CITY OF COOS BAY
Community Development Division

500 Central Avenue
Coos Bay, OR 97420

541.269.8918
www.coosbay.org

STAFF REPORT
Site Plan Review (Type III)

REVIEWER: Debbie Erler, Planner

HEARING BODY: Planning Commission

DATE & TIME: **Tuesday, August 13, 2019 at 6:30 p.m.**
LOCATION: Council Chambers, City Hall, 500 Central Avenue, Coos Bay

APPLICANT
OWNER: Alder Acres RV Park, Ryan and Tracy Fall
P.O. Box 696, Elkton, OR 97436

PROPERTY: 1800 28th Court, Coos Bay, OR 97420 (25-13-28 – TL 400)

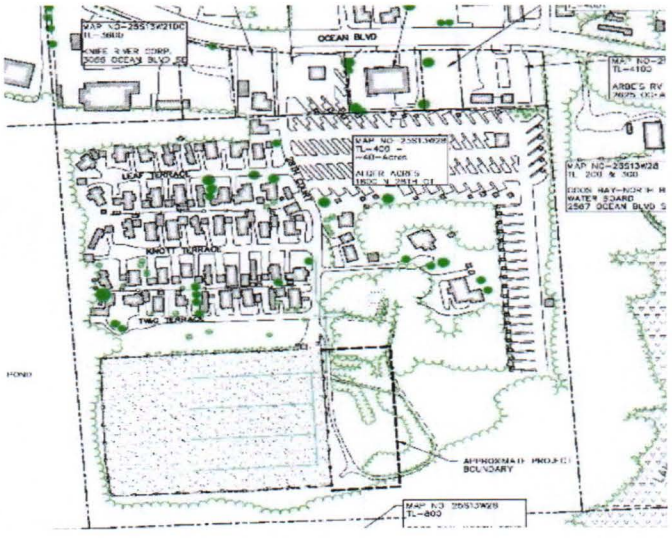
SUBJECT: **LAND USE APPLICATION #187-19-022**
Construct two steal span buildings for RV/Vehicle Storage
50' x 580' and 60' x 484'

I. APPLICANT'S REQUEST

The applicant is proposing to construct two steal span buildings (50' x 580' and 60' x 484') for vehicle storage, in an existing vehicle storage area (see map).

II. BACKGROUND

In 2008 the owners received approval through Architectural Review application #ZON2007-00072 to establish the existing five-acre RV and vehicle storage lot with a gravel surface. In 2018 the storage area was expanded to the east.



III. APPLICABLE REGULATIONS (including, but not limited to)

Coos Bay Municipal Code:

- Chapter 12 Streets, Sidewalks & Public Places
- Chapter 15 Building and Construction (including Fire Code)
- Chapter 17.235 Medium Density Residential District (MDR))
- Chapter 17.365 Site Plan Review
- Chapter 17.330 Off-Street Parking and Loading Requirements
- Chapter 17.335 Supplemental Development Standards
- Chapter 18 Engineering Design Standards

IV. STAFF RECOMMENDATION

As there is sufficient evidence in the record upon which an approval can be based; staff recommends approval of land use application #187-18-022 with conditions as found on page 8-9 of this staff report. This staff report was prepared utilizing the applicant's submittal information and information available at City Hall and other agencies.

V. SECTION 17.320 DECISION CRITERIA, STATEMENT OF FACT/FINDINGS AND CONCLUSIONS

The following is a list of the decision criteria applicable to the request. According to Chapter 17.365 of the City of Coos Bay Municipal Code (CBMC) a Site Plan Review request must be supported by the applicable decision criteria. Each criterion is followed by findings or justification statements.

APPROVAL CRITERION A. The proposed use is permitted within the district in which it is located.

STATEMENTS OF FACT AND FINDINGS:

A1. The existing RV/Vehicle Storage yard was established in 2007 in Industrial- Commercial (I-C) zoning. The use was expanded in 2018 to provide additional storage area. Providing covered storage structures within the existing storage yard is not a change of use.

APPROVAL CRITERION B. The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.

STATEMENTS OF FACT AND FINDINGS:

B1. The proposed storage structure exceeds the minimum setback requirements of the I-C zone and the height of the proposed structures is approximately 22-feet. According to CBMC 17.235.040 there are no height restrictions, other than those imposed by building codes.

APPROVAL CRITERION C. The proposal meets the screening, buffering and landscape strip requirements, as set forth in Chapter 17.335 CBDC, Supplemental Development Standards.

STATEMENTS OF FACT AND FINDINGS:

C1. CBMC 17.335.020 Height of fences and hedges.

Standard: Height of fences and hedges (1) Fences, walls and hedges not greater than eight feet in height shall be permitted on or within all property lines which are not within any vision clearance area. For any fence greater than eight feet in height a setback from the property line of one foot shall be provided for each additional foot or fraction of a foot.

