situs Address: Adjacent to 63350 E. Bay Road  
City/State: North Bend, OR Zip Code: 97459

**A. Description of Work (Complete for All Proposals):**

**1. Proposed Development Description:**

- New Building  Improvement to Existing Building  
 Manufactured Structure  Fill  
 Other Slipline Existing CMP Culvert with HDPE Culvert

2. Size and location of proposed development (a site plan must be attached):

Installation of 116 feet of 24" HDPE inside of a corroded 30" CMP . 6"-2" Clean Rip Rap placed  
on upstream end (approx. 8 cy), proposed future placement of rip rap on outlet end partially  
below OHW, future work will require DSL/COE 404 discharge permit.

3. Is the proposed development in a Special Flood Hazard Area (Zones A, AE, A1-A30, AH, AO, V, or VE)?

Yes Zone: Existing Placement partially in Zone A, proposed Rip Rap Zone AE, BFE 15'  
 No

4. Per the FIRM, what is the zone and panel number of the area of the proposed development?

Zone: Zone A & AE established base flood elevation 15'

Panel Number: 41011CO331F Eff. 12/7/2018

5. Have any other Federal, State, or Local permits been obtained?

Yes - Copies of all permits must be attached.  
 No

6. Is the proposed development in an identified floodway?

Yes - A "No Rise Certification" with supporting data must be attached.  
 No

**B. Complete for New Structures and Building Site:**

1. Base Flood Elevation (BFE) at the site (complete one):

NGVD 29 \_\_\_\_\_ feet Source: \_\_\_\_\_

NAVD 88 \_\_\_\_\_ feet Source: \_\_\_\_\_

2. Required lowest floor elevation, including basement (complete one):

NGVD 29 \_\_\_\_\_ feet Source: \_\_\_\_\_

NAVD 88 \_\_\_\_\_ feet Source: \_\_\_\_\_

3. Number and area of flood openings (vents): \_\_\_\_\_

4. Enclosed area below BFE (in square feet): \_\_\_\_\_

**C. Complete for Alterations, Additions, or Improvements to Existing Structures:**

1. What is the estimated market value of the existing structure? Justification for the estimate must be attached and may include, but is not limited to, appraisals completed by private agencies or the County Assessor's office.

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2. What is the cost of the proposed construction? Justification for the estimate must be attached. The estimate is required to include fair market value for any work provided by the property owner or without compensation.

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3. If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then the substantial improvement provisions shall apply.

**D. Complete for Non-Residential Floodproofed Construction:**

1. Type of floodproofing method:

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2. The required floodproofing elevation is (complete one):

NGVD 29 \_\_\_\_\_ feet Source: \_\_\_\_\_

NAVD 88 \_\_\_\_\_ feet Source: \_\_\_\_\_

3. Floodproofing certification by a registered engineer must be attached.

**E. Complete for Land Divisions, Subdivisions, and Planned Unit Development:**

1. Does the proposal contain 50 lots or 5 acres?

Yes - The plat or proposal must clearly identify base flood elevation.

No

2. Are the 100-year Floodplain and Floodway delineated on the site plan?

Yes

No

**F. Authorization: All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.**

I hereby attest that I am authorized to make the application for Application to Develop in a Special Flood Hazard Area and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

*RED*

Applicant

I understand it is the function of the Planning Department 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 I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

