

March 17, 1976

Mr. Bobby S. Roberts  
P.O. Box 171  
Junction City, Oregon 97448

RE: Results of Winter Water Check  
Twp. 15 Range 05 Sec. 24  
Tax Lot 401  
Site Inspection #75-413

Dear Mr. Roberts:

A site inspection performed on the subject property was not approved due to an indicated regional water table at a depth of 15 inches below the ground surface. The minimum depth required by DEQ's subsurface sewage disposal regulations is 24 inches.

As requested, the subject property was re-investigated during the winter rainy season to determine the actual water table depth. This depth was found to be 16 inches.

The winter water table check has confirmed that the subject property does not meet minimum DEQ standards.

A copy of this letter will be attached to the site inspection and will become a part of the record regarding the property. If you have any questions regarding this matter, please feel free to contact me at 687-4061.

ROY L. BURNS, DIRECTOR

Sincerely,

Gary Colwell  
WINTER WATER CHECK COORDINATOR

GC/gr





21-1

Lane County

WINTER WATER CHECK REQUEST

APPLICANT: Bobby S. Roberts Date 11-13-75  
LOCATION: Twp. 15 Range 05 Section 24 Tax Lot 401

The applicant hereby requests a winter water check and hereby grants permission to representatives of Lane County to enter the above described property at reasonable times for the purpose of installing a monitoring well system and subsequent monitoring of winter water levels.

Bobby S. Roberts  
APPLICANT'S SIGNATURE

OWNERS SIGNATURE (if other than applicant)

March 17, 1976

Mr. Bobby S. Roberts  
P.O. Box 171  
Junction City, Oregon 97448

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Twp. 15 Range 05 Sec. 24  
Tax Lot 401  
Site Inspection #75-413

Dear Mr. Roberts:

A site inspection performed on the subject property was not approved due to an indicated regional water table at a depth of 15 inches below the ground surface. The minimum depth required by DEQ's subsurface sewage disposal regulations is 24 inches.

As requested, the subject property was re-investigated during the winter rainy season to determine the actual water table depth. This depth was found to be 16 inches.

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A copy of this letter will be attached to the site inspection and will become a part of the record regarding the property. If you have any questions regarding this matter, please feel free to contact me at 687-4061.

ROY L. BURNS, DIRECTOR

Sincerely,

Gary Colwell  
WINTER WATER CHECK COORDINATOR

GC/gr



# AGRICULTURAL BUILDING OR EQUINE FACILITY SELF-CERTIFICATION

\$ 585.00

PUBLIC WORKS DEPARTMENT 3050 N. DELTA HWY, EUGENE OR 97408 Planning: 541-682-3577

This form is intended to facilitate self-certification of compliance with ORS 455.315 as well as local land use regulations. This form is not a substitute for the specific language of local or state regulations. Development is required to comply with all applicable land use, building, and sanitation requirements.

Planning File No.: 509-PA16-05678 (to be assigned by County staff)

Proposed structure type (Check Box):  Agricultural building  Equine facility

Applicant (Print Name): Jesse Bounds  
Mailing Address: 28075 Ferguson Rd Junction City OR 97448  
Phone: 541.556.8881 Email: Jesse@boundshay.com

Land Owner (Print Name): Bounds Hay  
Mailing Address: 28075 Ferguson Rd Junction City OR 97448  
Phone: 541.556.8881 Email: Jesse@boundshay.com

LOCATION: 15 - 0524 - - 00401

Map and Tax Lot number (ex. 17-03-18-00-00102)  
28075 Ferguson Rd Junction City OR 97448

Site Address  
ZONING: EFU

ACREAGE: 15.12

PROPOSAL: Request for approval of an agricultural building or equine facility without a building permit.

For additional information refer to the "Agricultural Buildings for Farm or Forest Use, Equine Facilities" Handout.

1. What is the size of the proposed structure (Length x Width): 288 x 160 (2)
2. Check which of the following uses will be conducted in the proposed structure:
  - Storage, maintenance or repair of farm or forestry machinery and equipment;
  - Raising, harvesting and selling of crops or forest products;
  - Feeding, breeding, management and sale of, or the produce of, livestock, poultry, furbearing animals or honeybees;
  - Dairying and sale of dairy products;
  - Other agricultural, forestry or horticultural use or animal husbandry including the preparation and storage or disposal of the produce or forest products raised;
  - Stabling and/or training equines;
  - Riding lessons and/or training clinics.

Recorded Covenant # 2016-040868

3. Describe how the proposed structure will be used in the farm or forest operation:

Hay & Farm equipment storage

4. What is the maximum number of people that will be present in the structure at any one time? 3

5. Will the structure be used by the public at any time?  No  Yes

If yes, please explain: \_\_\_\_\_

6. Which of the following systems will the proposed structure have?

Mechanical  Boiler  Plumbing  Septic  Electric  None  
(Separate permits are required for each of these systems)

**NOTE #1:** The Rural Residential (RR) Zone has limitations on the number of animals you are allowed per acre. Please refer to Lane Code for the specific limitations if your property is zoned Rural Residential.

**NOTE #2:** An agricultural structure approved on a forest zoned property cannot be converted to another use. (ORS 215.760(2))

#### REQUIRED SUBMITTALS

**SITE PLAN:** Provide dimensioned site plan. Refer to handout entitled "How to Draw a Site Plan".

**FLOOR PLAN:** Provide dimensioned floor plan. Label rooms and spaces with their proposed use.

**PROOF OF OWNERSHIP:** Provide proof of ownership or authorization of owner.

#### **ORS 455.315**

As authorized in ORS 455.315, construction of an Agricultural building or an Equine facility is exempt from Oregon Structural Specialty Code (OSSC). However land use approval is required. Additionally, any electrical, plumbing or mechanical work associated with the structure is subject to building code and permit requirements and those utility elements must comply with respective specialty code provisions.

An Agricultural building is defined in ORS 455.315(2) as:

(a) a structure located on a farm or forest operation and used for:

(A) Storage, maintenance or repair of farm or forestry machinery and equipment;

(B) The raising, harvesting and selling of crops or forest products;

(C) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;

(D) Dairying and the sale of dairy products; or

(E) Any other agricultural, forestry or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, the preparation and storage of forest products and the disposal, by marketing or otherwise, of farm produce or forest products.

(b) "Agricultural building" does not mean:

(A) A dwelling;

(B) A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time;

(C) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476;

(D) A structure used by the public; or

(E) A structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.

An Equine facility is defined in ORS 455.315(2) as:

- (d) "Equine facility" means a building located on a farm and used by the farm owner or the public for:
  - (A) Stabling or training equines; or
  - (B) Riding lessons and training clinics.
  
- (e) "Equine facility" does not mean:
  - (A) A dwelling;
  - (B) A structure in which more than 10 persons are present at any one time;
  - (C) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476; or
  - (D) A structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.

**SELF CERTIFICATION**

**Verification of Compatible Zoning**

1. What is the zoning of the property that the proposed agricultural building or equine facility is located on?

- F-1 or F-2 (forest) zone,  EFU (farm) zone,  RR (rural residential) zone, or  
 Other zone (please specify) \_\_\_\_\_

If the property is zoned RR, additional planning approval and/or requirements may apply. (i.e. A Special Use Permit may be required for a commercial use.)

2. Is the proposed agricultural building located on a farm or forest operation? OR  
If the proposed structure is and equine facility, is the equine facility located on a farm?

Yes  No

A farm use is defined in Lane Code 16.090 as: *The current employment of land for the primary purpose of obtaining a profit in money by raising, harvesting and selling crops or by the feeding, breeding, management and sale of, or the produce of, livestock, poultry, furbearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof.* (emphasis added)

Forest operation is defined in Lane Code 16.090 as: *Any commercial activity relating to the growing or harvesting of any forest tree species as defined in ORS 527.620(6).* (emphasis added)

If yes, please describe the nature of the farm or forest operation.

Hay & Straw storage for ag products  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional pages if necessary)

If the answer to question number 2 above is no, then an agricultural building or equine facility is not allowed.

3. Is the property proposed for the placement of the agricultural building or equine facility in farm or forest tax deferral (see Lane County Tax Assessor)?

Yes  No

If the answer to question number 3 above is no and the property is zoned RR a LUCS may be required to establish the farm use on the property prior to issuing a placement permit.

**Verification that proposed structure will not require additional Land Use Review**

The answers to questions 4-9 below must be 'No', to be exempt from additional land use review.

4. Is the proposed structure within 100 feet of a mapped **wetland** area?  Yes  No

If yes, a determination from the Oregon State Division of State Lands (DSL) may need to be obtained to determine if a wetland delineation will be required or not, prior to being able to apply for an agricultural building or equine facility placement permit.

5. Is the proposed structure located within the riparian setback area of a mapped **Class 1 stream**?  Yes  No

If yes, a riparian declaration or other application process may be required prior to being able to apply for an agricultural building or equine facility placement permit.

6. Is the proposed structure located within the **Willamette River Greenway**?  Yes  No

If yes, a Willamette River Greenway development permit may be required prior to being able to apply for an agricultural building or equine facility placement permit.

7. Is the proposed structure located within 75 feet of the boundary of the mapped **Special Flood Hazard Area**, SFHA, either the floodway or 100 year floodplain?  Yes  No

If yes, the proposed agricultural structure may not be allowed. In accordance with ORS 455.315, an agricultural building or equine facility cannot be located in a flood hazard area. A floodplain verification may be required to accurately determine the boundary of the floodplain on the property.

LOMA  
13-10-1305A  
see LMD Pro

8. Is the proposed structure located on a property that is within the **Archeological overlay zone**?  Yes  No

If yes, the applicant must contact the Oregon State Historic Preservation Office (SHPO) prior to being able to apply for an agricultural building or equine facility placement permit.

9. Is the proposed structure located in a **Coastal Resource overlay zone** (such as the Beaches & Dunes overlay, Natural Resource Conservation, Prime Wildlife area, etc.)?  Yes  No

If yes, a Preliminary Investigation or other application process may be required prior to being able to apply for an agricultural building or equine facility placement permit.

**Fire siting standards in F-1 or F-2 zone**

10. Is the proposed agricultural building or equine facility located on a property zoned F-1 (Non-impacted Forest) or F-2 (Impacted Forest) zone?  Yes  No

If the answer to question 10 above is yes, then the applicable Fire Siting Standards for a Primary Safety Zone of LC 16.210(7)(c) or LC 16.211(8)(c) must be met. A Firebreak Field Investigation/Verification or Firebreak Photo Review must be approved prior to being able to apply for an agricultural or equine facility placement permit.

Has a Firebreak Field Investigation/Verification or Firebreak Photo Review been approved? If yes, provide the file number. 509-PA\_\_\_\_-\_\_\_\_\_.

Yes  No

If no, and the property is in a Forest zone, the Agricultural or Equine Facility placement permit cannot be issued.

**Property Owner Certification**

I, Jesse Bounds, do hereby swear and affirm that my statements are true and correct. I further affirm that the subject structure is an agricultural building for farm or forest operations or is an equine facility located on a farm and is used in the operation of the use as defined by Oregon Revised Statute 455.315(2). I understand and acknowledge that should the subject structure be converted to a non-agricultural or non-equine use (e.g., garage, home-occupancy, etc.), if allowed by law, I will obtain a building permit prior to such conversion. I understand and acknowledge that an agricultural structure permitted on a forest zoned property cannot be converted to another use. Failure to obtain appropriate permits may result in action to enforce the applicable building codes for such structure and use, including civil penalties. I understand that a post-occupancy inspection may be made to assure continuing compliance with the agricultural building/equine facility or forest operations requirements.

Signature Jesse Bounds

Date Signed 8/22/16

**NOTE:** Once the Planning Program has given approval of this "Agricultural Building/Equine Facility Exemption Certification", the "OWNER" shall record the attached "Agricultural Building Building/Equine Facility Use Covenant" along with the applicable exhibits, pay the required recording fees, and return a copy of the recorded document to the Planning Program prior to this placement permit being final and commencement of construction takes place.

**Lane County / Official Use Only**

Approved  Denied Date: 8-22-2016

Planner: J. Bauder JARED BAUDER

15  
10  
11

After Recording Return To  
First American Title  
PO Box 10146  
Eugene, OR 97440



After recording return to:  
Jesse Robert Bounds  
91696 Greenhill Rd  
Junction City, OR 97448

Until a change is requested all tax statements  
shall be sent to the following address:  
Jesse Robert Bounds  
91696 Greenhill Rd  
Junction City, OR 97448

File No.: 7192-901363 (LLS)  
Date: November 22, 2006

Division of Chief Deputy Clerk  
Lane County Deeds and Records

2006-089234



\$36.00

00868082200600892340030038

12/13/2006 03:45:08 PM

RPR-DEED Cnt=1 Stn=1 CASHIER 05  
\$15.00 \$11.00 \$10.00

### STATUTORY WARRANTY DEED

**Debbie M. Roberts, as to an undivided 50% interest; and Kirby J. Roberts, as to an undivided 50% interest, Grantor, conveys and warrants to Jesse Robert Bounds, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$115,000.00**. (Here comply with requirements of ORS 93.030)

A portion of the proceeds of this transaction have been paid to a facilitator as part of an IRC Section 1031 Exchange.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 7th day of ~~November~~ <sup>December</sup> ~~2006~~ <sup>2006</sup>.

