



Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

2/12/2010

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Willamina Plan Amendment
DLCD File Number 001-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, February 25, 2010

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Marjorie Mattson, City of Willamina
Gloria Gardiner, DLCD Urban Planning Specialist
Chris Shirley, FEMA Specialist
Gary Fish, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

In person electronic mailed

This Form 2 must be mailed to DLCD within 5-Working Days after the Final Ordinance is signed by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

DEPT OF

FEB 04 2010

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: **City of Willamina** Local file number: **Development Code Amendments 2009-01**

Date of Adoption: **January 14, 2010**

Date Mailed: **February 4, 2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 11/17/09

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The code amendment updates the City's floodplain ordinance and references updated floodplain maps based upon the Flood Insurance Study for Yamhill County, Oregon, and incorporated areas, with an effective date of March 2, 2010. Amendments also add a reference to the Polk County Study effective in 2006.

Does the Adoption differ from proposal? Please select one

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD File No. 001-09 (17952) [15976]

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

DLCD

City contact information: Sam Sasaki, City Manager, PO Box 629, Willamina OR 97396; Ph 503-876-2442;
Fax 503-876-1121

Local Contact: Marjorie Mattson, MWVCOG

Phone: (503) 588-6177 Extension:

Address: 105 High Street SE

Fax Number: 503-588-6094

City: Salem, OR

Zip: 97301

E-mail Address: mmattson@mwvcog.org

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this Form 2 on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp. (for submittal instructions, also see # 5)] MAIL the PAPER COPY and CD of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

Updated December 22, 2009

ORDINANCE NO. 638

AN ORDINANCE AMENDING THE CITY OF WILLAMINA DEVELOPMENT CODE, RESTRICTED DEVELOPMENT (OVERLAY) ZONE (R-D) AND ADOPTING THE FLOOD INSURANCE RATE MAP IN A DIGITAL FORMAT (DFIRM);

WHEREAS, the Federal Emergency Management Agency (FEMA) in cooperation with the Oregon Department of Land Conservation and Development (DLCD) directed the City of Willamina to adopt the Flood Insurance Rate Maps in a digital format (DFIRM) and to accordingly amend the City of Willamina Development Code text applicable to the Restricted Development (Overlay) zone and other associated sections;

WHEREAS, the City Council conducted a public hearing to consider the requests on December 17, 2009, at which time the public was given full opportunity to be present and heard on the matter; and

WHEREAS, at the close of the public hearing, the City Council voted to approve the requests subject to the revisions stated at the public hearing; and

WHEREAS, proper notice of the said public hearings was given to the public pursuant to applicable state statutes; and

WHEREAS, the City Council of the City of Willamina hereby adopts the findings of fact set forth in the staff report prepared for the December 17, 2009, Council meeting;

NOW THEREFORE THE CITY OF WILLAMINA ORDAINS AS FOLLOWS:

Section 1. The adoption of the Flood Insurance Rate Maps in a digital format (DFIRM) and amendments to the City of Willamina Development Code text applicable to the Flood Plain Overlay District and other associated sections with all as provided in Exhibit A (attached).

First Reading: 01/14/10 Second Reading 01/14/10

PASSED and adopted by the City Council of the City of Willamina on this 14th day of January, 2010 by the following votes and providing an effective date of January 14, 2010.

AYES: 6 NAYS: 0

Approved by the Mayor on this 3 day of Feb, 2010.

Vernon Mosser
Vernon Mosser, Mayor

Attest:

Sue Hollis
Sue Hollis, City Recorder

CITY OF WILLAMINA
411 NE C Street – P O Box 629
Willamina, OR 97396
503-876-2242 FAX: 503-876-1121

NOTICE OF DECISION – City Council
Public Hearing Date: December 17, 2009

FILE: Code Amendments 2009-01

APPLICANT: City of Willamina

REQUEST: A text amendment to an adopted flood plain ordinance as implemented through the Willamina Development Code and to adopt a Flood Insurance Rate Map (FIRM) in a digital format that becomes effective March 2, 2010 (See Attachment A.)

CRITERIA: Willamina Land Use Plan, selected goals

PROCEDURE: Type IV (Development Code, Section 3.207)

EXHIBITS: Exhibit I: Code Amendments
Exhibit II: Draft maps

I. PROCESS

According to the Willamina Development Code, subsection 3.101.04, a Type IV action is a legislative review in which the City considers and enacts or amends laws and policies. The amendments are initiated in response to an April 2009 letter from the Federal Emergency Management Agency (FEMA). The Federal Emergency Management Agency based upon a letter dated April 17, 2009, directed the City to take action regarding the City's flood plain ordinance. According to a Type IV process a public hearing is conducted before the Planning Commission. The Planning Commission is not sufficiently staffed to provide a quorum at this time. City Council conducted a hearing and invited current Commissioners to participate. The public hearing before the City Council was conducted on December 17, 2009, toward making a final decision. Newspaper publications provide notice for Type IV hearings. (Adoption of an ordinance is required to codify the amendments.)

II. BACKGROUND

In April 2009, the City of Willamina received a letter from FEMA indicating the availability of Digital Flood Insurance Rate Maps (DFIRM) and a Flood Insurance Study (FIS) Report for Yamhill County, Oregon and Incorporated Areas. According to the FIS, the Study "revises and updates information on the existence and severity of flood hazards

in the geographic area of “Yamhill County,” and includes the City of Willamina. Summary information for the City of Willamina is presented on Page 10 of that study.

One of the FEMA’s interpreted benefits for the City toward updating the zoning ordinance in regards to the flood ordinance is that information is presented in a format for better availability, such as information that can be coordinated with a Geographic Information System (GIS). The letter also indicates that the City must “. . . modify existing ordinances as necessary to reflect any changes in the DFIRM and FIS report, including reference to the new effective date” for the map.