*RED*

Applicant

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

*RED*

Applicant

*Ralph Dunsen*  
Applicant(s) Original Signature  
PUBLIC WORKS DIRECTOR

11/27/19

Date

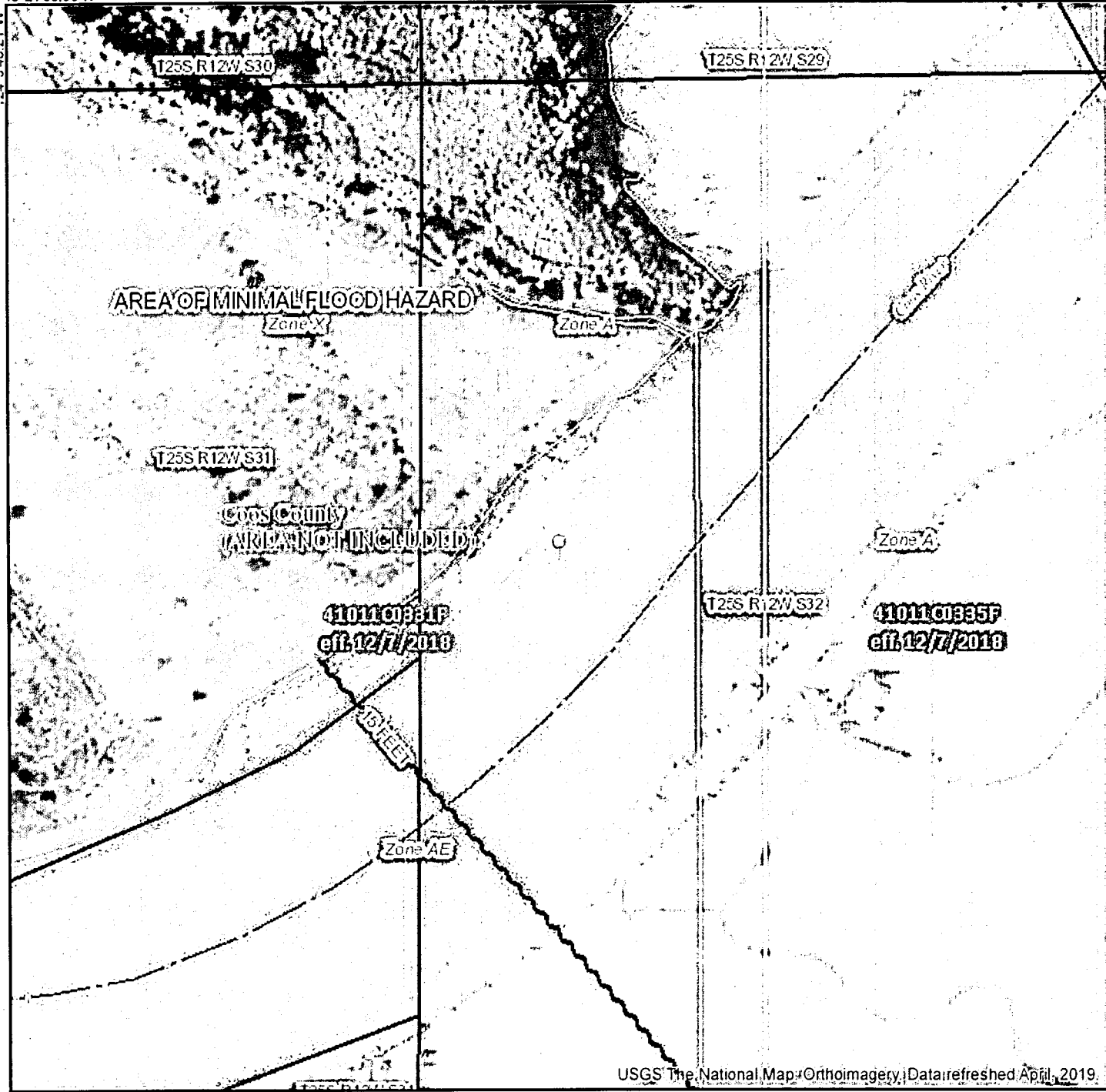
Applicant(s) Original Signature

Date

# National Flood Hazard Layer FIRMette



43°21'59.99"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

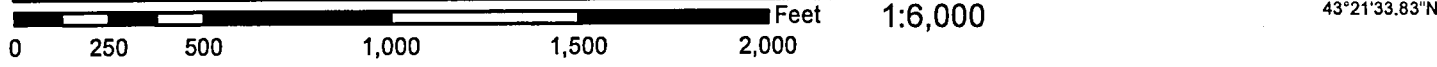
- |                                    |  |
|------------------------------------|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  | <ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE)<br/>Zone A, V, A99</li> <li>With BFE or Depth Zone AE, AO, AH, VE, AR</li> <li>Regulatory Floodway</li> </ul>  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> | <ul style="list-style-type: none"> <li>0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone J)</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li>Area with Flood Risk due to Levee Zone D</li> </ul> |
| <b>OTHER AREAS</b>                 | <ul style="list-style-type: none"> <li>NO SCREEN Area of Minimal Flood Hazard</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard Zone</li> </ul>  |
| <b>GENERAL STRUCTURES</b>          | <ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>  |
| <b>OTHER FEATURES</b>              | <ul style="list-style-type: none"> <li>Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li>Coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>  |
| <b>MAP PANELS</b>                  | <ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>  |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/9/2019 at 8:17:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