Debbie M. Roberts  
Debbie M. Roberts

Kirby J. Roberts  
Kirby J. Roberts

STATE OF Oregon )  
County of ~~Lane~~ <sup>ss.</sup> Multnomah

This instrument was acknowledged before me on this 7th day of December 2006 by **Debbie M. Roberts and Kirby J. Roberts.**

R. Blanc



Notary Public for Oregon  
My commission expires: 8-21-2007

# DEVELOPMENT PLAN SUBMITTAL FORM

<b>OWNER NAME:</b> Bounds Hay Company LLC <b>PHONE #</b> 541-556-8881 <b>ADDRESS:</b> P.O. Box 99 Junction City, OR 97448	<b>Map and Taxlot #:</b> 15-05-24 #401  <b>Scale:</b> 1" = 100'	<b>APPLICANT NAME:</b> Jesse Bounds <b>PHONE #</b> 541-556-8881 <b>ADDRESS:</b> P.O. Box 99 Junction City, OR 97448
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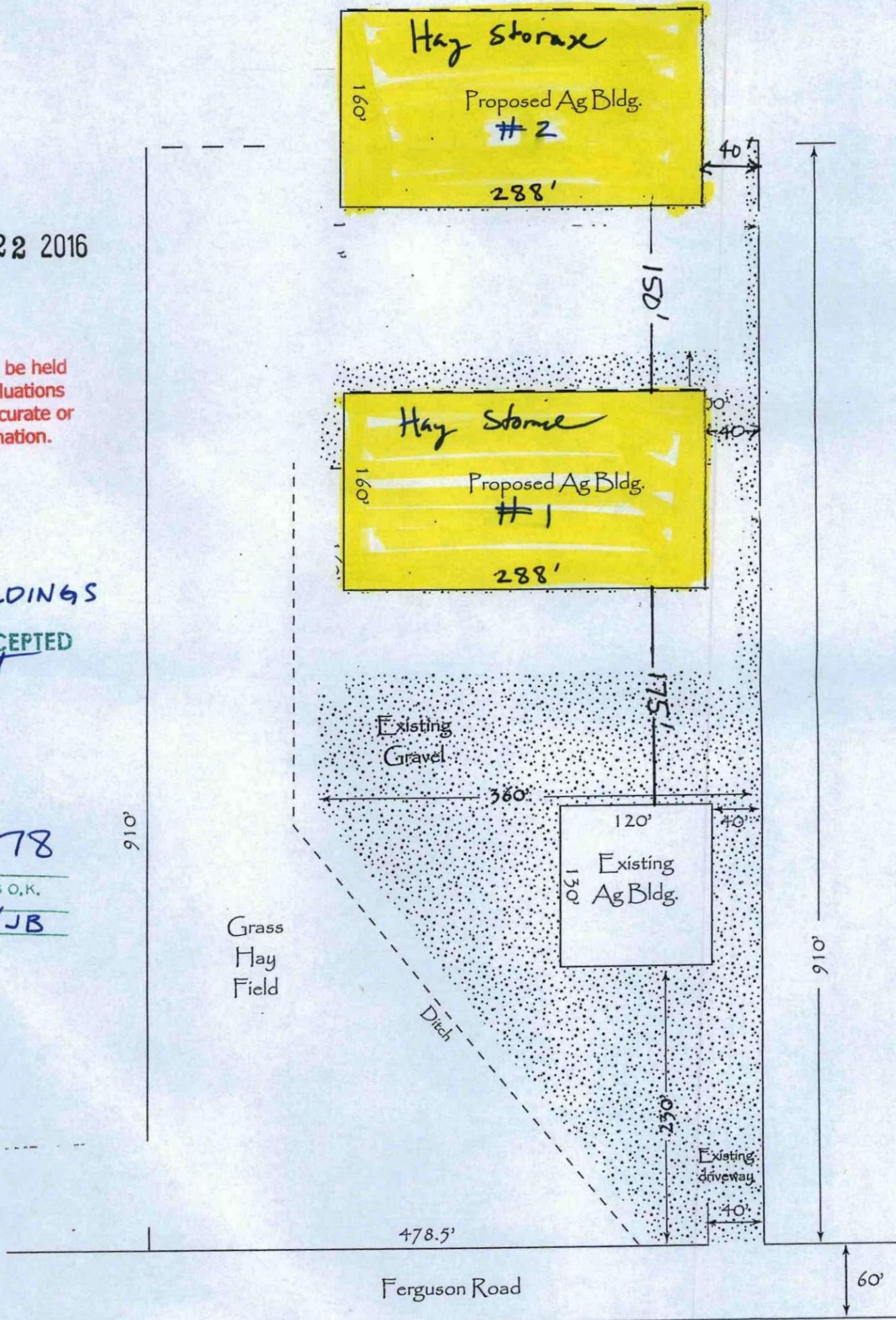
AUG 22 2016

LMD staff can **NOT** be held responsible for evaluations based on false, inaccurate or incomplete information.

2 AG BUILDINGS  
 PLOT PLAN ACCEPTED  
 S Lockhart

PA16-05678

PLANNING SETBACKS O.K.  
 DATE 8/22/16  
 INITIALS SKL/JB



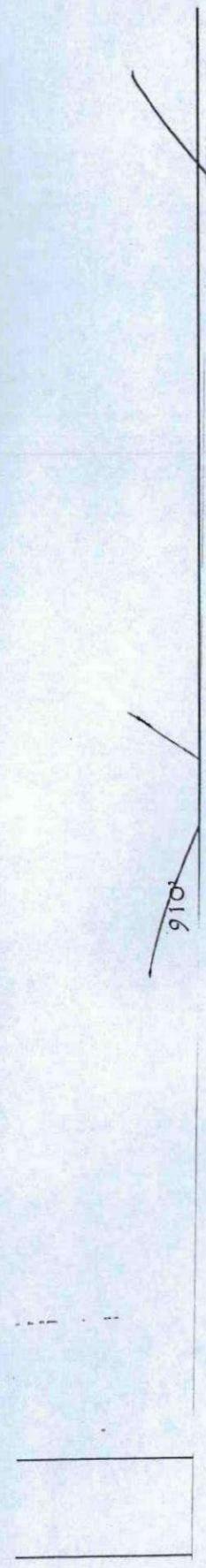
Development Plan Scale 1"=100'

SHEET 1

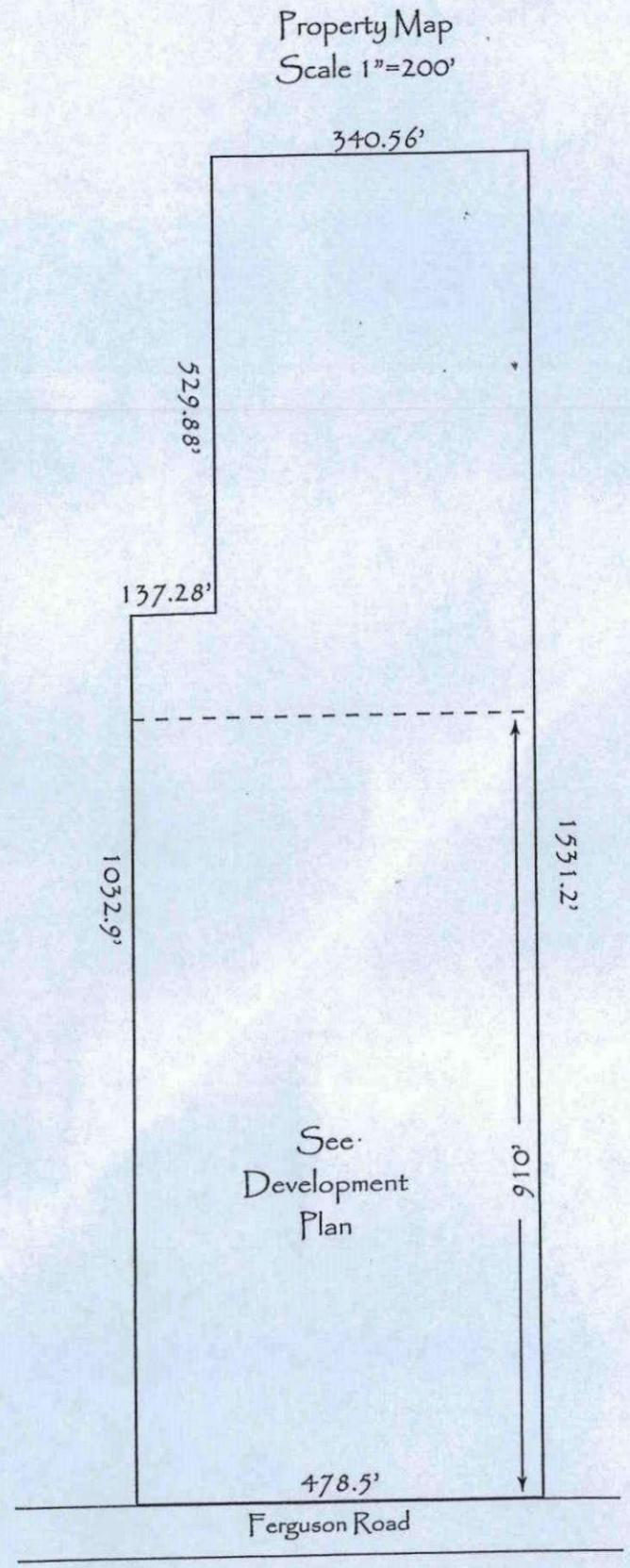
EXHIBIT "B" 2 OF 2

# SITE PLAN SUBMITTAL FORM

<b>OWNER NAME:</b> Bounds Hay Company LLC	<b>APPLICANT NAME:</b> Jesse Bounds
<b>PHONE #</b> 541-556-8881	<b>PHONE #</b> 541-556-8881
<b>ADDRESS:</b> P.O. Box 99 Junction City, OR 97448	<b>ADDRESS:</b> P.O. Box 99 Junction City, OR 97448
<b>Map and Taxlot #:</b> 15-05-24 #401	
<b>Scale:</b> 1" = 200'	



60'



Property Map  
Scale 1"=200'

SHEET 2

LAND MANAGEMENT DIVISION



LAND USE APPLICATION  
Floodplain: Fill or Removal

PUBLIC WORKS DEPARTMENT 125 E 8th AVENUE, EUGENE OR 97401 PLANNING: 682-3807

For Office Use Only: FILE # 075422 CODE: AFFILL3 FEE: \$530.63  
RXS

Applicant (print name): Jesse Robert Bounds  
Mailing address: 91696 Greenhill Rd Junction City, OR. 97448  
Phone: 541-556-8881 Email:

Applicant Signature: *Jesse Bounds*

Agent (print name):  
Mailing address:  
Phone: Email:  
Agent Signature:

Land Owner (print name): Jesse Robert Bounds  
Mailing address: Same as above  
Phone: Email:

Land Owner Signature: *Jesse Bounds*

LOCATION

15 05 24 401  
Township Range Section Taxlot(s)

outlined map shows property  
Site address

PROPOSAL: A request for approval of fill or removal within the floodplain, pursuant to Lane Code 16.244.

**REQUIRED SUBMITTALS:** Any request of a Removal or Fill Permit requires that the applicant submit detailed drawings. All drawing must be to an appropriate scale and shall include the following:

1. Vicinity map
2. Detailed plan view of proposed work
3. Cross section of work showing quantities

**ADDITIONAL SUBMITTALS** You may supplement your application with any other documents you feel are relevant.

**PROJECT DESCRIPTION** (attach additional pages if necessary):

Fill building sites to appropriate level for Lane County  
 at least up to 2 feet of rock as indicated for a class A  
 Flood Zone. Building sites we probably get more fill  
 in areas to make for a level building site.

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Date of project start: As soon as possible Completion date: July 1 2007

Project will be:  Removal  Fill  Combination

Material will consist of:  Gravel  Sand  Rock  Other

Total amount of fill (cu. yards) 1866 hay barn / 450 cu.y Farm building  
~~4250~~ total cu. yd. 556 111 road

Total amount of removal (cu. yards) 0

What steps will be taken to restore the area to its natural condition? Explain: We will be  
filling an area not remaining so we will not be  
needing to restore any area.

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LANE COUNTY PLANNING DIRECTOR  
FLOODPLAIN PERMIT



Date: April 9, 2007

File No.: PA 07-5422

LAND MANAGEMENT DIVISION  
[http://www.LaneCounty.org/PW\\_LMD/](http://www.LaneCounty.org/PW_LMD/)

I. APPLICANT/OWNER::

Jesse Robert Bounds  
91696 Greenhill Road  
Junction City, OR 97448

II. PROPOSAL

Obtain a Floodplain Development Permit to place approximately 2533 cubic yards of material for the purpose of raising the building sites for two agricultural structures (a hay barn and a farm building) and creating a driveway within the 100-year flood hazard area as per Lane Code 16.244.

III. GENERAL INFORMATION

Location and Site Description:

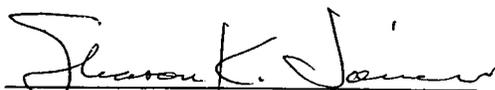
Map: 15-05-24 Tax Lot: 401

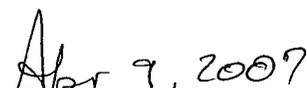
Zoning: E-30/FP/RCP

The site is located on Ferguson Road in Junction City. The property is located within the 100-year flood hazard area, in Zone "A", as per Flood Insurance Rate Map (FIRM) Panel #415591-41039C0190F, effective June 2, 1999.

IV. DECISION

The Special Use Permit is approved with conditions as contained in Exhibit "A".

  
Sharon Joiner, Engineering Technician

  
Date

**EXHIBIT "A"**

**PA 07-5422**

**CONDITIONS OF APPROVAL**

**FILL**

**WORK AUTHORIZED**

1. This permit authorizes the placement of approximately 2533 cubic yards of material in the location on the approved plot plan for the purpose of elevating the building site for a farm building, a hay barn and a driveway.
2. The development shall occur in the location shown on the approved plot plan. Any substantial deviation from the approved location shall invalidate this approval.
3. An Agricultural Placement Permit must be obtained in conjunction with this permit before any structures can be placed.

**THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

4. Structural fill placed prior to start of construction shall be designed by an Oregon Registered Professional Engineer or architect. The design shall be submitted to the Land Management Division prior to the issuance of the construction permit.
5. All structural fill shall be certified by a special inspection agency, or a certified special inspector, that it meets the compaction standards of the American Society for Testing and Materials. The compaction standards are: 95 percent of the maximum density obtainable with the Standard Proctor Test method, or 90 percent with the modified Proctor Test.
6. The top of the fill shall be above the flood level as determined by a Licensed Surveyor. The top of the fill shall be certified by an Oregon registered professional engineer or licensed surveyor. This certification shall be submitted to the Land Management Division prior to the issuance of a building permit to build on top of the fill. (See "Attachment 1")

**ADDITIONAL DESIGN REQUIREMENTS**

7. Fill slopes for granular material shall be no steeper than 2:1 (two vertical to one horizontal), unless substantiating data justifying steeper slopes is submitted to the Building Official and approved.
8. The minimum distance from any point of the building perimeter to the top of the fill shall be 25 feet unless certification is provided by an Oregon registered professional engineer that a lesser distance is sufficient to protect the structure against the erosion and scouring of floodwaters.