The Department of Land Conservation and Development (DLCD) reviewed for the City of Willamina its Development Code to determine the status of the code references and requirements in relationship to the Federal Emergency Management Agency (FEMA) requirements and to allow for the adoption of the Federal Insurance Rate Map (FIRM) that is now being made available to the City and residents in a digital format.

Because the City of Willamina does not have enough members of the Planning Commission to take formal actions, the City of Willamina City Council reviews the proposed Development Code amendments and makes the final decision. Current Commissioners were invited to the meeting and encouraged to comment during the hearing.

III. SUMMARY OF AMENDMENTS

Specific code amendments are as presented in Exhibit I. To follow is a summary of the proposed changes.

A. Definitions

The recommended changes and/or additions to the definitions applicable to the flood ordinance that staff recommends include the following:

Below-Grade Crawl Space and Critical Facility. These two definitions are recommended to be added by DLCD based upon a review of the City’s documents in comparison with the Oregon State Model Ordinance.

In addition to the definition for below-grade crawl space, another reference included in the Code amendments references standards specific to using FEMA Technical Bulletin 11-01 specific to this type of area.

DLCD also recommended adding the definition and requirements for critical facilities. Other text indicates that such facilities should be located outside the 100-year flood plain but allowed if no other feasible alternatives are available. There are specific requirements applicable to the lowest flood elevation with information to address floodproofing and access routes.

A definition of recreational vehicles that references a definition referencing Oregon Revised Statutes and the change is presented for the Code.

Within FEMA documents, the terminology is changed from flood plain to Special Flood Hazard Area (SFHA). A definition “line” is listed for that hazard area and referenced back to the flood plain. The flood plain definition will now note the other term.

A definition for State Building Code is added to indicate the numerous documents used by the State.

Another recommendation includes definitions clarifying new and existing manufactured home parks/subdivisions and expansion of those categories. However, the City’s Code currently has several processes regarding the treatment of changes within developments including sections addressing site development review and non-conforming development. Staff interprets that the Development Code sufficiently addresses such activities.

B. Text Changes

The Development Code, Section 2.115.04 C. 2. makes reference to the Federal Insurance Administration and the report/map. As instructed by DLCDC, the reference study and map are changed to Study for Yamhill County, Oregon, and Incorporated Areas for the date of March 2, 2010. Because the City Code does not reference amendments adopted for Polk County in 2006, that County’s information and date area also added.

Within the text terminology related to base flood level, the lowest floor elevation was previously required to be one (1) foot above the base flood elevation. The words “at least” or “a minimum of” are added. Manufactured homes are required to be a minimum of 18 inches and anchored with the purpose of resisting “flotation, collapse, and lateral movement.”

In regards to floodways and manufactured home parks and manufactured homes within the park, there is recognition that some parks and homes may have existed before the regulations. The City’s Code currently has several processes regarding the treatment of changes within developments including sections addressing site development review and non-conforming development.

A provision is added to allow stream habitat restoration within a floodway based upon meeting certain requirements.

The State’s Code review directs changes for storage or recreational vehicles and placement of recreational vehicles within recreational vehicle parks. Staff recommends including the information in the “Yard and Lot Standards” section for RV parking on individual lots and to the RV park section for those occupied within a park.

There were other areas reviewed but not included. One item is in regards to penalties for violations. The City already addresses how Code violations are accommodated (Section

1.102.03). There was a request to deal with “severability: of this document should there be issues with other sections of the Code. There City already has such language under a “savings clause” that is addressed in the Code, Section 1.102.05. Changes to the water course should not be under the City’s processing but determined by the applicable State and Federal agencies.

IV. REVIEW CRITERIA

In reviewing the text amendments, City Council needs to determine if the changes comply with the applicable Statewide Planning Goals and the Goals and Policies of the City’s Comprehensive Plan.

A. Statewide Planning Goal 7.

Goal 7: To protect people and property from natural hazards.

Finding: The City is responding to a request from FEMA and the DLCD to address the format change to the Flood Insurance Rate Maps and any needed Code changes specific to development within the flood plain. The purpose of the changes are to allow for better protection of local citizens, property owners, and business owners from problem related to unregulated development within the 100-year flood plain.

Flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood height and velocities, and when inadequately anchored, damages uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss. The proposed amendments to the Flood Plain Overlay District (FP) will promote the reduction of flood losses.

B. Water Resources, Goal 5, Policy A.

Goal 5. Manage storm water runoff and minimize water quality impacts to the local watershed.

Policy A. Willamina will develop a surface water management plan that manages storm water runoff and addresses water quality concerns and flood mitigation from local area and watershed perspectives.

Finding: Establishing development regulations for properties with the floodplain lessens disturbances and impacts, therefore, allowing for more adequate and safer storm water run off. The intent of the standards is to prevent flooding for areas within or near the 100-year flood plain.

C. Natural Hazards, Goal 2, Policy A.

Goal 2. To protect life and property from natural hazards and disasters.

Policy A. Development proposals in areas with natural hazard restrictions shall use construction and design techniques that will eliminate the hazard potential and assure suitability for the proposed use.

Finding: Development within the floodplain is subject to a flood plain development permit. The submittal requirements and the review of the information based upon specific development standards provide the process toward eliminating hazards and determining if the use is appropriate within the property potential hazard area.

V. CITY COUNCIL ACTION

Based upon the findings as indicated above, the City Councilors present voted unanimously to modify the code amendments as presented in Exhibit I and includes the Flood Insurance Rate Maps (DFIRM) in a digital format with an effective date of March 2, 2010.

APPROVED BY A ___ TO O VOTE OF THE CITY COUNCIL ON THE 17th DAY OF DECEMBER, 2009.

DATED at Willamina, Oregon, this _____ day of _____, 20__.
(month and date)

ATTEST: _____
Vernon Mosser, Mayor

ATTEST: _____
Sue Hollis, City Recorder

Please Note: The decision becomes final based upon the subsequent adoption of an ordinance by City of Willamina City Council.