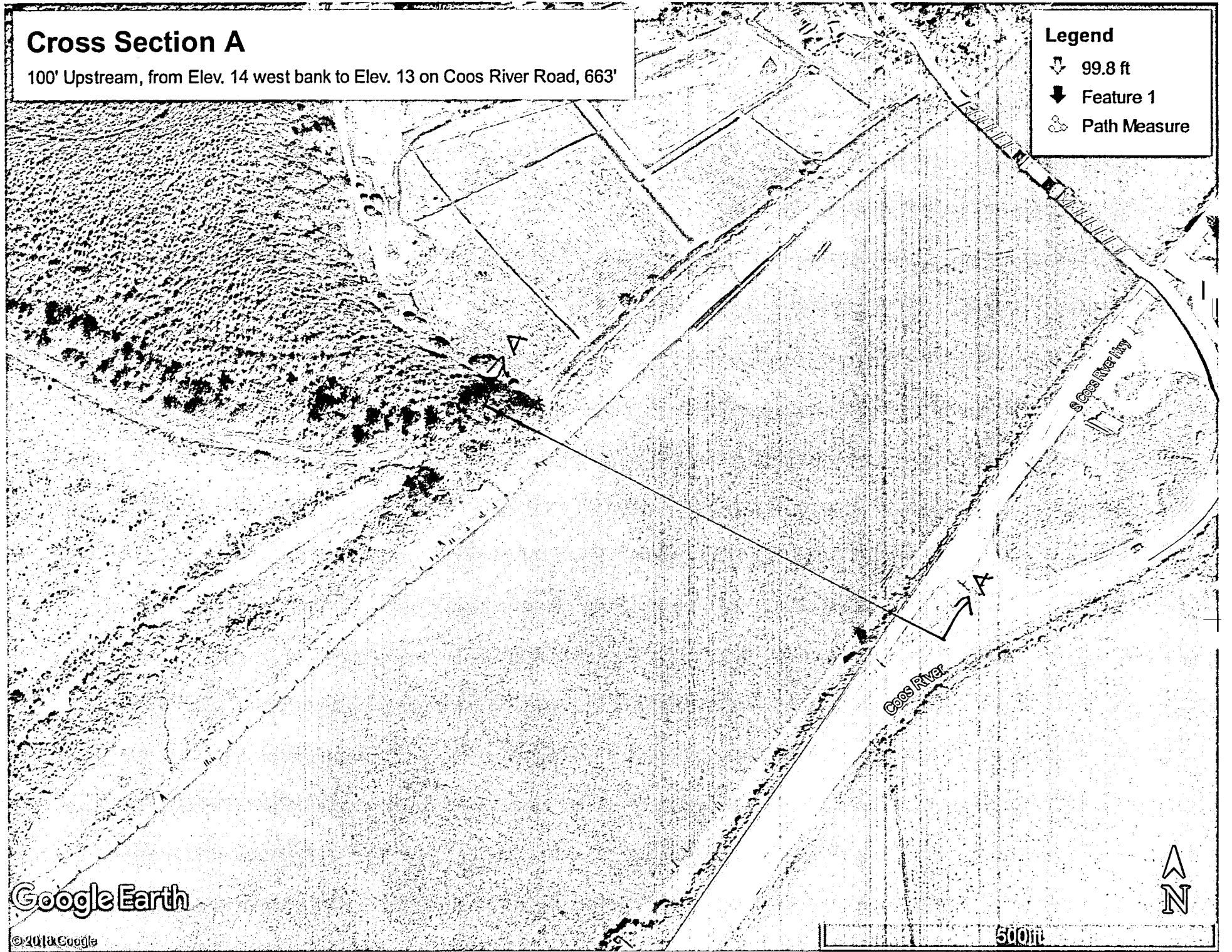
124°9'10.76"W

43°21'33.83"N

# Cross Section A

100' Upstream, from Elev. 14 west bank to Elev. 13 on Coos River Road, 663'