9. No fill shall be placed within 100 feet of the ordinary high water of a Class I Stream.
10. All vegetation removal shall comply with the Riparian Vegetation removal standards of Lane Code 16.253.
11. Upon completion of the fill, the sides of the fill shall be planted with vegetation to prevent scour.
12. Fill materials shall be free of waste or polluted materials.

### **GENERAL CONDITIONS**

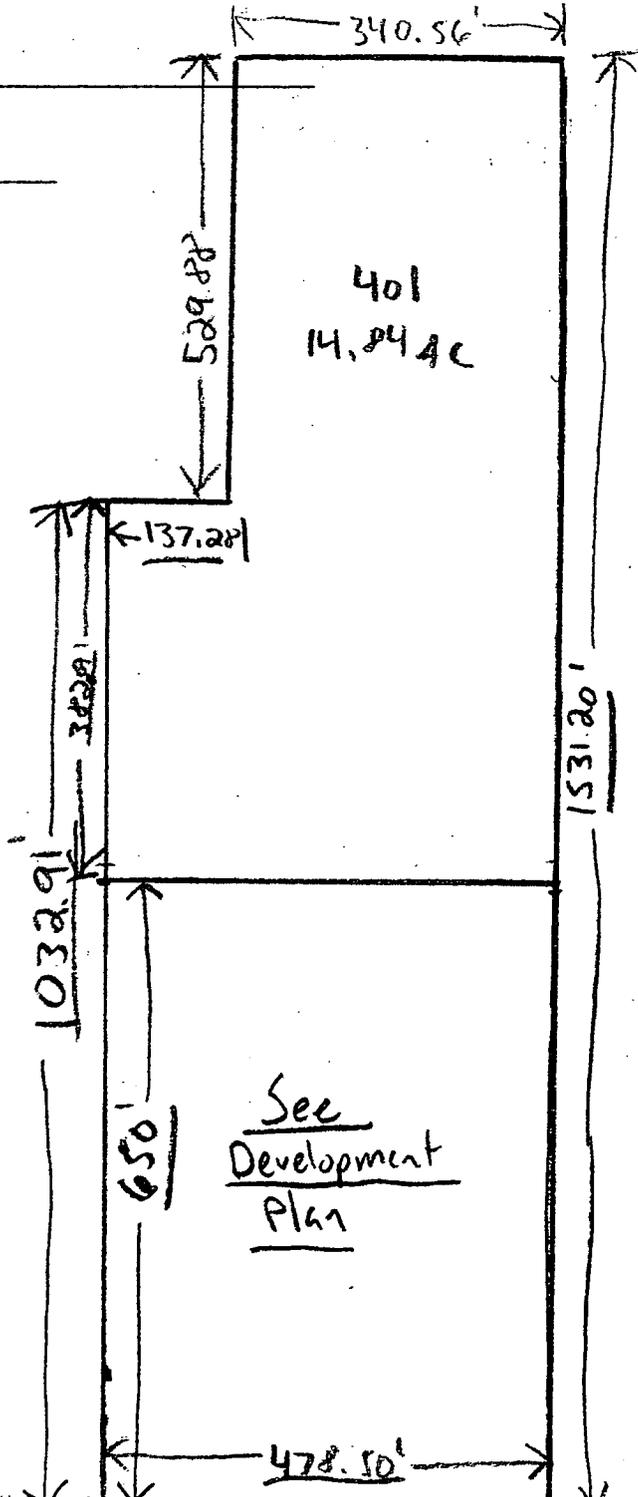
13. This permit does not authorize any work that is not in compliance with the underlying base zone or other local, state or federal regulations pertaining to the operations authorized by this permit. The permit holder is responsible for obtaining the necessary approvals and permits before proceeding under this permit.
14. Violations of the terms and conditions of this permit are subject to administrative and/or legal actions which may result in revocation of the permit or damages. The permit holder is responsible for the activities of all contractors or other operators involved in work done at the site or under this permit.
15. A copy of the permit shall be available at the work site whenever operations authorized by the permit are being conducted.
16. Employees of Lane County and all duly authorized representatives of the Director shall be permitted access to the project area at all reasonable times for the purpose of inspecting work performed under this permit.
17. Lane County retains authority to temporarily halt or modify the operations if it should cause excessive turbidity or damage to natural drainages.
18. The Applicant shall notify Lane County Lane Management Division upon completion of the fill project for a final inspection.
19. This approval shall expire two years from the date of final approval. This approval can be renewed for one additional year only by a letter submitted to Lane County Land Management Division before the expiration date, provided the flood plain regulations have not changed.

# PLOT PLAN

Use this s

<b>OWNER NAME:</b> Jesse Bounds	<b>OWNER ADDRESS:</b> 91696 Greenhill Rd Junction City, OR, 97448
<b>OWNER PHONE #:</b> 541-556-8881	

Map and Taxlot #: \_\_\_\_\_  
Scale:  $50' = \frac{1}{4}''$



# TAL FORM

for drawings

**APPLICANT NAME:**  
Jesse Bonds

**APPLICANT PHONE #:**  
541-556-8881

**APPLICANT ADDRESS:**  
91696 Greenhill Rd  
Junction City, OR 97448

## Proposed Development Plan

Indicate which direction is north with an arrow

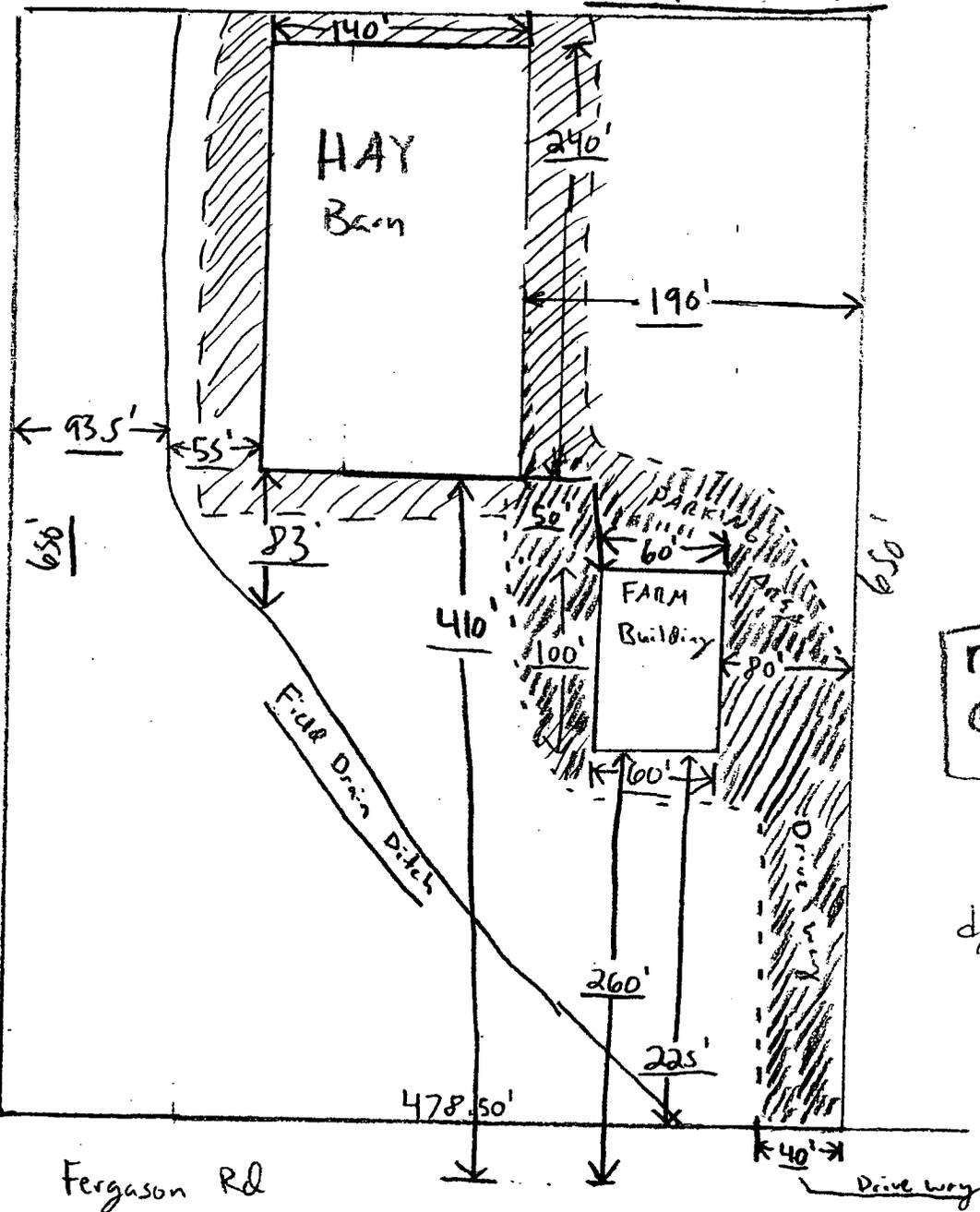


Scale 1" = 100'

--- = outlines rock area  
/// = rock

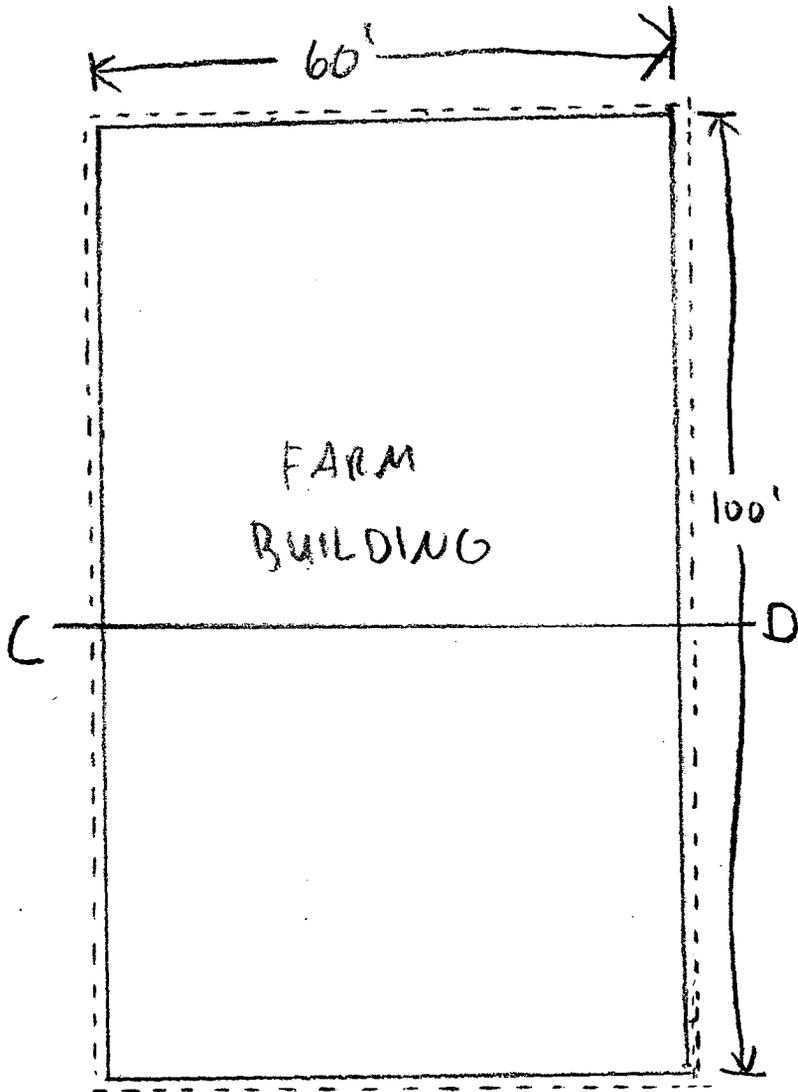
Rocked area 1' deep.

d/w 0"