The existing storage yard is fenced and the applicant is not proposing additional fencing.

C2. CBMC 17.362.030 Solid waste requires refuse containers shall be screened from view from off-site by a sight-obscuring fence and/or evergreen landscaping and the area kept clean of all litter.

The refuse containers are not provided in RV/vehicle storage yard

C3. CBMC 17.362.040 Lighting notes lights will not cast glare into the residential zone. They do not rotate, glitter or flash. They will not conflict with traffic signs or control signals and the lights shall not cause more than one foot-candle measured at any property line.

Lighting is not proposed

C4. CBMC 17.362.050 Noise limits noise from the property.

The project must comply with the City's noise standards, during construction. No change is expected upon completion of the structures.

C5. CBMC 17.362.060 Landscaping indicates that at a minimum, 15 percent of each new commercial or industrial zoned lot or development must be landscaped to the standards within this chapter *(See preliminary landscape plan in Attachment A)*.

There is not a change of use that would require additional landscaping. The existing 35-foot "Visual Buffer" at the north end of the storage yard will remain.

APPROVAL CRITERION D. Minimum parking and loading space requirements are met, as required by Chapter 17.330 CBDC, Off-Street Parking and Loading Requirements.

STATEMENTS OF FACT AND FINDINGS:

D1. The entire five-and-a-half-acre RV/Vehicle storage area is off-street parking. Providing covered storage does not increase the off-street parking demand.

D2. As required in CBMC 17.330.030 – Bicycle Parking
All uses, except for single-family dwellings and duplexes, required to provide off-street vehicle parking shall provide bicycle parking consistent with the standards in Table 17.330.030.

The use of the project area is long term RV/Vehicle storage, Bicycle parking is not required.

D3. As required in CBMC 17.330.040 –Loading.
Every use for which a building is erected or structurally altered which will require the receipt or distribution of materials or merchandise by truck or similar vehicle shall provide off-street loading space on the basis of minimum requirements as follows:

Not required.

APPROVAL CRITERION E. Improvement requirements are provided in accordance with the applicable sections of the Coos Bay development code.

STATEMENTS OF FACT AND FINDINGS:

E1. The requirements of all Oregon and Coos Bay statutes not referenced in the Coos Bay Development Code Title 17, must be met. These include but are not limited to the State of Oregon Specialty Codes and Fire Code, Coos Bay Municipal Code Title 12 (Streets, Sidewalks and Public Places); Title 13 (Public Utilities and Services); Title 15 (Buildings and Construction); Title 18 (Engineering Design Standards) and all applicable State of Oregon statutes.

E2. Comments received on August 5, 2019 from the Coos Bay Fire Chief Mark Anderson indicated he had met with Deputy State Fire Marshal Jeff Henderson on July 1, 2019 regarding the project as it related to the Oregon Fire Code to see if more flexibility could be allowed. They discussed three main points; water supply, accessibility and fire walls.

As for the water supply, the exceptions to the OFC are primarily tied to rural applications where a municipal water source is not available. Based on this ruling, OFC 507.5.1 and Appendix B requires a hydrant within 400 feet of the proposed structure. The hydrant must be capable of a flow of 1500 gallons per minute. The Coos Bay/North Bend Waterboard may be able to give you an idea of what size line or extension would be required to meet the minimum fire flow. I would recommend a placement just inside or outside the gate. This would provide ample coverage to the proposed structure. The hydrant does need to be adequately protected by bollards to prevent damage from vehicles.

With accessibility, the largest concern was access to the back of the structure. The provided plans were not clear as to the amount of room from the structure to the fence. Because of the length of the building, the OFC requires a 20-foot access road around the back of the structure. Please let me know what your plan is for clearance from the structure to the existing fence line.

The third point of discussion was that of firewalls. The submitted plans seem to indicate fire walls installed every 64 linear feet. Even without enclosing the front of the structure, firewalls are required to reduce horizontal fire spread. Firewalls also reduce the4 required fire flow (without them the required fire flow increases to 1,750 gpm). The alternative to firewalls would be the installation of an NFPA compliant Automatic Fire Sprinkler system.

While these points come with their own additional costs, these fire code features are designed to improve safety by limiting and controlling fire conditions and would significantly reduce property damage in the event of a fire.

E3. Comments received on August 6, 2019 from the Coos Bay Building Administrator, Mike Smith, related to the State of Oregon Specialty Code:

The open parking structure used for the parking or storage of private and pleasure type motor vehicles shall be classified as a "S-2" occupancy. (OSSC 311.3)

Open parking garages shall meet the requirements of OSSC 406.5.1 through 406.5.11

Open parking garages shall be of Type I, II or IV construction, and meet the design requirements of Chapter 16 of the OSSC.