EXHIBIT I – CITY OF WILLAMINA – FLOOD PLAIN AMENDMENTS – December 2009

1.200 DEFINITIONS

1.200.02 Definitions.

The following words and phrases, when used in this Ordinance, shall have the meanings ascribed to them in this Chapter, except in those instances where the context clearly indicates a different meaning.

Critical Feature: An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Lowest Floor: The lowest floor of the enclosed area, including basement, or a building or structure.

~~Recreational Vehicle: means a vehicle which is:~~

~~(a) Built on a single chassis;~~

~~(b) 400 square feet or less when measured at the largest horizontal projection;~~

~~(c) Designed to be self-propelled or permanently towable by a light duty truck; and,~~

~~(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.~~

Recreational Vehicle: As defined in ORS 446.003(33), a vehicle with or without motive power that is designed for human occupancy and to be used temporarily for recreational, seasonal or emergency purposes, and as further defined by rule, and is designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

2.115 RESTRICTED DEVELOPMENT OVERLAY ZONE (R-D)

2.115.01 Purpose

The purpose of the R-D Overlay Zone is to promote the public health, safety and general welfare, and to minimize public and private losses due to natural hazards resulting from geologic and/or flood conditions. Additionally, the R-D Overlay Zone is intended to preserve the wildlife habitat, open space, and scenic resources associated with the stream corridors of the South Yamhill River and Willamina Creek.

2.115.02 Area of Application

The R-D Overlay zone is applied to those areas within the City limits of Willamina which are:

- A. Areas identified on the Building Limitations Map in the Comprehensive Plan as having:
 - 1. Soils identified by the Soil Conservation Service as having "Severe" limitations for sites for residences due to: steep slopes; landslide hazard; poor drainage; erosion hazard; low stability; high water table; and/or high shrink-swell potential.
 - 2. Slopes in excess of 20 percent grade.
- B. ~~"Areas of Special Flood Hazards~~ **Areas**", as defined herein.
- C. Areas within 50 feet of the high water line of the South Yamhill River and/or Willamina Creek.

2.115.03 Standards for Soil Hazard and Steep Slope Areas:

(This section not applicable to flood plain amendments.)

2.115.04 Standards for ~~Areas of Special Flood Hazard~~ **Areas**

- A. Purpose

The purpose of the Flood Plain Overlay Zone is to:

- 1. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities.
- 2. Minimize expenditure of public money for flood control projects, and rescue and relief efforts in areas subject to flooding.
- 3. Minimize flood damage to new construction by elevating or floodproofing all structures.
- 4. Control the alteration of natural flood plains, stream channels, and natural protective barriers which hold, accommodate or channel flood waters.
- 5. Control filling, grading, dredging and other development which may be subject to or increase flood damage.
- 6. Prevent or regulate the construction of flood barriers which may increase flood hazards in other areas.

7. Comply with the requirements of the Federal Insurance Administration to qualify the City of Willamina for participation in the National Flood Insurance Program.

~~8. Coordinating and supplementing the provisions of the State Building Code with local land use and development ordinances.~~

98. Minimize flood insurance premiums paid by the citizens of the City of Willamina by reducing potential hazards due to flood damage.

109. Implement the flood plain policies in the City of Willamina Comprehensive Plan.

B. Definitions

For purposes of this Section, the following terms shall mean:

- ~~1. Area of Special Flood Hazard - means the land in the flood plain within a community subject to a one (1) percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.~~

12. Base Flood Level - The flood level having a one (1) percent chance of being equaled or exceeded in any given year (100 year flood plain).

- ~~23. Below Grade Crawl Space - Means an enclosed area below the based flood elevation in which the interior grade is not more than two (2) feet below the lowest adjacent exterior grade and the height, measured from the interior grade of the crawlspace to the top of the crawlspace foundation, does not exceed 4 feet at any point.~~

34. Conveyance - Refers to the carrying capacity of all or a part of the flood plain. It reflects the quantity and velocity of flood waters. Conveyance is measured in cubic feet per second (CFS). If the flow is 30,000 CFS at a cross section, this means that 30,000 cubic feet of water pass through the cross section each second.

4. Critical Facility - means a facility for which even a slight chance of flooding might be too great. Critical facilities include but are not limited to schools, nursing homes, hospitals, police, fire, and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

- 64. Development - means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations located within the area of special flood hazard.
- 65. Encroachment - Any obstruction in the flood plain which affects flood flows.
- 66. Flood or Flooding - A general and temporary condition of partial or complete inundation of usually dry land areas from the unusual and rapid accumulation of runoff of surface waters from any source.
- 67. Flood Boundary Floodway Map (FBFM) - The map portion of the Flood Insurance Study (FIS) issued by the Federal Insurance Agency on which is delineated the Flood Plan, Floodway (and Floodway Fringe), and cross sections (referenced in the text portion of the FIS).
- 68. Floodway Fringe - The area of the flood plain lying outside of the floodway as delineated on the FBFM where encroachment by development will not increase the flood elevation more than one foot during the occurrence of the base flood discharge.
- 69. Flood Plain - Lands within the City that are subject to a one (1) percent or greater chance of flooding in any given year as identified on the official zoning maps of the City of Willamina. FEMA documents also reference this 100 year flood plain as the Special Flood Hazard Area (SFHA).
- 70. Flood Insurance Rate Map (FIRM) - The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards (flood plain) and the risk premium zones applicable to the community and is on file with the City of Willamina.
- 71. Flood Insurance Study (FIS) - The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway map and the water surface elevation of the base flood and is on file with the City of Willamina.
- 72. Floodproofing - A combination of structural or non-structural provisions, changes, or adjustments to structures, land or waterways for the reduction or elimination of flood damage to

properties, water and sanitary facilities, structures and contents of buildings in a flood hazard area.