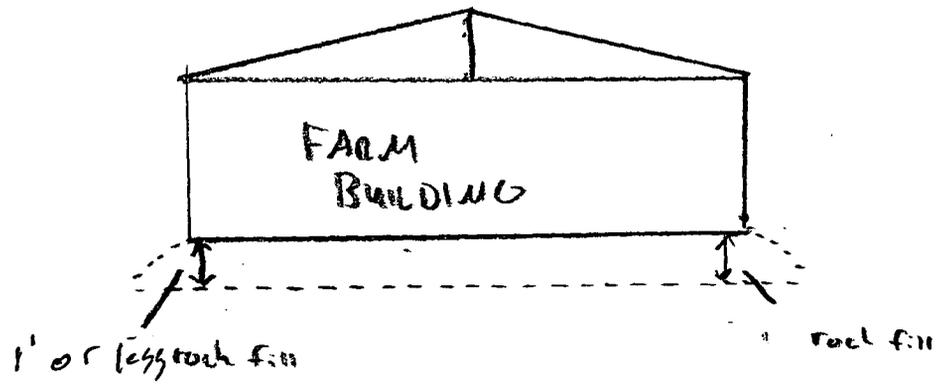


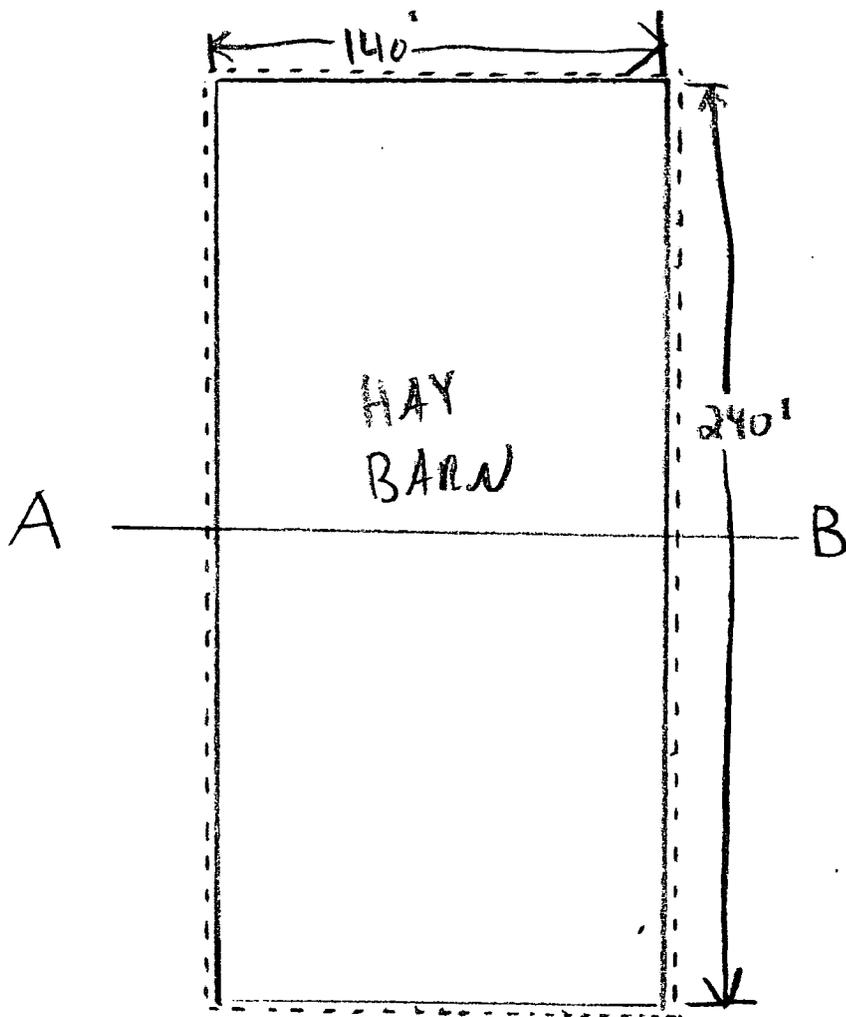
Ferguson Rd

Drive Way



1" = 20'  
 ---- = outlined rock area

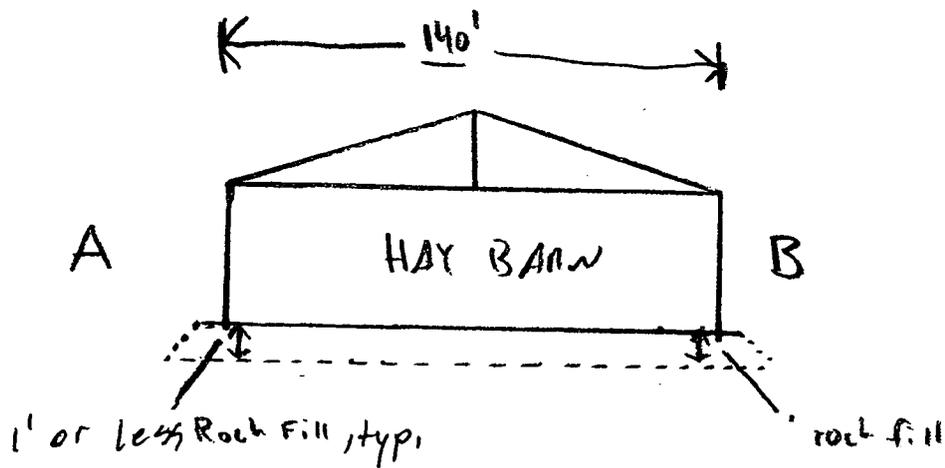


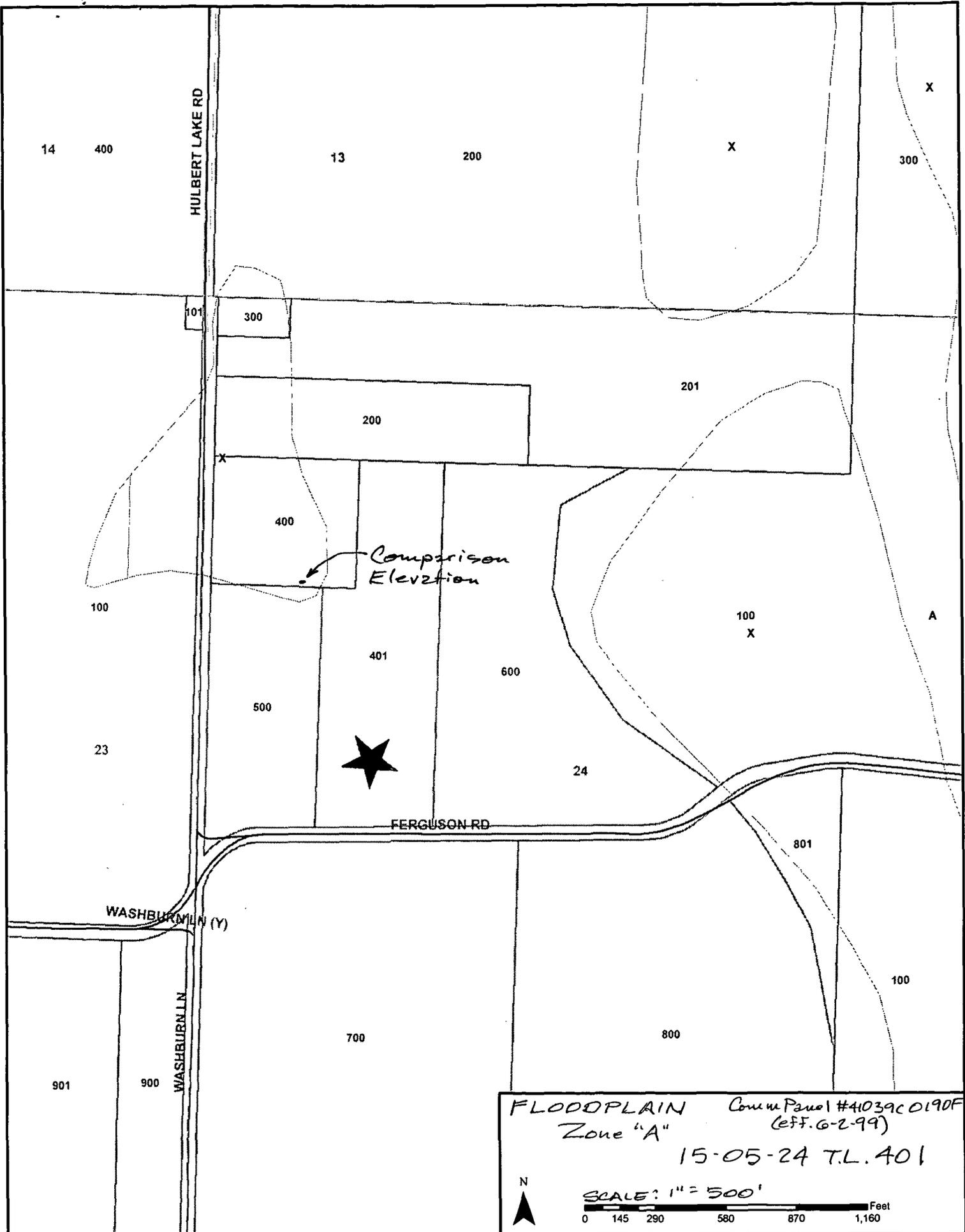


1" = 50'

----- = outlined rock areas

↑



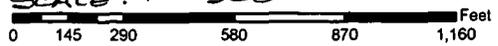


FLOODPLAIN Comm. Parcel #4039C0190F  
 Zone "A" (eff. 6-2-99)

15-05-24 T.L. 401



SCALE: 1" = 500'

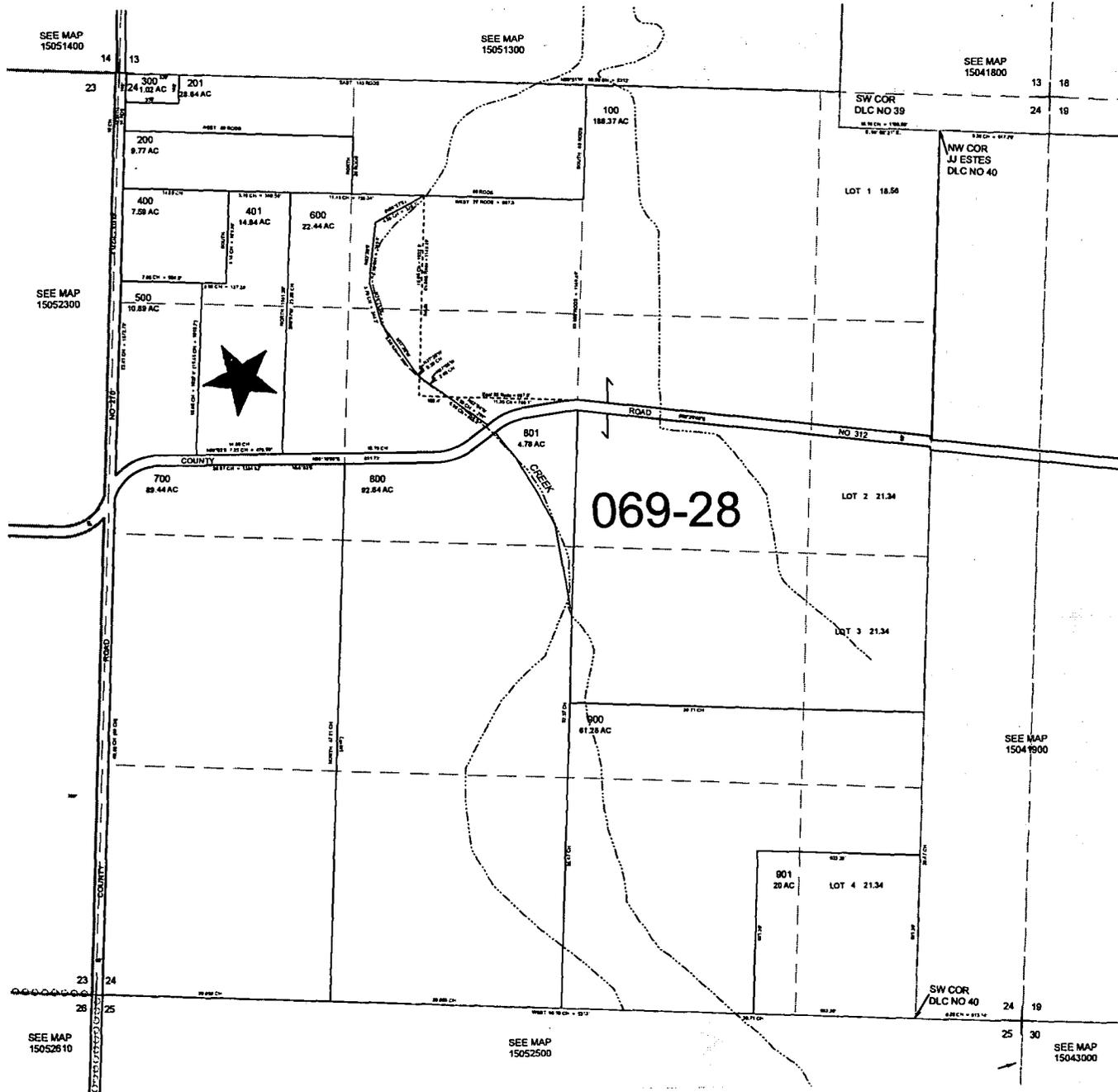


FOR ASSESSMENT AND TAXATION ONLY

SECTION 24 T.15S. R.5W. W.M.  
Lane County  
1" = 400'

15052400

GIS DATA  
12/22/2006 11:15:39 AM : kashg  
CANCELLED:



REVISIONS  
1/27/2004 - LCAT19 - CONVERT MAP TO GIS

15052400

# CERTIFICATION OF FILL PLACEMENT

Lane County

Community Name

91696 Greenhill Rd (15-05-24 7L401)

Property Name or Address

The Fill is:  Existing  Proposed

I hereby certify that fill placed on the property to raise the ground surface to or above the base flood elevation in order to gain exclusion from a Special Flood Hazard Area meets the criteria of Title 44 of the Code of Federal Regulations, Section 65.5(a)(6), listed below. For proposed fill, I hereby certify that it is designed in accordance with these criteria. \*Please note\* Both Section 1 and Section 2 must be certified; however, different individuals may certify them.

### SECTION 1

1. The fill has been compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test method or an acceptable equivalent method for (check one of the following):

- a. Fill pads prepared for the foundations of residential or commercial structures
- b. Entire legally defined parcel (Note: if the location of fill pads has not been determined, the fill over the entire legally defined parcel must be compacted to the above criteria).

Name (please print or type): \_\_\_\_\_

Signature

Date

Community Official's Title or  
Engineer's Seal/Registration Number

### SECTION 2

- 2. Fill slopes for granular materials are not steeper than one vertical on one-and-one-half horizontal (steeper slopes must be justified); and
- 3. Adequate erosion protection is provided for fill slopes exposed to moving flood waters (slopes exposed to flows with velocities of up to 5 feet per second (fps) during the base flood must, at a minimum, be protected by a permanent cover of grass, vines, weeds, or similar vegetation; slopes exposed to flows with velocities greater than 5 fps during the base flood must, at a minimum, be protected by appropriately designed stone, rock, concrete, or other durable products).

Name (please print or type): \_\_\_\_\_

Signature

Date

Community Official's Title or  
Engineer's Seal/Registration Number

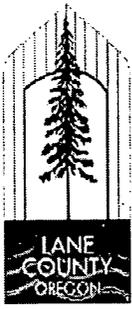
### SECTION 3

To be filled out by an Oregon Registered Professional Engineer or Licensed Surveyor.

I hereby certify the lowest top of fill elevation at this building site to be \_\_\_\_\_ MSL.