- Legend**
- ↕ 99.8 ft
  - ↓ Feature 1
  - ⊕ Path Measure



Google Earth

© 2018 Google

500m

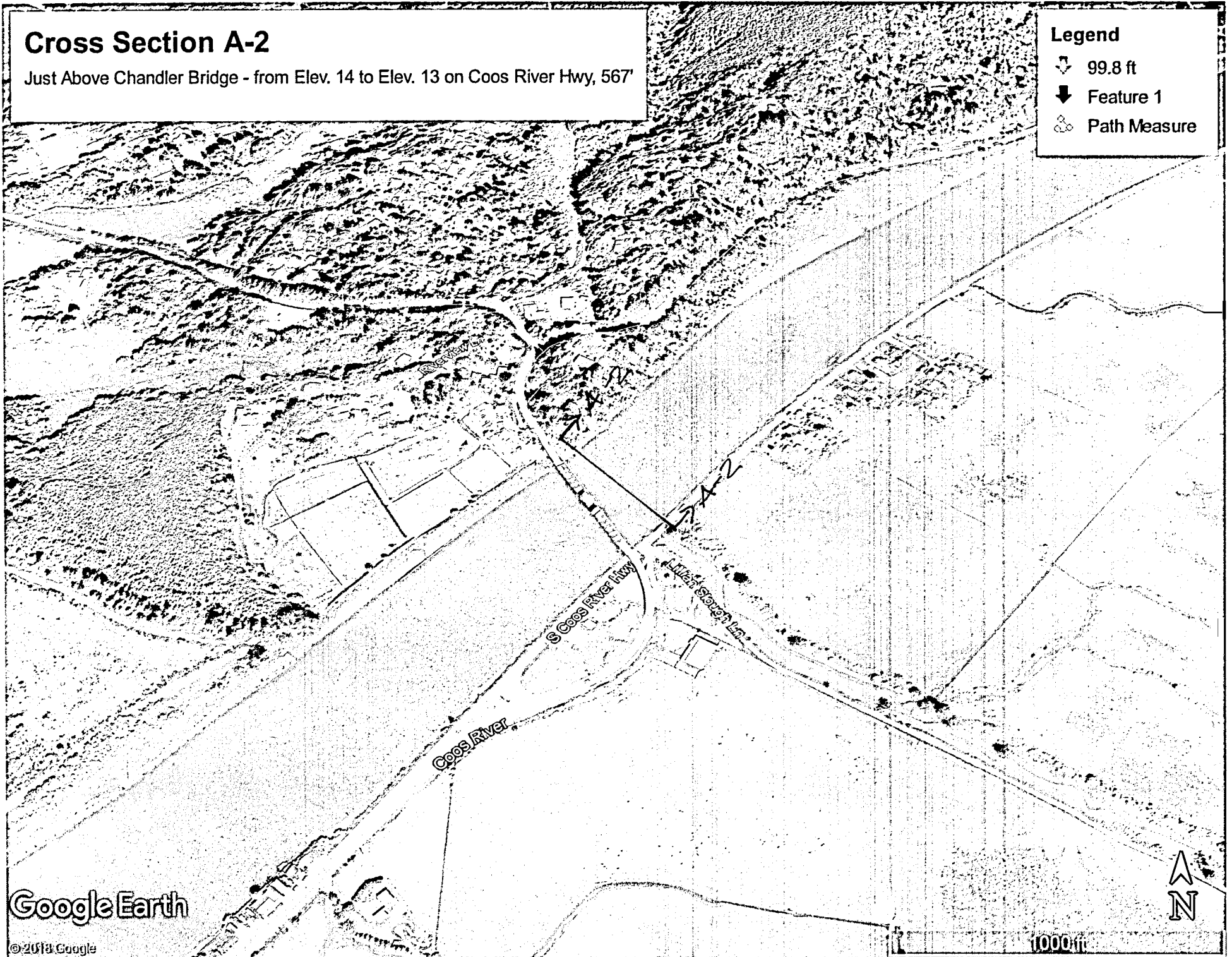


# Cross Section A-2

Just Above Chandler Bridge - from Elev. 14 to Elev. 13 on Coos River Hwy, 567'