- 14-13.** Floodway - The channel of a river or other watercourse and the adjacent land areas that must remain unobstructed to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.
- 15-14.** Lowest floor - means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, 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 not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.
- 16-15.** Manufactured home - means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers, mobile homes as defined in subsection (18-20) of this Section, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles.
- 17-16.** Manufactured home park or subdivision - means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
- 18-17.** Mean sea level - means, for purposes of the National Flood Insurance Program, the ~~National Geodetic Vertical Datum (NGVD) of 1929~~ ~~North American Vertical Datum of 1988~~ or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.
- 19-18.** Mobile home - means a vehicle or structure, transportable in one or more sections, which is eight feet or more in width, is 32 feet or more in length, is built on a permanent chassis to which running gear is or has been attached, and is designed to be used as a dwelling with or without permanent foundation when connected to the required utilities. Such definition does not include any recreational vehicle as defined by sub T, of ~~in this~~ definition section.

~~20~~19. New Construction - means any structure(s) for which the start of construction commenced on or after the original effective date of this Ordinance.

~~21~~20. Obstruction - means a physical object which hinders the passage of water.

~~22~~21. ~~Recreational vehicle~~ means a "camper," "motor home," "travel trailer," as defined in ORS 801.180, 801.350, and 801.565 that is intended for human occupancy and is equipped with plumbing, sinks, or toilet, and does not meet the definition of a mobile home in subsection 18 of this Section.

Recreational Vehicle: As defined in ORS 446.003(33), a vehicle with or without motive power, that is designed for human occupancy and to be used temporarily for recreational, seasonal or emergency purposes, and as further defined by rule, and is designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

~~23~~ Special Flood Hazard Area (SFHA): See Flood Plain.

~~24~~22. Start of Construction - means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

~~25~~ State Building Code - means the combined specialty codes adopted by the State of Oregon.

~~26~~23. Substantial Improvement - means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 20 percent of the assessed value of the structure:

- a. Before the improvement or repair is started; or
- b. If the structure has been damaged and is being restored, before the damage occurred. For purposes of this definition, "substantial improvement" is considered to occur 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 structures.

The term does not include:

- c. 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;
- d. Any alteration of a structure listed on the National Register of Historic Places or State Inventory of Historic Places.

~~27~~24. Watercourse - A natural or artificial channel in which a flow of water occurs either continually or intermittently in an identified floodplain.

C. General Provisions

- 1. Applicability. The following regulations apply to all areas of special flood hazards within the jurisdiction of Willamina.
- 2. Basis For Establishing the ~~Areas of~~ Special Flood Hazard ~~Area~~. The flood plain is those areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "~~The Flood Insurance Study for Polk County, Oregon and Incorporated Areas,~~" dated ~~December 19,~~ 2006, and "~~The Flood Insurance Study for the City of Willamina, Oregon,~~" dated ~~March 15, 1982~~ Yamhill County, Oregon and Incorporated Areas," dated March 2, 2010. The report and maps are incorporated in the R-D zone by this reference and are on file at the City of Willamina.

D. Administration

- 1. Flood Plain Development Permit Required. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in subsection

2.115.04(C) of this Section. The permit shall be for all structures including manufactured homes, as set forth in the "DEFINITIONS", and for all development including fill and other activities, also as set forth in the "DEFINITIONS".

2. Application for Development Permit Application for a Flood Plain Development Permit shall be made and reviewed in accordance with the procedures set forth in Section 3.101.02. Application for a Development Permit shall be made on forms furnished by the City Recorder and shall include the following minimum information:
 - a. Scaled plans showing the nature, location, dimensions and elevations of the area in question;
 - b. Location of existing structures, fill, storage areas, and drainage facilities;
 - c. Elevation, in relation to mean sea level, of the lowest floor (including basement) of all structures;
 - d. Elevation, in relation to mean sea level, to which any structure has been floodproofed;
 - e. Certification by a registered professional engineer or architect that the floodproofing methods for any non-residential structure meet the floodproofing criteria in subsection 2.115.04(J)(2); and
 - f. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
3. Permit Review: Review of Flood Plain applications shall be by the Planning Commission. Flood Plain Development Permit applications shall be reviewed against the following criteria:
 - a. Review to ensure that the permit requirements ~~and~~ ~~conditions~~ of this subsection have been satisfied;
 - b. Review to determine that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required.
 - c. Review all development permits to determine if the proposed development is located in the floodway. If

located in the floodway, assure that the encroachment provisions of Section 2.115.04(K) are met.

- d. Permitted, but not exempt, activities in the flood area shall be reviewed as a Type II action.

E. Uses

Within a Special Flood Hazard Area no uses, structures, vehicles, and premises shall be used or established except as provided in the applicable underlying zone and the provisions of this overlay zone. Except as provided herein all uses and floodplain development shall be subject to issuance of a Flood Plain Development Permit.

The following uses are exempt from the regulations of this overlay zone:

1. Signs, markers, aids, etc., placed by a public agency to serve the public.
2. Driveways, parking lots and other open space use areas where no alteration of topography will occur.
3. Minor repairs or alterations to existing structures provided the alterations do not increase the size or intensify the use of the structure, and do not constitute "substantial improvement" as defined in Section 2.115.04(B)(23).
4. Customary dredging associated with channel maintenance consistent with applicable State or Federal law.
5. Placement of utility facilities necessary to serve established and permitted uses within flood plain areas, such as telephone poles. This exemption does not apply to buildings, substations, or other types of flood plain development.

F. Uses Permitted

If otherwise allowed in the zone, dwellings, a manufactured home on a lot, a manufactured home in a manufactured home park, and other structures that involve a building permit may be allowed subject to approval of a Flood Plain Development Permit provided the following requirements are met:

1. The structure is not located within a floodway.

2. The required elevation to which the lowest floor of the structure must be elevated can be determined from the Flood Insurance Study.
3. The structures will be located on natural grade or compacted fill.
4. The lowest floor will be elevated to **at least** one (1) foot above the level of the base flood elevation and the anchoring requirements in Section 2.115.04(H)(1).
5. The Building Official has determined that any construction and substantial improvements below base flood level meet the requirements of this Section.
6. The building permit specifies the required elevation of the lowest floor, any anchoring requirements and requires provision of certification under Section 2.115.04(G)(3), prior to occupancy.
7. A certificate signed by a licensed surveyor or civil engineer certifying that the lowest floor including basement, is at or above the specific minimum is submitted to the City Recorder prior to use of the structure.
8. No alteration of topography beyond the perimeter of the structure is proposed.