Date

(Stamp and Signature)



TRS

# LANE COUNTY AGRICULTURAL BUILDING PLACEMENT AUTHORIZATION

**Permit No: PA105482**  
**Type: AGRICULTURAL BUILDING PLACEMENT**

**Job Address: 28075 FERGUSON RD JUN**

**Status: COMPLETE**

**Parcel No: 15-05-24-00-00401**

**Applied: 06/24/2010**

**Finald: 09/10/2010**

**Owner**            **BOUNDS JESSE ROBERT**  
                         **91696 GREEN HILL RD**  
                         **JUNCTION CITY OR**

**Description of Work: Agricultural Building Placement: 120 X130**

**Structure Use Covenant Recorded: 08/12/2010**  
**Document Recording Number: 2010-039823**

*****		
Total Permit Fees	..:	\$745.20
Total Payments	.....:	\$745.20
Balance Due	.....:	\$0.00
*****		

This document authorizes the owner of the property listed above to install an agricultural structure as shown on the plot plan recorded with Lane County Deeds and Records and filed in the property file located in the Land Management Division. The agricultural placement has received final approval based on the recorded plot plan. Any change to the approved site or use other than farm uses will require a new authorization by Lane County. Any change to the approved site plan or use of the structure for purposes other than farm uses will require a new authorization by Lane County.



PA 10-5482

LANE COUNTY PUBLIC WORKS

# Building/Sanitation Permit Application



LAND MANAGEMENT DIVISION 125 E 8th AVENUE, EUGENE OR 97401

BUILDING PROGRAM: (541) 682-4651 | SANITATION PROGRAM: (541) 682-3754 | DIVISION FAX: (541) 682-3947

Please complete all information listed below. (Incomplete requests will be rejected.)

**e-pay:** You may pay for your permit on-line and have your plans mailed to you or come pick up. The person designated below will be contacted by email when the permit has been approved. Check the boxes in front of the email address for notification.

Jesse Bounds 541-556-8881  
Owner of Property Phone

91696 Greenhill Road, Junction City, OR 97448  
Owner Address Zip

email Address: \_\_\_\_\_

Jesse Bounds  
Your Name (The person signing this form) Phone

\_\_\_\_\_  
Your Address Zip

email Address: \_\_\_\_\_

\_\_\_\_\_  
Your Address Zip

email Address: \_\_\_\_\_

Contractor/Installer/Builder Name CCB License # Phone

email Address: \_\_\_\_\_

Please indicate all other structures that now exist on the property:

- None  House/Mobile Home
- Garage/Shed/Storage  Barn
- Industrial Building(s)  Commercial Bldg
- Religious Building  Public Building
- Other, please describe on line below: \_\_\_\_\_

Please describe if/how water and sanitary services will be provided.

### WATER

- none / not applicable  well
- water district\*

District Name: \_\_\_\_\_

\*Proof of service may be required prior to building permit issuance.

### SEPTIC INSTALLED

- Yes BP/SP# \_\_\_\_\_
- No S# \_\_\_\_\_

Proposed work and use: Agricultural Building for hay storage

Valuation of proposed work: \_\_\_\_\_

### MAP/PARCEL NUMBER:

(Found on tax maps in the Assessment & Taxation Dept.)

15-05-24 #401  
Township Range Section ¼ Section Tax lot

Applications made w/in the last 30 days:

Floodplain Verification

Planning fees will be determined on the content of this line.

### Mail Permit To:

Jesse Bounds  
Name

91696 Greenhill Road  
Address

Junction City, OR 97448  
City/State Zip

\_\_\_\_\_  
City/State Zip

SCANNED  
Date: 10/14  
Initials: SYE

Site Address: Ferguson Road

### For Mobile Home Placement Only:

Brand: \_\_\_\_\_ Year: \_\_\_\_\_

Size (W&L): \_\_\_\_\_ No. of Bedrooms: \_\_\_\_\_

License # (Starts with either X or L): \_\_\_\_\_

(If pre-owned, provide copy of ownership document from Manufactured Structures Desk, located across the hall from Land Management)

Distance in feet from MH to: Water: \_\_\_\_\_ Septic/Sewer: \_\_\_\_\_

### Directions to site from nearest major intersection:

Hwy 99 W to Ferguson, west on Ferguson

one mile

By signing this form the applicant authorizes the applicable programs to review this application and assess fees as determined by Lane Code. An application is not considered complete until all Lane County programs and applicable state divisions have reviewed the submittal and determined that the requisite information has been provided. The applicant acknowledges that false information submitted is grounds to deny the application.

I hereby certify that: 1) the foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief; 2) I understand that fees paid in association with this application may not be refunded even if a permit is not ultimately issued for the project; 3) I have the following legal interest in the property: owner of record, authorized agent of the owner and 4) the owner of record is knowledgeable of this application if I am not the owner.

\_\_\_\_\_ Date: \_\_\_\_\_  
Owner Signature (If authorized agent, sign here and provide owner statement of authorization)

Address: \_\_\_\_\_

LMD staff can **NOT** be held responsible for evaluations based on false, inaccurate or incomplete information.



LAND MANAGEMENT DIVISION

LAND USE APPLICATION  
Agricultural Building  
Exemption Certification

PUBLIC WORKS DEPARTMENT 125 E 8<sup>th</sup> AVENUE, EUGENE OR 97401 PLANNING: 682-3807

For Office Use Only. FILE # PA10-5482 CODE: FEE:

Applicant (print name): Jesse Bounds

Mailing address: P.O. Box 99, Junction City, OR 97448

Phone: 541-556-8881 Email:

Applicant Signature: *Jesse Bounds*

Land Owner (print name): Jesse Bounds

Mailing address: 91696 Greenhill Road, Junction City, OR 97448

Phone: 541-556-8881 Email:

Land Owner Signature: *Jesse Bounds*

LOCATION

SCANNED

Date: 10/14

Initials: SYE

15-05-24 #401

Township Range Section Taxlot

Ferguson Road

Site address

*This application is required if you wish to build an agricultural structure without a building permit.*

*Complete this application and bring it with you to the permit meeting.*

**REQUIRED INFORMATION**

You must submit a site plan with this application. If you are unsure what a site plan is, refer to the handout entitled "How to prepare your site plan".

ZONING Exclusive Farm Use Zone (E30) ACREAGE: 9.77 acres

1. Will the proposed building be located on a farm and used in the operation of the farm?

YES  NO

2. Which of the following systems will the proposed structure have?  None

Mechanical  Boiler  Plumbing  Septic

(Separate permits are required for each of these systems)

3. What is the maximum number of people that will be present in the building at any one time? 4

Will the structure be used by the public at any time?  No  Yes

If you answered yes, explain how: \_\_\_\_\_  
\_\_\_\_\_

4. Check which of the following agricultural uses will be conducted in the proposed building:

Storage, maintenance, repair of farm machinery, equipment and supplies used on this farm.

Raising, harvesting or selling of crops raised on this farm.

Feeding, breeding, management and sale of livestock, poultry, furbearing animals or honeybees on this farm.

Dairying and sale of dairy products produced on this farm.

Other agricultural, horticultural, or animal husbandry use.

Describe the intended use of the proposed building and estimate the anticipated annual profit of the farm:

Hay Storage - \$50,000 gross annual income  
\_\_\_\_\_  
\_\_\_\_\_

Certification by Owner for PA# 10-5482

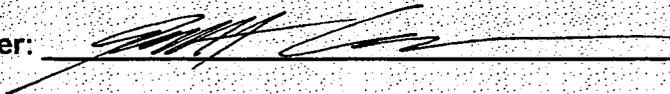
I, Jesse Bounds, do hereby swear and affirm that my statements are true and correct. I further affirm that the subject building is located on a farm and is used in the operation of the farm as defined in the Oregon Structural Specialty Code. I understand and acknowledge that should the subject building be converted to a non-agricultural use, (e.g., garage, home-occupancy, etc.) I will obtain a building permit prior to such conversion. Failure to obtain appropriate permits may result in action to enforce the applicable building codes for such structure and use, including civil penalties. I understand that a post-occupancy inspection may be made to assure continuing compliance with the agricultural building requirements.

Signature of Owner: 

Date: 6/23/10

Print name: Jesse Bounds

NOTE: Once the Planning Program has given approval to the "Farm Agriculture Building Exemption Certification", the "OWNER" shall record the "AGRICULTURAL BUILDING STRUCTURE USE COVENANT" along with the applicable exhibits and pay the required fees prior to issuance of this application.

<b>Lane County / Official Use Only</b>		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: <u>6/24/2010</u>
Planner: <u></u>		

PAID-5482

PLS

LANE COUNTY PLANNING DIRECTOR  
FLOODPLAIN VERIFICATION

For Ag  
Placement  
Permit

Date: July 19, 2010

File No.: PA 10-5477

**I. APPLICANT/OWNER**

Jesse Bounds  
P.O. Box 99  
Junction City, OR 97448

**II. PROPOSAL**

To construct a 120' X 130' (15,600 sq ft) AG Building within the 100-year flood hazard area as per Lane Code 16.244.

**III. GENERAL INFORMATION**

**Location and Site Description:**

Map: 15-05-24

Tax Lot: 401

Zoning: E-30/FP/RCP

1.6 acres

The proposed agricultural building is located in the 100-year flood hazard area, Zone "A", as per Flood Insurance Rate Map (FIRM) Community and Panel No. #415591 41039 C0109F, effective June 2, 1999. Letter of Map Amendment, Case No 09-10-0629A, took the location of the AG building out of the Special Flood Hazard Area. The area taken out is a 333 foot by 634 foot area located in the southeast corner with a lowest lot elevation of 304.4.

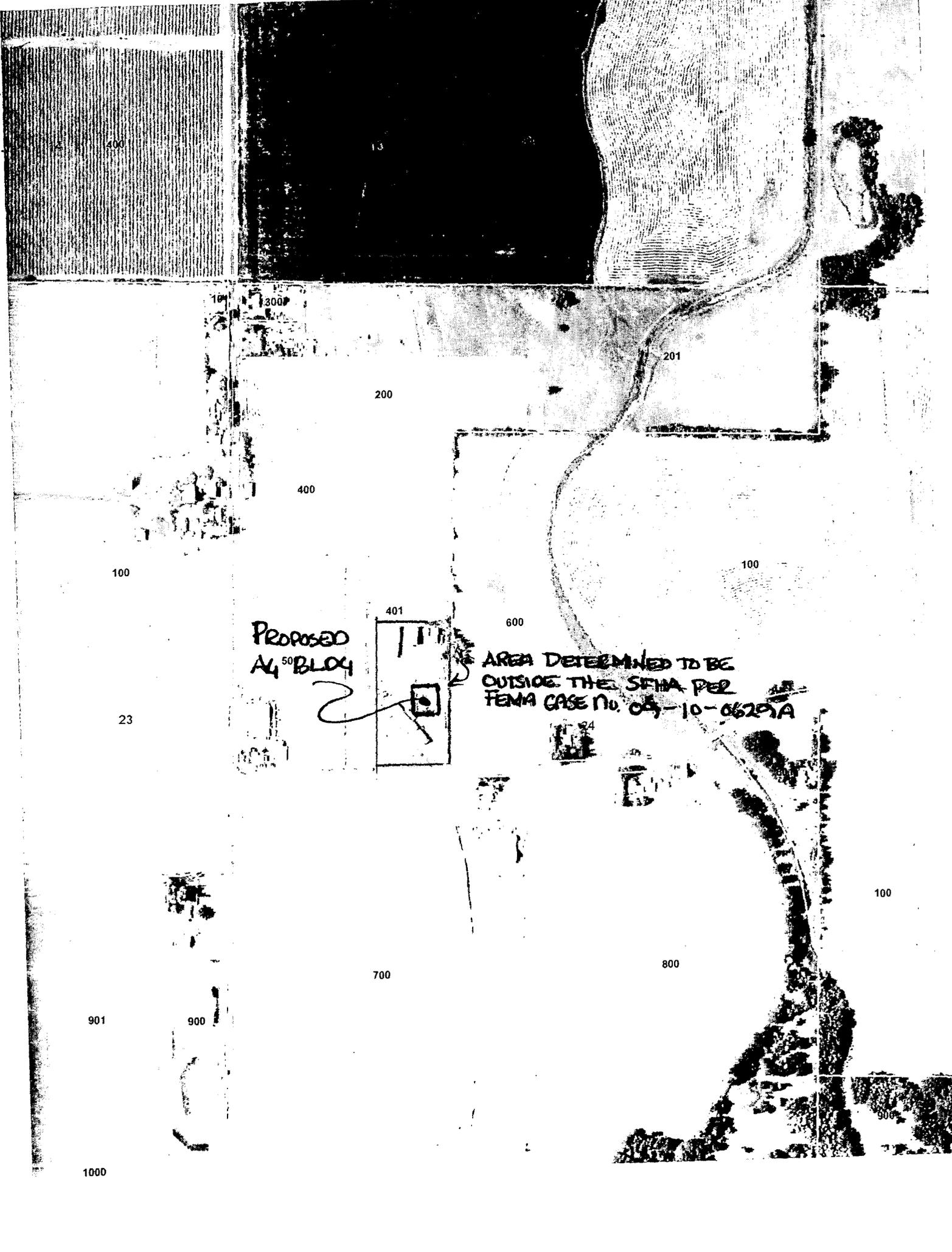
**IV. STAFF CONCLUSION**

The proposed AG building will **not** require a flood development permit. This conclusion will serve as a verification for any other building located in the area described by the LOMA so long as it is not altered or changed. (See attached LOMA)

If you have any questions regarding this verification or about the flood development process, please feel free to contact me at 541-682-3989 or email me at [jeremy.a.sherer@co.lane.or.us](mailto:jeremy.a.sherer@co.lane.or.us).