## Legend

- ↕ 99.8 ft
- ↓ Feature 1
- ⊕ Path Measure

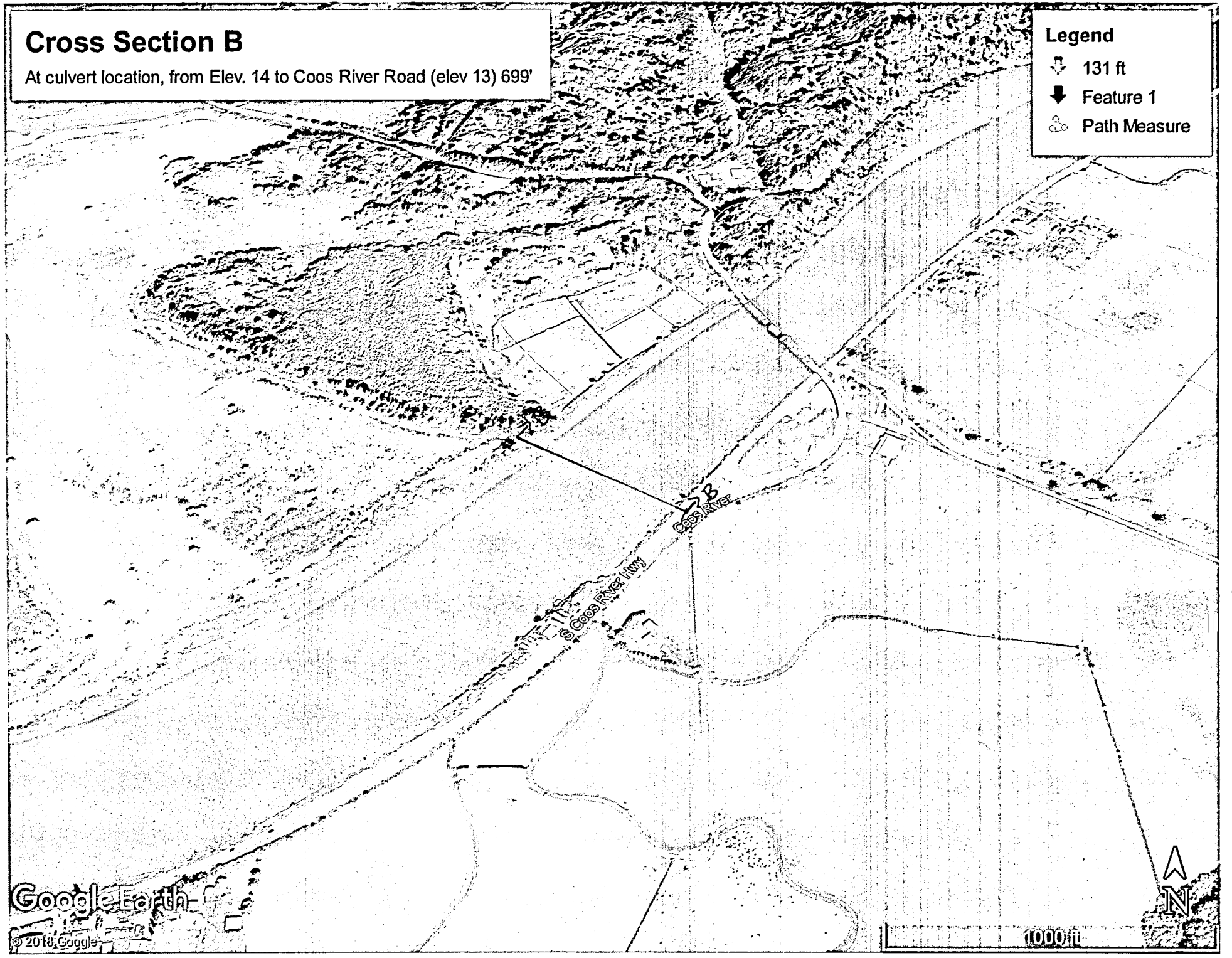


# Cross Section B

At culvert location, from Elev. 14 to Coos River Road (elev 13) 699'

**Legend**

- ↓ 131 ft
- ↓ Feature 1
- ⊕ Path Measure



Google Earth

© 2018 Google



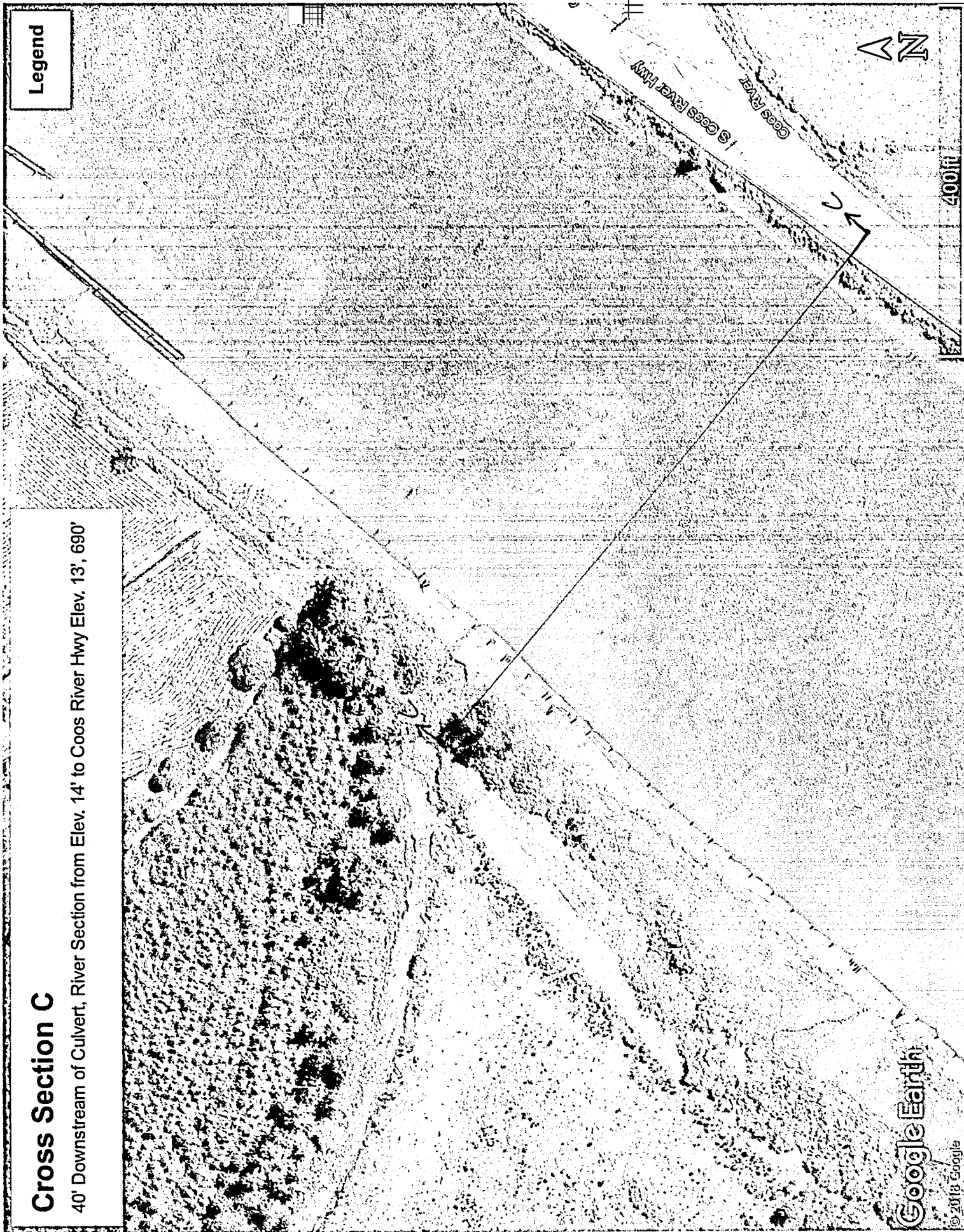
1000 ft



# Cross Section C

40' Downstream of Culvert, River Section from Elev. 14' to Coos River Hwy Elev. 13', 690'