G. Use of Other Base Flood Data

1. When base flood elevation data and floodway data have not been provided in accordance with Section 2.115.04(C)(2), the applicant, with the assistance of the City Recorder, after consultation with city engineer and planner, or designee, shall obtain any base flood elevation data or evidence available from a Federal, State or other source in order to determine compliance with the flood protection standards. If data is insufficient, the City Recorder, after consultation with city engineer and planner, or designee, may require that the applicant provide data derived by standard engineering methods.

2. In areas where regulatory floodway has been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones AE-30 and AE of the community FIRRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase fire water

surface elevation of the base flood more than one foot at any point within the community.

H. Information to be Obtained and Maintained

1. Where base flood elevation data is provided through the Flood Insurance Study or required as in Section 2.115.04(F), obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement and below-grade crawl space) of all new or substantially improved structures, and whether or not the structure contains a basement.
2. For all new or substantially improved floodproofed structures:
 - a. verify and record the actual elevation (in relation to mean sea level) and
 - b. maintain the floodproofing certifications required in section 2.115.04(E)(7).
3. Maintain for public inspection all records pertaining to the provisions of this ordinance.

Prior to occupancy the applicant shall provide a certificate signed by a licensed surveyor or civil engineer certifying that the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved manufactured homes and structures meets the requirements of Sections 2.115.04(H).

I. Flood Protection Standards

In all areas of identified flood plain, the following requirements apply:

1. Anchoring
 - a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
 - b. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

2. Construction Materials and Methods

- a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- c. 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.

3. Utilities

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- b. 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; and,
- c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding and consistent with the Oregon Department of Environmental Quality requirements.

4. Subdivision Proposals

- a. All subdivision proposals shall be consistent with the need to minimize flood damage;
- b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
- c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,

- d. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

5. Review of Building Permits

Where elevation data is not available either through the Flood Insurance Study or from another authoritative source [Section 2.115.04(G)]. Applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate ~~the lowest floor level~~ at least two feet above grade in these zones may result in higher insurance rates.

- J. Specific Standards

1. Residential Construction

- a. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated ~~to a minimum of~~ one (1) foot above base flood elevation.
- b. 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:
 - i. 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.
 - ii. The bottom of all openings shall be no higher than one foot above grade.
 - iii. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

23. Manufactured Homes

~~All manufactured homes to be placed or substantially improved within Zones A1-30, AH and AE, shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of subsection 2.115.04(1)(1)(b).~~

~~a. All manufactured homes to be placed or substantially improved on sites:~~

~~i. Outside a manufactured home park or subdivision;~~

~~ii. In a new manufactured home park or subdivision;~~

~~iii. In an expansion to an existing manufactured home park or subdivision; or~~

~~iv. In an existing manufactured home park or subdivision on which a manufactured home has sustained substantial damage as the result of a flood.~~

~~shall be elevated on a permanent foundation that the finished floor of the manufactured home is elevated a minimum of 18 inches (46cm) above the base flood elevation and be securely anchored to an adequate anchored foundation system to resist flotation, collapse, and lateral movement.~~

~~(b) Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the provisions of 3 (a) above, shall be elevated so that either:~~

~~i. The finished floor of the manufactured home is 18 inches (46 cm) above the base flood elevation, or~~

~~ii. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.~~

3. ~~Recreational Vehicles. See Yard and Lot Standards (Section 2.209.11) for recreational vehicles on individual lots and Recreational Vehicles (RV) Parks (Section 2.309) for park vehicles.~~

4. Non-Residential Construction

New construction and substantial improvement of any commercial, industrial or other non-residential structures shall either have the lowest floor, including basement, elevated to one (1) foot above the level of the base flood elevation or, together with attendant utility and sanitary facilities, shall:

- a. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water.
- b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans.
- d. Non-residential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in 2.115.04(I)(1)(b) ~~(K)~~ ~~(L)~~
- e. Applicants floodproofing non-residential buildings shall be notified that flood insurance premiums will be based on rates that are one (1) foot below the floodproofed level (e.g. a building constructed to the base flood level will be rated as one (1) foot below that level).

5. ~~Critical Facility~~

~~Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year floodplain. Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three (3) feet above~~

based flood elevation (BFE) or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

6. Below grade crawl spaces

Below grade crawlspaces are allowed subject to the following standards as found in FEMA Technical Bulletin 11-01, *Crawlspace Construction for Buildings Located in Special Flood Hazard Areas*.

a. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Hydrostatic loads and the effects of buoyancy can usually be addressed through the required openings stated in Section b. below. Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than five (5) feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer. Other types of foundations are recommended for these areas.

b. The crawlspace is an enclosed area below the base flood elevation (BFE) and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening can be no more than one (1) foot above the lowest adjacent exterior grade.

c. Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, or other materials that extend below the BFE. The recommended construction practice is to elevate the bottom of joists and all insulation above BFE.

d. Any building utility systems within the crawlspace must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during

flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters.

g. The interior grade of a crawlspace below the BFE must not be more than two (2) feet below the lowest adjacent exterior grade.

h. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four (4) feet at any point. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas.

i. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed areas should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles or gravel or crushed stone drainage by gravity or mechanical means.

j. The velocity of floodwaters at the site should not exceed five (5) feet per second for any crawlspace. For velocities in excess of five (5) feet per second, other foundation types should be used.

For more detailed information refer to FEMA Technical Bulletin 11-01.

K. Floodways

Located within ~~areas~~ of special flood hazard ~~areas~~ established in Section 2.115.04(C)(2) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

1. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any

increase in flood levels during the occurrence of the base flood discharge.