  
\_\_\_\_\_  
Jeremy A. Sherer, PLS  
Engineering Associate

July 19, 2010  
Date



400

300

201

200

400

100

100

PROPOSED  
A4<sup>50</sup> BLDG

401

600

AREA DETERMINED TO BE  
OUTSIDE THE SFHA PER  
FEMA CASE NO. CA-10-06291A

23

100

700

800

901

900

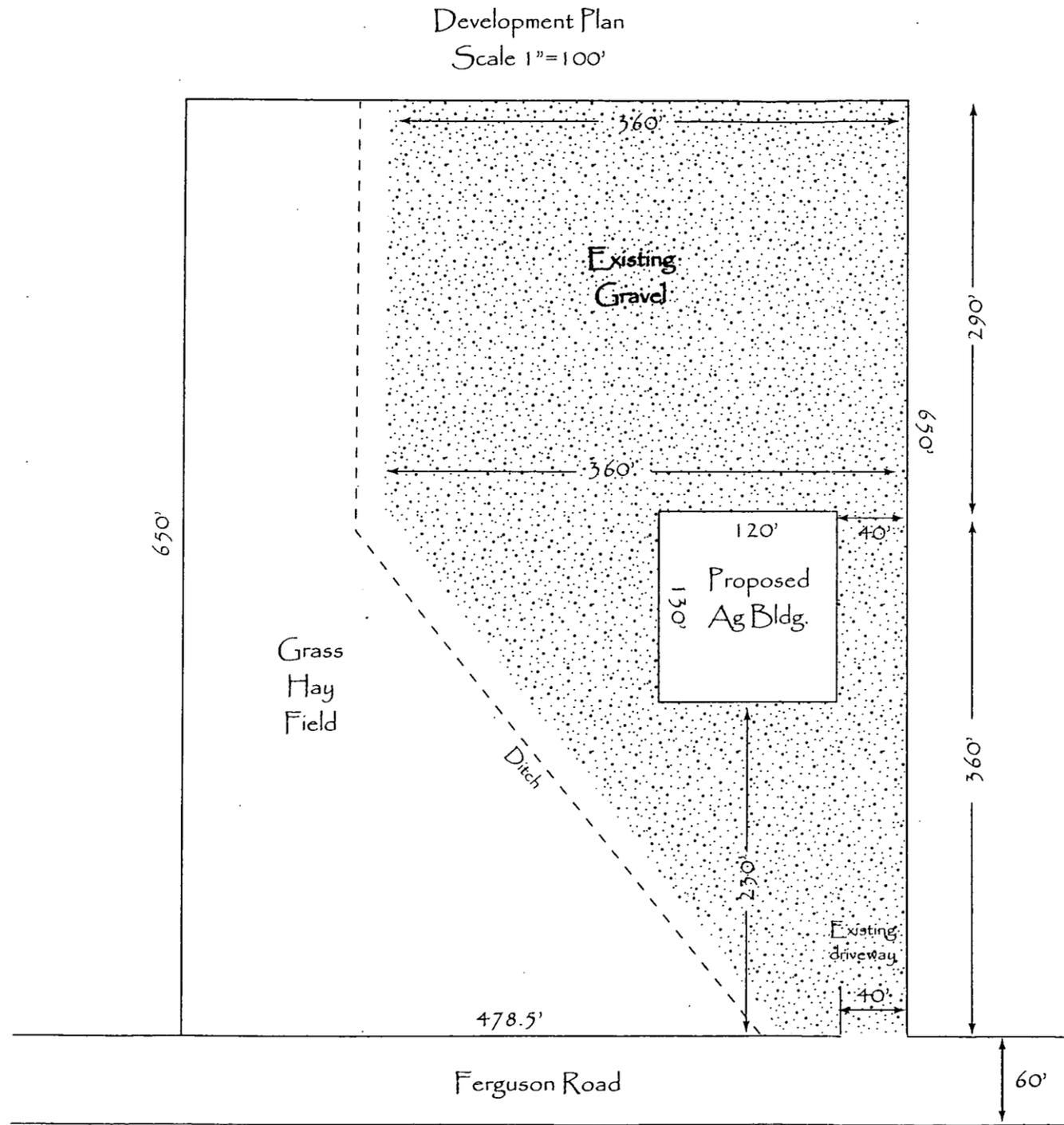
900

1000

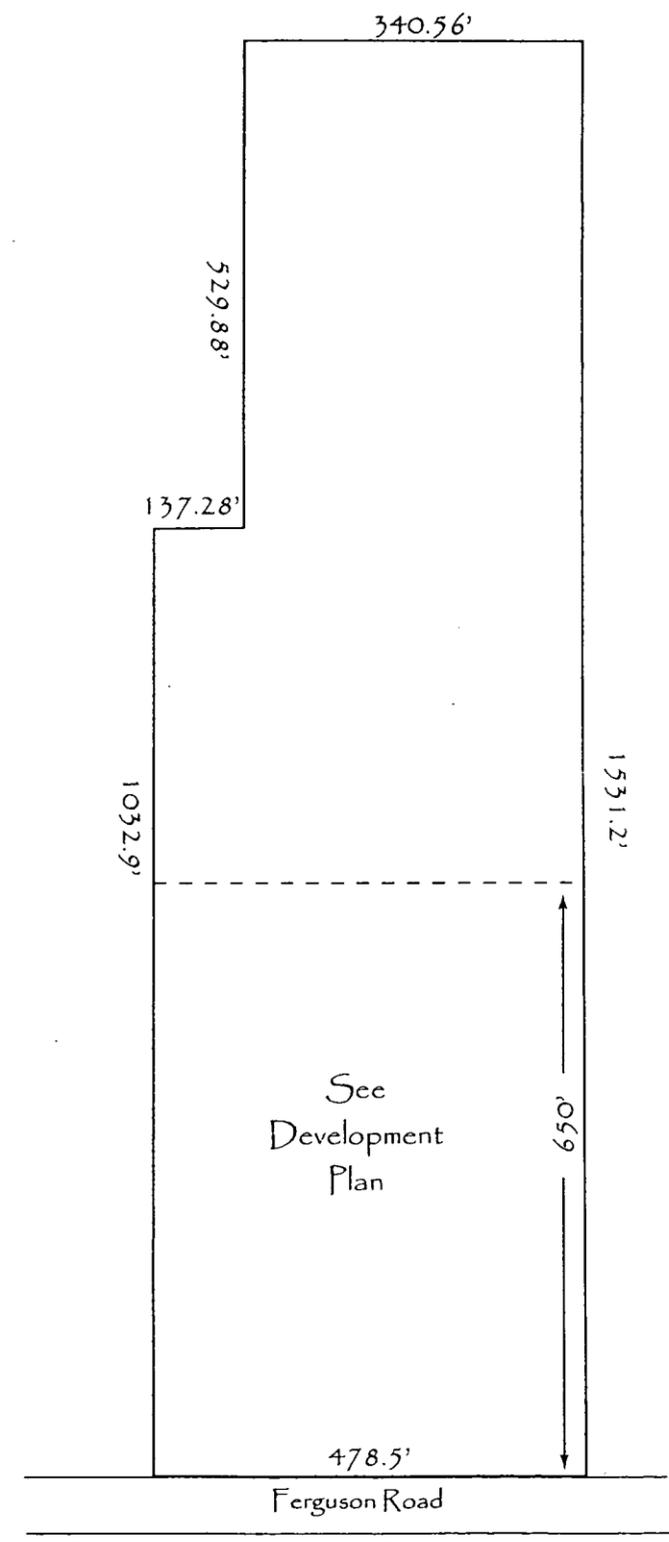
# SITE PLAN SUBMITTAL FORM

<b>OWNER NAME:</b> JESSE BOUNDS	<b>Map and Taxlot #:</b> 15-05-24 #401	<b>APPLICANT NAME:</b> JESSE BOUNDS
<b>PHONE #:</b> 541-556-8881	<b>Scale:</b> _____	<b>PHONE #:</b> _____
<b>ADDRESS:</b> P.O. Box 99 JUNCTION CITY, OR. 97448	<b>ADDRESS:</b> _____ _____ _____	

PROPOSED AG BLDG IS OUTSIDE  
 THE SFHA PER FEMA CASE NO.  
 09-10-0629A *J* 7/19/10



Property Map  
Scale 1"=200'



After Recording Return to:

JESSE BOUNDS  
P.O. Box 99  
JUNCTION CITY OR 97448



01167703201000398230030038

\$52.00

08/12/2010 11:35:50 AM

RPR-REST Cnt=1 Stn=15 CASHIER 06  
\$15.00 \$10.00 \$11.00 \$16.00

### AGRICULTURAL STRUCTURE USE COVENANT

The undersigned OWNER hereby agrees that the structure proposed under PA 10-5482 located on the real property as described on Exhibit "A", (legal description obtained from Lane County Assessment and Taxation), Exhibit "B" the plot plan, and ~~Exhibit "C" the Certification of Existing Sewage Disposal System~~, attached hereto, will be used solely as an agricultural building as defined by ORS 455.315 (2). (See below) This agreement further serves as notice to the owner and successors in interest that no change in use of the structure shall occur without obtaining the necessary land use approval and building permits from Lane County. This covenant shall be binding upon the OWNER, their heirs, successors and assigns.

**455.315 Exemption of agricultural buildings.** (1) Nothing in this chapter is intended to authorize the application of a state structural specialty code to any agricultural building.

(2) As used in this section, "agricultural building" means a structure located on a farm and used in the operation of such farm for storage, maintenance or repair of farm machinery and equipment or for the raising, harvesting and selling of crops or in the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on such farm for human use and animal use and disposal by marketing or otherwise. "Agricultural building" does not include:

(a) A dwelling; (b) A structure used for a purpose other than growing plants in which 10 or more persons are present at anyone time; (c) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476; (d) A structure used by the public; or (e) A structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder. (3) Notwithstanding the provisions of subsection (1) of this section, incorporated cities may regulate agricultural buildings within their boundaries pursuant to this chapter. [Formerly 456.758 and then 456.917; 1995 c.783 § 1]

Dated this 29<sup>th</sup> day of July, 2010.

Jesse Bounds  
Jesse Bounds  
OWNER(S)

STATE OF OREGON )

) SS.

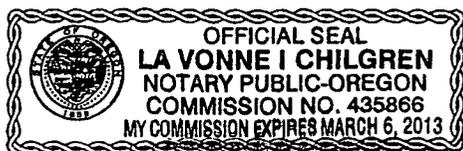
County of Lane )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of

July, 2010 by Jesse Bounds  
(Owners Name)

SCANNED

Date: 10/14  
Initials: JEB



X LaVonne I. Chilgren  
Notary Public for Oregon

My commission expires: March 6, 2013

**EXHIBIT A**

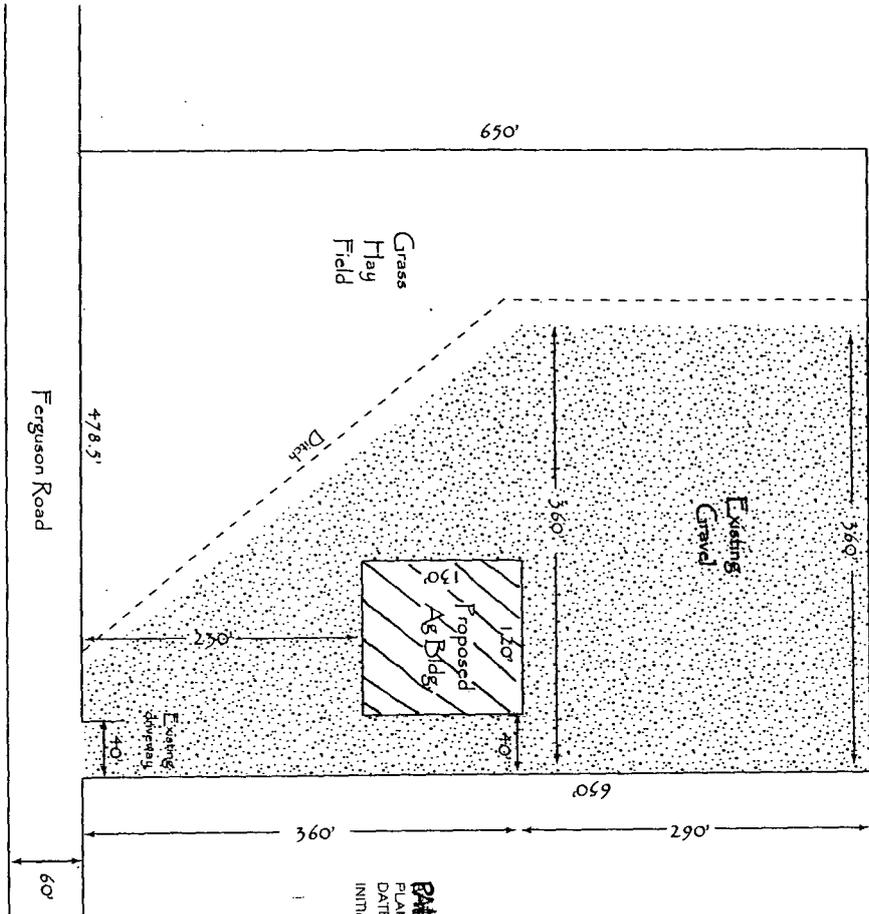
**LEGAL DESCRIPTION:**

BEGINNING AT A POINT ON THE WEST SIDE OF SECTION 24 IN TOWNSHIP 15 SOUTH, RANGE 5 WEST OF WILLAMETTE MERIDIAN, 18.18 CHAINS SOUTH ON THE NORTHWEST CORNER THEREOF AND EAST 7.65 CHAINS; THENCE SOUTH 15.65 CHAINS, THENCE ALONG THE CENTER OF COUNTY ROAD, NORTH 88° 03' EAST 7.25 CHAINS, THENCE NORTH 23.20 CHAINS, THENCE WEST 5.16 CHAINS, THENCE SOUTH 8.18 CHAINS, THENCE WEST 2.08 CHAINS TO POINT OF BEGINNING, ALL IN LANE COUNTY, STATE OF OREGON.