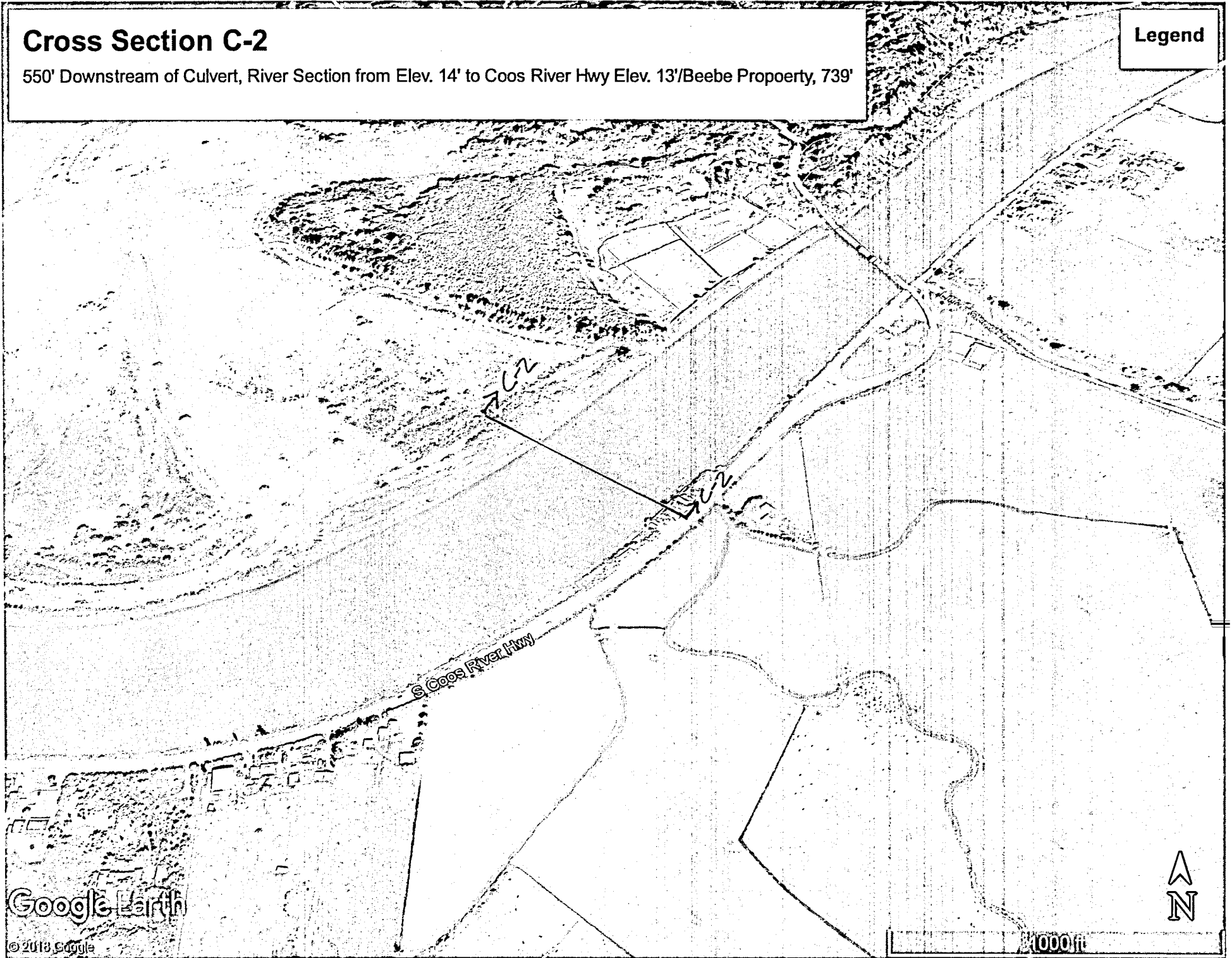
Legend

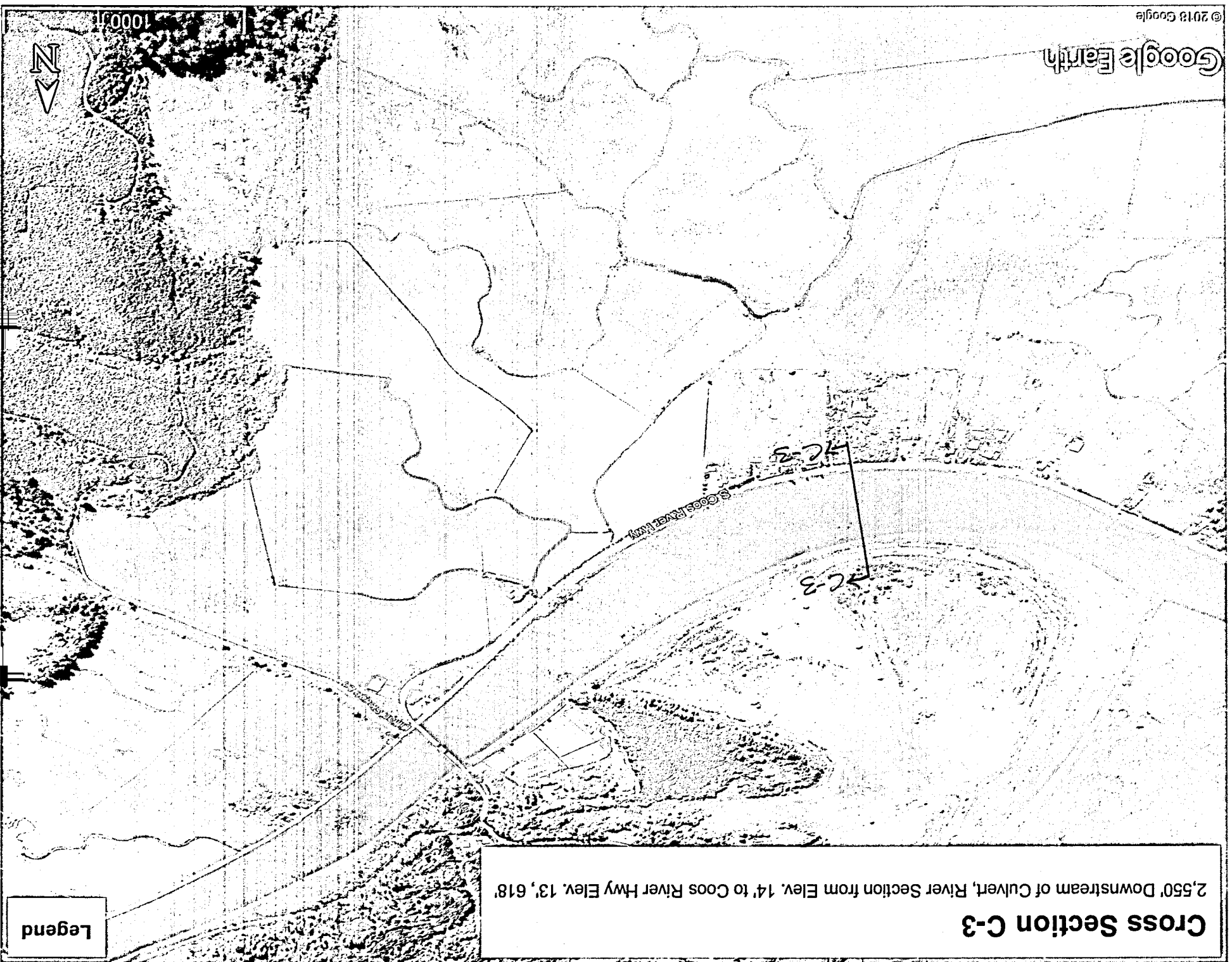


# Cross Section C-2

550' Downstream of Culvert, River Section from Elev. 14' to Coos River Hwy Elev. 13'/Beebe Property, 739'

Legend





Legend

**Cross Section C-3**  
2,550' Downstream of Culvert, River Section from Elev. 14' to Coos River Hwy Elev. 13', 618'



## CITY OF NORTH BEND

PUBLIC WORKS, P.O. BOX B, NORTH BEND, OR 97459, PHONE: (541) 756-8586, FAX: (541) 756-8544,

November 26, 2019

Coos County Planning Dept.  
Attn: Amy Dibble  
250 N. Baxter, Coos County Courthouse  
Coquille, OR 97423

RE: Flood Plain Certification to resolve compliance issue related to development within a Special Flood Hazard Area.

Dear Ms. Dibble;

Attached is a Coos County Planning Department Application to Develop in a Special Flood Hazard Area along with prescribed fee of \$875. Below listed, as the application itself is not well suited to address non-structure development, is an explanation of the work performed and impacts to the flood plain/floodway (no identified floodway in this section of Coos River).

### Work Performed:

The City of North Bend repaired an existing 30" CMP culvert approximately in November of 2018 by slip-lining the existing deteriorated corrugated metal culvert (original length 100' – approximately 83' remaining at time of slip-lining) with a 24" diameter HDPE (high density polyethylene PE3408, AWWA C906) inserted in the existing CMP pipe, 96 feet in overall length. Installation of this culvert included trimming and disposing of the crushed ends of the existing CMP, welding the entire pipe together, pushing the 96 foot length of pipe through the existing pipe as a chase from the upstream (land side) end, and sealing the interstitial space between the pipes with non-shrink grout. Installation of the HDPE resembled original CMP location – approximately 5 feet beyond the riverside end of the CMP to reduce scour, and 8 feet on the upstream (field end) to provide area for rip rap to replace the oversteepend slope caused by failure of the existing rotten CMP. Approximately 8 cubic yards of rip rap was placed around and over the field (upstream) end of the existing culvert to stabilize the existing eroded embankment. Disturbed area outside of the rip-rap area consisted of a work pad in the existing dredge-fill material on site, above the base flood area, which was seeded and mulched after work was complete. Of the 8 cubic yards of rip-rap placed, approximately half (4 cubic yards) was placed below the established base flood elevation of 15.0.