2. If Section 2.115.04(K)(1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 2.115.04(I), FLOOD PROTECTION STANDARDS.

3. Projects for stream habitat restoration may be permitted in the floodway provided:

a. The project qualifies for a Department of the Army, Portland District *Regional General Permit for Stream Habitat Restoration* (INWP 2007-11023); and

b. A professional (a Registered Professional Engineer, or staff of NRCS, the county, or fisheries, natural resources, or water resources agencies) has provided a feasibility analysis and certification that the project was designed to keep any rise in 100-year flood levels as close to zero as practically possible given the goals of the project; and

c. No structures would be impacted by a potential rise in flood elevation; and

d. An agreement to monitor the project, correct problems, and ensure that flood carrying capacity remains unchanged is included as part of the local approval.

4. New installation of manufactured dwellings are prohibited (2002 Oregon Manufactured Dwelling and Park Specialty Code). Manufactured dwellings may only be located in floodways according to one of the following conditions:

a. If the manufactured dwelling already exists in the floodway, the placement was permitted at the time of the original installation, and the continued use is not a threat to life, health, property, or the general welfare of the public; or

b. A new manufactured dwelling is replacing an existing manufactured dwelling whose original placement was permitted at the time of installation and the replacement home will not be a threat to life, health, property, or the general welfare of the public and it meets the following criteria:

i. As required by 44 CFR Chapter I, Subpart 01.3(d)(3), it must be demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the manufactured dwelling and any accessory buildings, accessory structures, or any property improvements (encroachments) will not result in any increase in flood levels during the occurrence of the base flood discharge;

ii. The replacement manufactured dwelling and any accessory buildings or accessory structures (encroachments) shall have the finished floor elevated a minimum of 18 inches (46 cm) above the BFE as identified on the Flood Insurance Rate Map;

iii. The replacement manufactured dwelling is placed and secured to a foundation support system designed by an Oregon professional engineer or architect and approved by the authority having jurisdiction;

iv. The replacement manufactured dwelling, its foundation supports, and any accessory buildings, accessory structures, or property improvements (encroachments) do not displace water to the degree that it causes a rise in the water level or diverts water in a manner that causes erosion or damage to other properties;

v. The location of a replacement manufactured dwelling is allowed by the local planning department's ordinances; and

vi. Any other requirements deemed necessary by the authority having jurisdiction.

L. Variances

1. A variance may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the criteria in Section 2.115.04(C).

2. A community shall notify the applicant in writing over the signature of a community official that: (1) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance coverage; and, (2) such construction below the base flood level increases risk to life and property. Such notification shall be maintained with a record of all variance actions as required in subsection C.
3. A community shall: (1) maintain a record of all variance actions, including justification for their issuance; and, (2) report such variances issued in its annual report submitted to the Administrator.

M. Variance Criteria

The following criteria shall be used to review variance applications.

1. Variances shall only be issued upon a showing that:
 - a. There is a good and sufficient cause;
 - b. That failure to grant the variance would result in exceptional hardship to the applicant;
 - c. That the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws;
 - d. The variance is the minimum necessary, considering the flood hazard, to afford relief;
 - e. The variance will be consistent with the intent and purpose of the provision being varied;
 - f. There has not been a previous land use action approved on the basis that variances would not be allowed; and
 - g. The new construction or substantial improvement is not within any designated regulatory floodway, or if located in a floodway, no increase in base flood discharge will result.

N. Appeals of Planning Commission Action

Planning Commission actions on Flood Plain Development Permits, and/or exceptions pursuant to Section 2.115.04(M), above, may be appealed to the City Council in accordance with the appeal procedures set forth in Section 3.205 of this Ordinance.

O. Warning and Disclaimer of Liability

The degree of flood protection required by this overlay zone is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on occasion. Flood heights may be increased by man-made or natural causes. This zone 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 zone will not create liability on the part of the City of Willamina, any officer or employee thereof or the Federal Insurance Administration for any flood damages that result from reliance on this chapter or any decision lawfully made thereunder.

2.115.05 Standards for Stream Corridor Areas

- A. Applicability. The provisions of this subsection shall apply to areas within 50 feet of the high water line of the South Yamhill River and/or Willamina Creek.
- B. No development shall occur within stream corridor areas. Development of properties adjoining stream corridors shall preserve the stream corridor area through one of the following means:
1. Dedication to the City for park purposes, if acceptable to the Planning Commission and City Council.
 2. Creation of a tract of land to be owned in common by the owners of lots within the development. A non-profit home owners association shall be created, in a manner acceptable to the City Attorney, for the ownership and maintenance of such tracts. The tract shall be preserved in perpetuity as open space through the use of conservation easements, deed restrictions, or by appropriate notation on the face of a subdivision plat.
 3. Creation of a conservation easement within the stream corridor area serving to prohibit development and the removal of riparian vegetation.

- C. Removal of riparian vegetation within a stream corridor area shall be prohibited.

2.209 YARD AND LOT STANDARDS

2.209.11 Recreational Vehicles

For properties located within the floodplain, individuals who own recreational vehicles may store the RV on their property in compliance with all City regulations and in compliance with the following:

- A. The recreational vehicles shall be fully licensed and ready for highway use, on its wheels or jacking system, and have no permanently attached additions.

2.309 RECREATIONAL VEHICLE (RV) PARKS

2.309.01 Purpose

To provide opportunities for the development of RV parks within the Commercial district.

2.309.02 Size and Density Standards

A. Minimum Size

RV parks shall be at least three (3) acres in size.

B. Density

The maximum density shall not exceed 18 RV spaces per acre.

C. Space Size

Each RV space shall be at least 1,500 square feet in size.

2.309.03 Design Standards

- A. Required Separation. RV parking pads shall be separated from each other and from park structures by at least ten (10) feet.

- B. Setbacks. No RV parking space or park structure shall be located within 25 feet of a public right-of-way or within 20 feet of a property line.