"EXHIBIT B"

SITE PLAN SUBMITTAL FORM

<b>OWNER NAME:</b> JESSE BOUNDS <b>PHONE #</b> 541-556-8881 <b>ADDRESS:</b> P.O. Box 99 JUNIFERON CITY, OR. 97448	<b>Map and Taxlot #:</b> 15-05-24 #401  <b>Scale:</b>	<b>APPLICANT NAME:</b> JESSE BOUNDS <b>PHONE #</b> <b>ADDRESS:</b>
--	--	---



LMD staff can NOT be held responsible for evaluations based on false, inaccurate or incomplete information

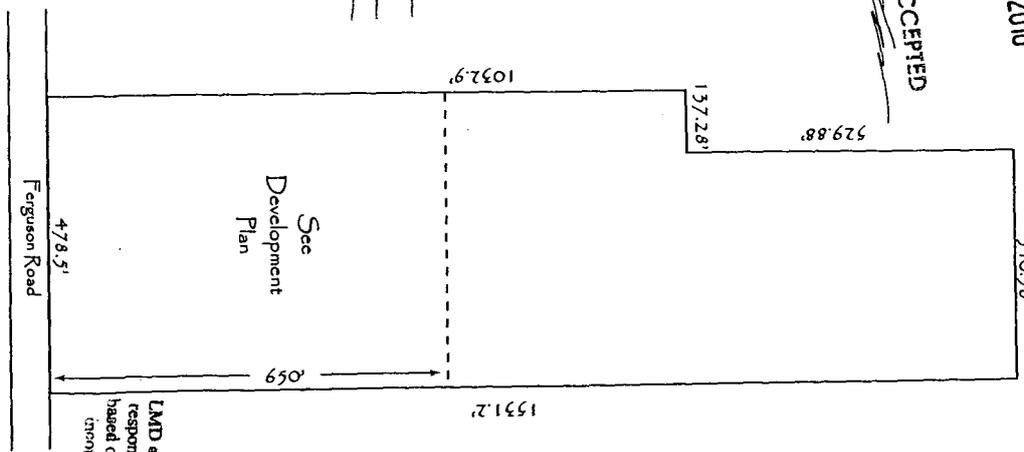
Development Plan  
Scale 1"=100'

PLAN# D-5482  
 PLANNING SERVICES O.K.  
 DATE 6/24/2010  
 INITIALS SYE



REC'D JUN 24 2010

AG  
PLOT PLAN ACCEPTED



Property Map  
Scale 1"=200'

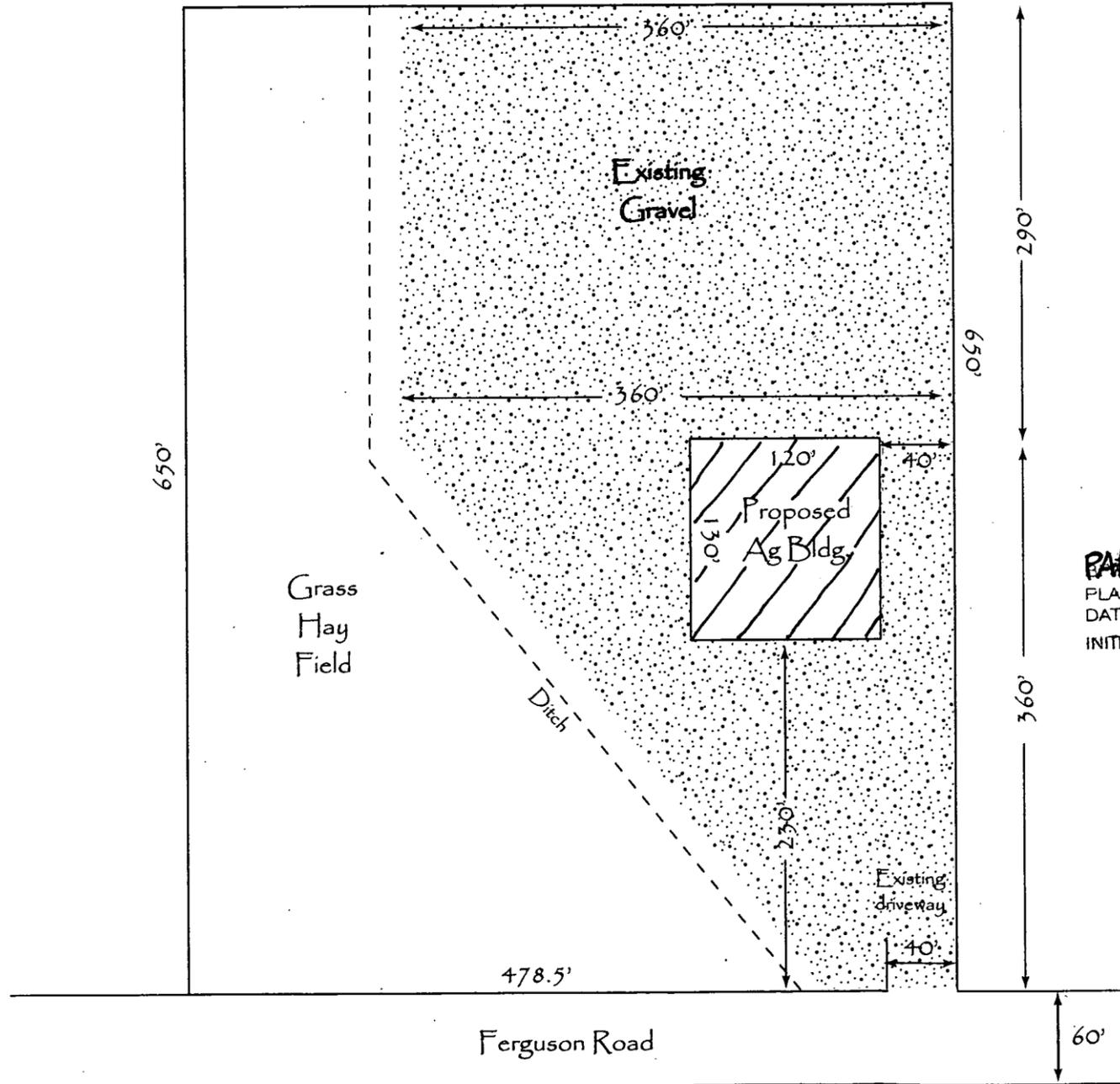
LMD staff can NOT be held responsible for evaluations based on false, inaccurate or incomplete information

# SITE PLAN SUBMITTAL FORM

<b>OWNER NAME:</b> JESSE BOUNDS <b>PHONE #</b> 541-556-8881 <b>ADDRESS:</b> P.O. Box 99 JUNCTION CITY, OR. 97448	<b>Map and Taxlot #:</b> 15-05-24 #401 <b>Scale:</b>	<b>APPLICANT NAME:</b> JESSE BOUNDS <b>PHONE #</b> <b>ADDRESS:</b>
---	--	---

LMD staff can **NOT** be held responsible for evaluations based on false, inaccurate or incomplete information

Development Plan  
Scale 1"=100'

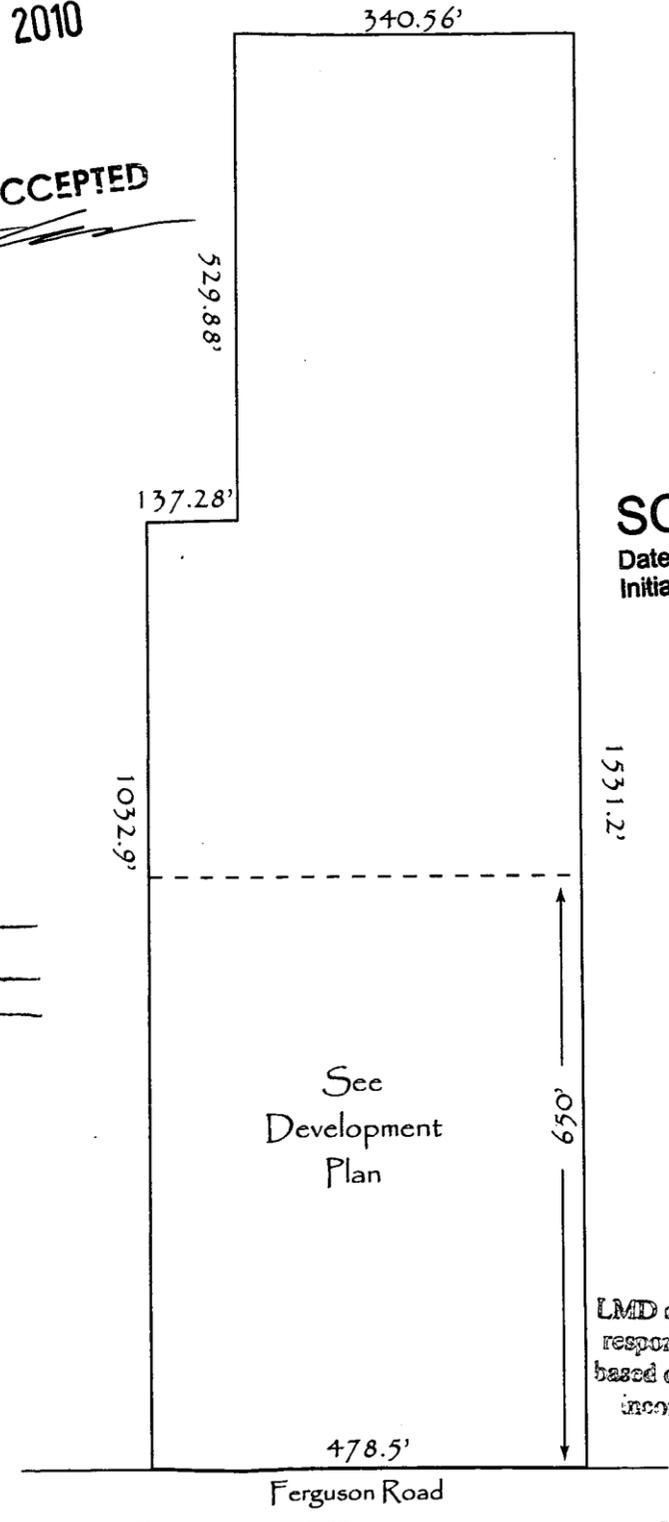


REC'D JUN 24 2010

AG  
PLOT PLAN ACCEPTED

PA# 10-5482  
PLANNING SETBACKS O.K.  
DATE 6/24/2010  
INITIALS SYE

Property Map  
Scale 1"=200'



**SCANNED**  
Date: 10/14  
Initials: SYE

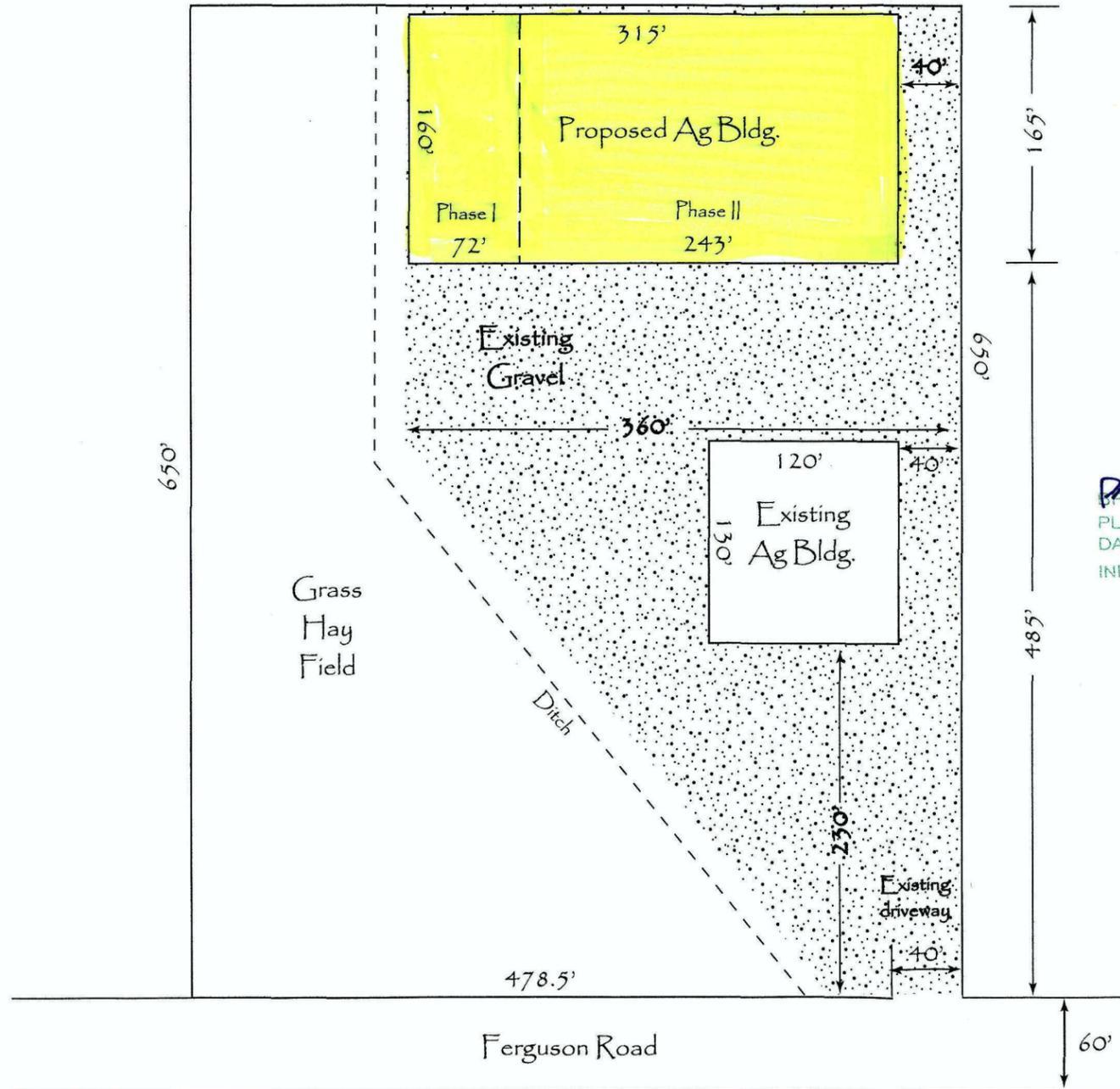
LMD staff can **NOT** be held responsible for evaluations based on false, inaccurate or incomplete information

# SITE PLAN SUBMITTAL FORM

<b>OWNER NAME:</b> Jesse Bounds <b>PHONE #</b> 541-556-8881 <b>ADDRESS:</b> P.O. Box 99 Junction City, OR 97448	<b>APPLICANT NAME:</b> Jesse Bounds <b>PHONE #</b> 541-556-8881 <b>ADDRESS:</b> P.O. Box 99 Junction City, OR 97448
<b>Map and Taxlot #:</b> 15-05-24 #401	<b>Scale:</b>

LMD staff can **NOT** be held responsible for evaluations based on false, inaccurate or incomplete information.