### Evaluation of Impacts to the Flood Plain:


First let me state the extent of fill within the flood plain, and character of fill. Fill placed consisted of approximately 4 cubic yards of 6"-2" clean durable aggregate (rip-rap), and approximately 96 feet of HDPE pipe, 83 feet of which was installed within the existing 30" CMP pipe. HDPE pipe (OD pipe – tubing size) was extended beyond the existing CMP by 13 feet, consisting of an additional 0.25 cubic yards of fill. Neither fill material is erosion susceptible, nor requires compaction to resist hydrostatic or hydrodynamic forces.

Second, the fill was placed in two separate flood zones as listed on Community Panel 41011CO331F. The majority was placed in a surcharge area (river level controls outflow of drainage ditch, which surcharges to the river level) noted as Zone A which is on the subject property and affects the subject property only. This segment of Zone A as noted is controlled solely by the river level (similar to a tidally influenced drainage) and has no measurable effect on the Coos River system primarily due to its size. Approximately 4.15 of the 4.25 cubic yards of fill in total was placed in this area. No measurable or potential effect on the elevation of the flood plain.

Fill placed in Zone AE on the river side of the diked system encompasses approximately 0.1 cubic yard of actual fill in a static sense. Attached are river cross sections both upstream and downstream noting that the placement of this culvert is not in a controlling section (section of river with the smallest cross section or significantly more restrictive hydraulic friction), and in fact the flood elevation is controlled very locally by the protruding ridge line directly upstream (smallest section) and less locally by the cross sections adjacent to the Chandler Bridge, and a section approximately ½ mile downstream which includes both a narrower section and the impacts of a bend in the river causing additional friction loss in the system. These two sections are the controlling sections for this segment of Coos River in relation to flood plain elevation. Hydraulic friction factors are essentially the same for the 1000 feet upstream and downstream of the project site, with a straight run of river in this segment (absent of the abutments for the Chandler Bridge). The controlling factor therefore is overall cross section, which generally widens past the adjacent ridgeline protrusion 100 feet upstream of the project site, and narrows as the river enters a curve to the right downstream approximately 1,000 feet from the project site

If you have any questions, please feel free to contact me at (541) 756-8586.

Sincerely;



Ralph Dunham, PE, PLS, CWRE  
Director of Public Works  
[rdunham@northbendcity.org](mailto:rdunham@northbendcity.org)



EXPIRES 12/31/19

COOS COUNTY  
 PLANNING DEPARTMENT  
 LAND USE FEE SCHEDULE  
 EFFECTIVE OCTOBER 1, 2019  
 Order #19-08-056L

| FEE DESCRIPTION  | FEE        |
|--|------------|
| Hourly Rate  | \$130.00   |
| Rebilling for invoices that are 30 days past due   | \$20.40    |
| Appeals of   |            |
| Administrative Decision - ORS 215.416(11)(b)   | \$250.00   |
| Planning Commission (HBCU)   | \$2,550.00 |
| Board of Commissioner (Public Hearings)  | \$2,500.00 |
| Conditional Use *  |            |
| Administrative Conditional Use (ACU)   | \$1,480.00 |
| Hearings Body Conditional Use (HBCU)   | \$2,600.00 |
| Modification of Conditions for ACU   | \$893.00   |
| Modification of Conditions for HBCU  | \$1,785.00 |
| Plan modification prior to a decision  | \$300.00   |
| Reconsideration of ACU Decision  | \$893.00   |
| Reconsideration of Board Decision  | \$1,632.00 |
| Remand Hearing   | \$3,500.00 |
| Variance   | \$1,480.00 |
| <p>*For reviews, unless otherwise deferred to the Planning Commission or called-up by the Board of Commissioners, the base fee will be charged at the time the application is filed. The applicant is responsible for actual cost of that review. If the Board of Commissioners appoints a hearings officer the applicant shall be billed for actual time of planning services, materials and hearings officer cost.</p> |            |
| Compliance Determination (CD)  | \$306.00   |
| Comprehensive Plan Amendments  |            |
| Map/Text Amendment   | \$3,570.00 |
| Cost of M56 notice will be billed to applicant in addition to standard fee   |            |
| EFU to F/MU or F/MU to EFU   | \$2,600.00 |
| Cottage Industry/Home Occupation   |            |
| Requiring an ACU   | \$1,479.00 |
| Not requiring an ACU   | \$306.00   |
| Yearly Renewal   | \$55.00    |
| Discrete Parcel Review (Lawfully created parcels)  | \$600.00   |
| Extension Request  | \$600.00   |
| Floodplain Review not requiring a a notice of decision   | \$500.00   |
| Requiring a notice of decision   | \$875.00   |
| Land Divisions (Partitions, Subdivisions, PUD)   | \$1,530.00 |
| Medical/ Family Hardship Dwelling  |            |
| Requiring an ACU   | \$875.00   |
| Not Requiring an ACU   | \$325.00   |
| Two year renewal   | \$55.00    |