- C. Roadways. Roadways shall be paved with asphalt or concrete and shall be designed to permit easy access to each RV space. Roadway widths shall be as follows:
1. A one-way road shall be a minimum of 15 feet in width, plus eight feet for each lane of parallel parking which is provided.
 2. A two-way road shall be a minimum of 30 feet in width plus seven feet for each lane of parallel parking which is provided.
- D. Parking. At least 1 (one) RV parking pad (14 feet by 50 feet minimum) shall be provided at each RV space. Parking pad(s) shall be surfaced with asphalt or concrete over a gravel or crushed rock base. Thickness of surface and base shall be capable of withstanding use by RVs.
- E. Space Landscaping. At least 40% ~~percent~~ of the RV space shall be landscaped with lawn. The minimum dimension of the lawn area shall be no less than 15 feet.
- F. Clear Vision Area. A clear vision area shall be maintained at the entrance and exit to the RV park.
- G. Common Use Recreation Areas. A minimum of ~~eight (8)~~ percent of the gross site area for the park shall be developed as common use areas for recreational facilities or recreational open space.
- H. Common Facilities. For each fifteen RV spaces or fraction thereof the park shall provide toilets, lavatories, and showers for each gender in the following ratios: one toilet, one urinal, one lavatory, and one shower for men; and three toilets, one lavatory, and one shower for women. The toilets and showers shall afford privacy and the showers shall be provided with private dressing rooms.
- Building spaces shall be lighted at all times, shall be ventilated, and shall be provided with heating facilities which maintain a comfortable room temperature when the park is occupied. Buildings shall have floors of waterproof material, sanitary ceiling, floor, and wall surfaces, and shall be provided with adequate floor drains to permit easy cleaning.
- I. Perimeter Treatment. Except as required for vision clearance, the perimeter of the park shall be improved with:
1. A sight-obscuring fence or wall not less than six ~~6~~ feet nor more than seven ~~7~~ feet in height; or

2. Maintained evergreen landscaping that will mature within three (3) years and will reach a height of at least six (6) feet at maturity; or
3. A combination of (a) and (b), above.

J. Drainage. Park roadways and spaces shall be designed to facilitate water run-off. A Drainage Plan shall be submitted and approved in accordance with Section 2.204.

K. Utilities. Each RV space shall be provided with electrical service. Utilities shall be located underground except where required to be overhead by the City or utility purveyor.

L. Refuse Disposal. Durable, water-tight, easily cleanable refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each five (5) RV spaces. Refuse containers shall be located in such a manner that at least one readily accessible refuse container is within 150 feet of any RV space.

M. Water Supply.

1. Each RV space shall be provided with piped, potable water. The water supply shall meet the requirements of the State of Oregon Health Division and shall be connected to the City water system.
2. A water filling station for filling RV storage tanks shall be provided.

N. Floodplain

1. All recreational vehicles shall be fully licensed and ready for highway use, on its wheels or jacking system, be attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions, or

2. The chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

City of Willamina Flood Map, 2010



Legend

- - - Urban Growth Boundary
- City Limits
- Railroad
- Hydrography
- Floodway
- Special Flood Hazard Zone
- Taxlots

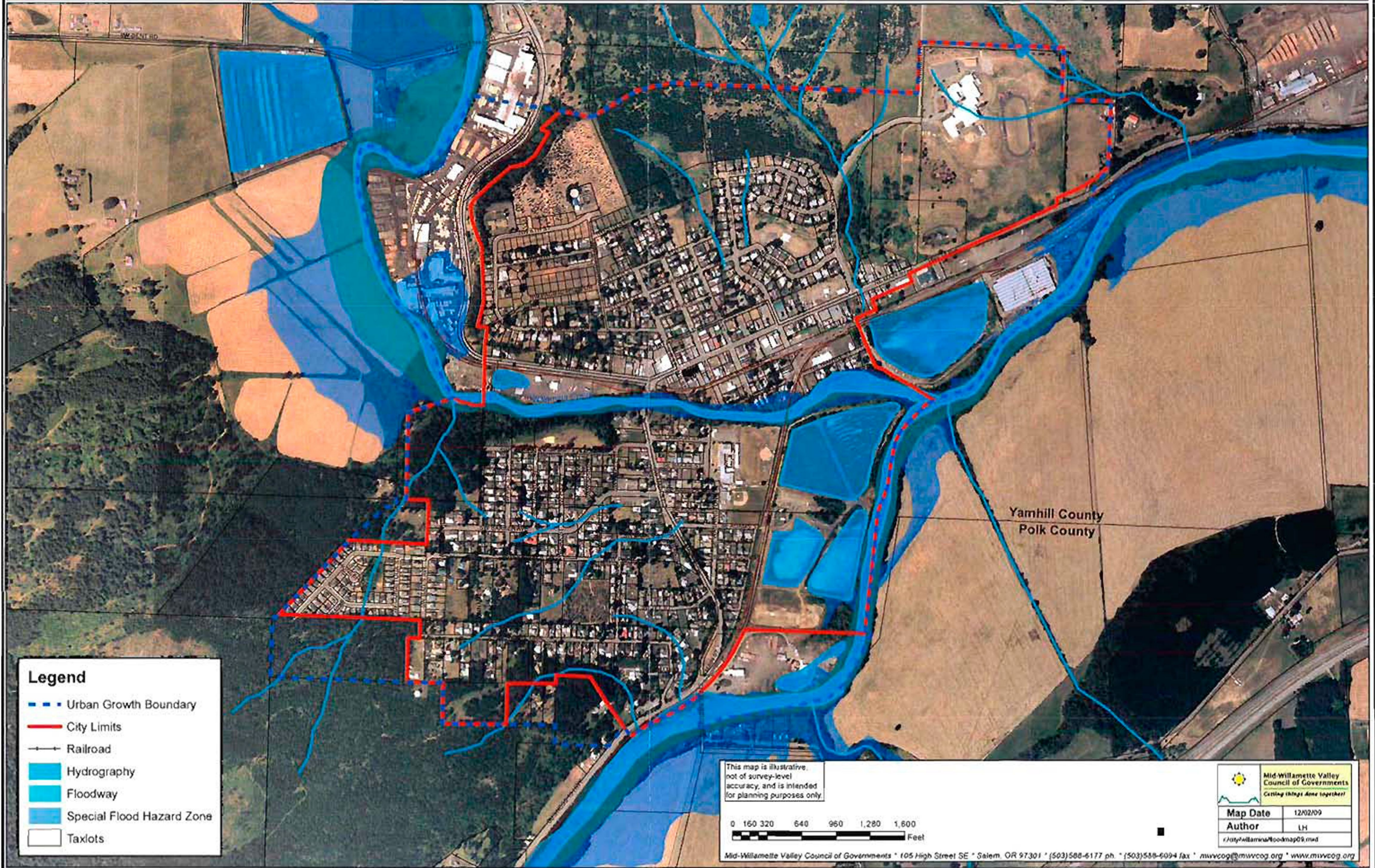
This map is illustrative, not of survey-level accuracy, and is intended for planning purposes only.