Development Plan  
Scale 1"=100'

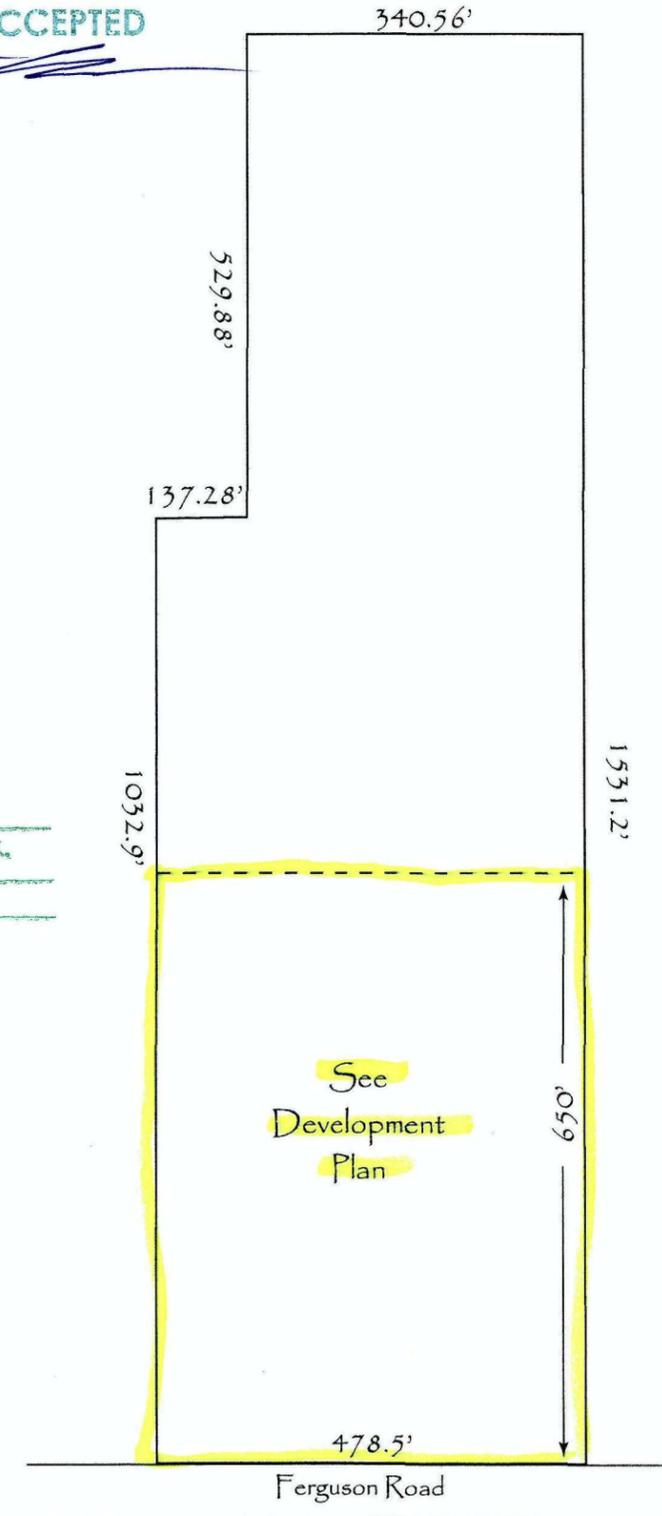


REC'D JAN 04 2012

AG  
PLOT PLAN ACCEPTED

Property Map  
Scale 1"=200'

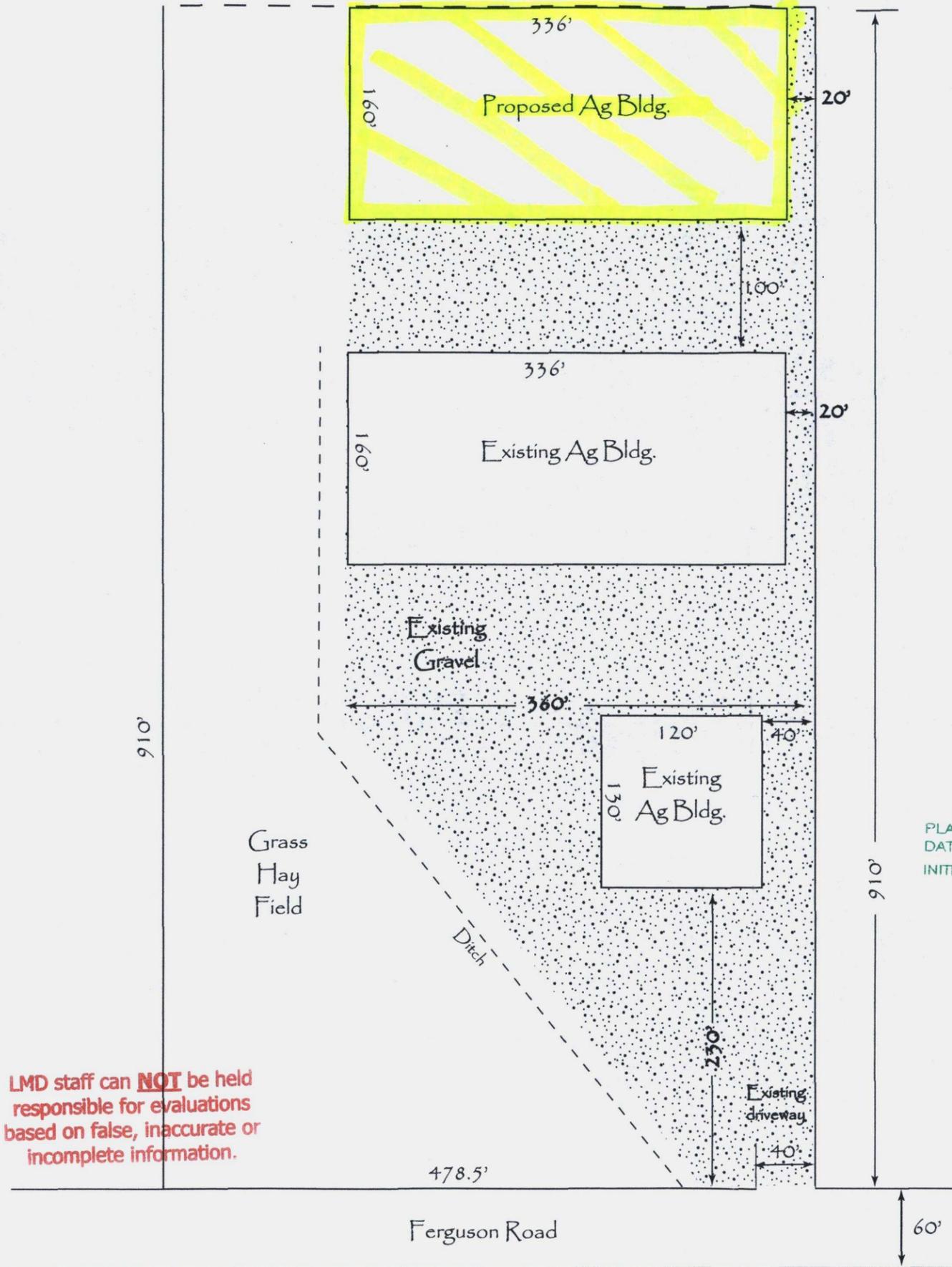
PA# 12-5007  
PLANNING SETBACKS O.K.  
DATE 1/4/12  
INITIALS SYE



# SITE PLAN SUBMITTAL FORM

<b>OWNER NAME:</b> Bounds Hay Company LLC <b>PHONE #</b> 541-556-8881 <b>ADDRESS:</b> P.O. Box 99 Junction City, OR 97448	<b>APPLICANT NAME:</b> Jesse Bounds <b>PHONE #</b> 541-556-8881 <b>ADDRESS:</b> P.O. Box 99 Junction City, OR 97448	<b>Map and Taxlot #:</b> 15-05-24 #401  <b>Scale:</b> _____
---	---	--

LMD staff can **NOT** be held responsible for evaluations based on false, inaccurate or incomplete information.



Development Plan Scale 1"=100'

DEC 18 2013

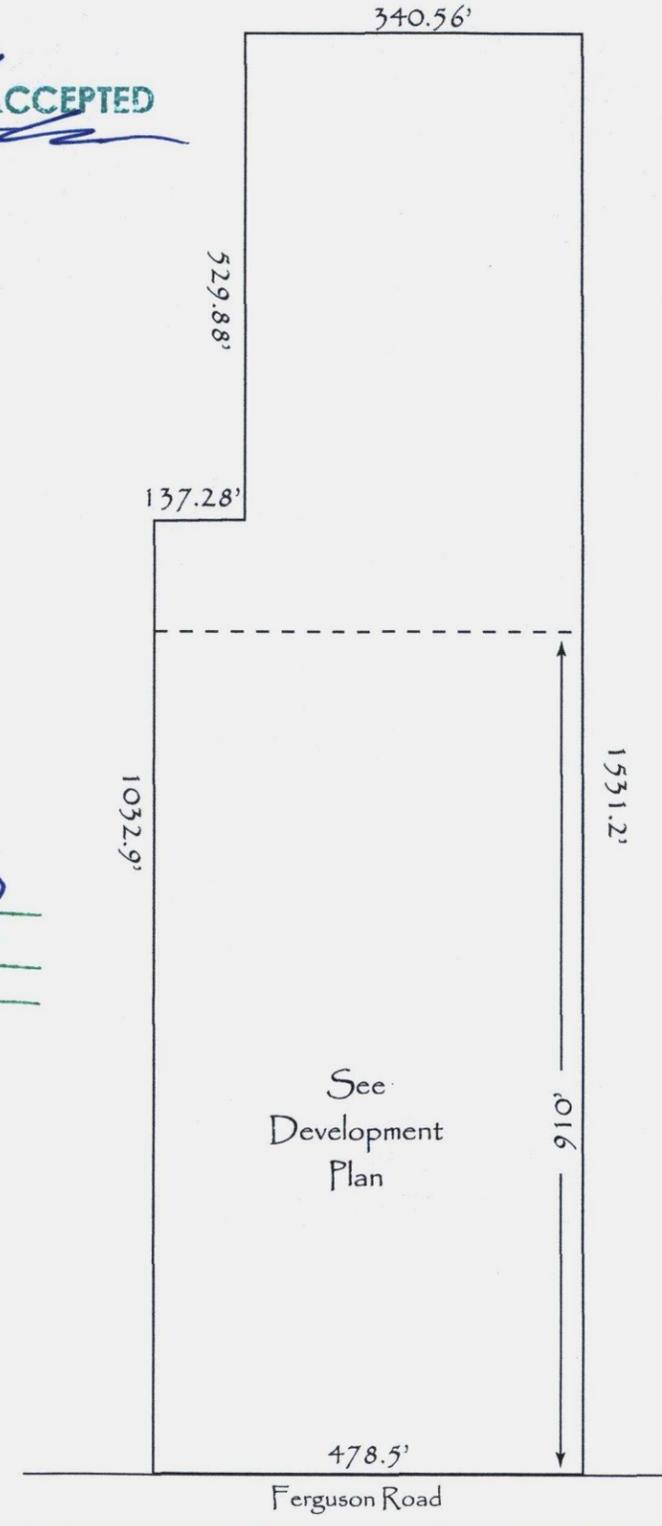
AG  
PLOT PLAN ACCEPTED

PA13-05610  
 PLANNING SETBACKS O.K.  
 DATE 12/18/13  
 INITIALS SYE



LMD staff can **NOT** be held responsible for evaluations based on false, inaccurate or incomplete information.

Property Map  
Scale 1"=200'



See  
Development  
Plan



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	LANE COUNTY, OREGON (Unincorporated Areas)	A parcel of land, as described in the Statutory Warranty Deed, recorded as Document No. 2006-089234, in the Office of the County Clerk, Lane County, Oregon
	COMMUNITY NO.: 415591	
AFFECTED MAP PANEL	NUMBER: 41039C0190F	
	DATE: 6/2/1999	
FLOODING SOURCE: FLAT CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.254, -123.247 SOURCE OF LAT & LONG: ARCGIS 10.1 DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
-	-	-	28075 Ferguson Road	Property	X (unshaded)	-	-	304.4 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

ZONE A  
STUDY UNDERWAY  
SUPERSEDES PREVIOUS DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center (MAC) at (811) 300-2041, 1077 FEMA Blvd., or by letter addressed to the Federal Emergency Management Agency, LOMA Department, 5122 Lees Ferry Road, Alexandria, VA 22304-6044.

Luis Rodriguez P.E. Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **ZONE A (This Additional Consideration applies to the preceding 1 Property.)**

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

#### **STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

#### **SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

This Determination Document supersedes our previous determination dated 6/18/2009, for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4805.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

August 08, 2013

MR. RICHARD C. SKINNER  
ALL OREGON LAND SURVEYING  
P.O. BOX 58  
JUNCTION CITY, OR 97448

CASE NO.: 13-10-1305A  
COMMUNITY: LANE COUNTY, OREGON  
(UNINCORPORATED AREAS)  
COMMUNITY NO.: 415591

DEAR MR. SKINNER:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Sincerely,

*Luis Rodriguez*  
Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

#### LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator  
Community Map Repository  
Region



# Federal Emergency Management Agency

Washington, D.C. 20472

## ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is *not* a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAENC-1

# TE PLAN SUBMITTAL FORM

7448	Map and Taxlot #:	15-05-24 #401	APPLICANT NAME:	Jesse Bounds
	Scale:		PHONE #	541-556-8881
			ADDRESS:	P.O. Box 99 Junction City, OR 97448