Mid-Willamette Valley Council of Governments
Getting things done together!

Map Date	March, 2010
Author	LJI
cityofwillamina/floodmap09.mxd	

City of Willamina Flood Map, 2009 (Draft)



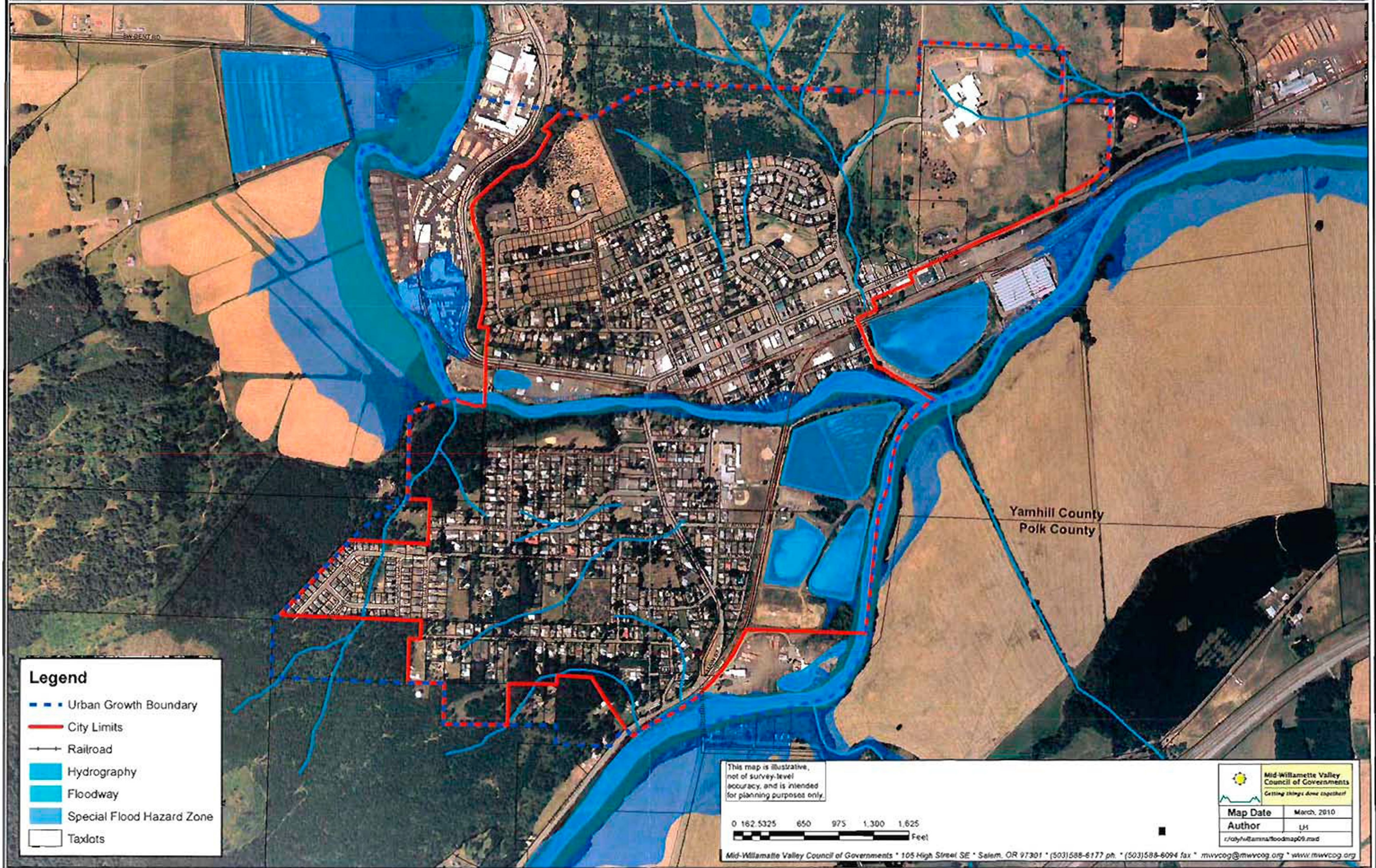
Legend

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Yamhill County
Polk County

Mid-Willamette Valley Council of Governments <i>Getting things done together!</i>	
Map Date	12/02/09
Author	LH
cityofwillaminafloodmap09.mxd	

City of Willamina Flood Map, 2010



Legend

- Urban Growth Boundary
- City Limits
- Railroad
- Hydrography
- Floodway
- Special Flood Hazard Zone
- Taxlots

This map is illustrative, not of survey-level accuracy, and is intended for planning purposes only.

0 162.5325 650 975 1,300 1,625 Feet

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Mid-Willamette Valley Council of Governments
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Map Date	March, 2010
Author	LH
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CD Enclosed

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