The floor surface of a "S-2" open parking garage need not be paved or sloped to facilitate the movement of liquids to a drain or to the vehicle entryway. After consultation with Eric McMullen of the Oregon State Building Codes Division (BCD), the parking surface may be compacted gravel. It was agreed that the Department of Environmental Quality (DEQ) should be consulted by the applicant in regards to any petroleum products which may leak from the parked and/or stored vehicles.

The following uses and alterations are prohibited within a "S-2" open parking garage (OSSC 406.5.11):

- *Vehicle repair work.*
- *Parking of buses, trucks and similar vehicles.*
- *Partial or complete closing of required openings in exterior walls by tarpaulins or any other means.*
- *Dispensing of fuel.*

APPROVAL CRITERION F. All conditions of any applicable previous approvals, e.g. conditional use, have been met.

STATEMENTS OF FACT AND FINDINGS:

F1 There are no previous land use approvals with outstanding issues/conditions.

APPROVAL CRITERION G. Development subject to site plan review has provided underground public and private utility lines including but not limited to those for electricity and communication.

STATEMENTS OF FACT AND FINDINGS:

G1. If applicable, the applicant must coordinate with affected utilities regarding the change of use to ensure compliance with the agency's regulations, including (but not limited to):

Electricity- Pacific Power
Natural gas -Northwest Natural
Potable water – Coos Bay North Bend Water Board

APPROVAL CRITERION H. Public water, sewer and stormwater lines have been installed in conformance with the standards of the city code. Public water, sewer and stormwater lines within or along the frontage of a development have been extended to the extreme property lines of that development unless it can be demonstrated to the public works department that such extensions are impractical or infeasible or inappropriate.

STATEMENTS OF FACT AND FINDINGS:

H1. The Coos Bay Engineering Division provided the following comments on May 16, 2019:

SITE DEVELOPMENT: *After land use approvals and prior to commencement of construction, and in addition to the Structural Permits, at a minimum the following permits may be required from the City of Coos Bay:*

- *Site Development*
- *Building Permit*

DRAINAGE: *Site must maintain historic drainage conditions. Project will be required to submit a stormwater analysis for review and approval prior to issuance of Building Permits. Site must mitigate for any adverse impacts, and post project flows shall not exceed pre-project levels. Site may be required to detain flows. Drainage from the site cannot adversely affect adjacent neighbors or downstream system.*

All projects disturbing 1,000 square feet or more shall incorporate permanent storm water management controls. This can include but is not limited to bioswales, rain gardens, porous pavement, etc. Post construction Water Quality measures must be installed onsite and maintained into perpetuity.

During preapplication conference the applicant stated that downspout piping will be connecting to an existing onsite storm system, please provide detailed plans clearly identifying those improvements prior to building permit issuance.

Applicant shall provide to the City documentation that shows the existing onsite storm piping, water quality features, & detention pond has the capacity to accommodate the increased volume of the proposed structures. This valuation and documentation must be completed by a licensed engineer. If the detention pond is not found to have flood control and water quality capacity, additional Stormwater measures may be required.

SANITARY SEWER: *No sanitary sewer improvements are proposed with this project.*

TRANSPORTATION: *No transportation improvements are proposed or required with the project.*

DEMOLITION: *No demolition is proposed with this project.*

OFFSITE IMPROVEMENTS: *No Offsite development is proposed with this project.*

COORDINATION WITH OTHER AGENCIES:

- *Applicant will be responsible to obtain any required plumbing and electrical permits through the state.*
- *Applicant will be responsible to obtain any utility approvals from the appropriate utility (Coos Bay North Bend Water Board, NW Natural, Pacific Power, etc.)*
- *Applicant will be responsible to coordinate with ODOT for permitting and approvals, if required.*
- *Applicant is responsible to obtain all required regulatory approvals from the appropriate entity including but not limited to Department of Environmental Quality, Army Corps of Engineers, Fish and Wildlife, State Historic Preservation Office, Department of State Lands, local tribes, etc.*

APPROVAL CRITERION I. Proposed phasing plans do not exceed six years and all required public infrastructure is installed in the first phase of the development.

STATEMENTS OF FACT AND FINDINGS:

I1. Phasing is not proposed. Proposed interior and exterior improvements will be completed under one submittal.

CONCLUSIONS: The proposed use is permitted in the zone and dimensional requirements comply with the zoning district. The proposal meets Supplemental Development Standards, additional off-street parking is not required and phasing for this project is not proposed; Therefore, approval can be support, subject to the Conditions noted in this report, as listed on Page 8-9 of this report.

VI. RECOMMENDATION

Based on the adopted Findings and Conclusions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachments "A", approve land use application #187-19-022 allowing the construction of two RV/Vehicle storage structures as proposed, subject to the following Conditions:

1. The proposed structure shall comply with all fire code are required including:

   a) OFC 507.5.1 and Appendix B requires a hydrant within 400 feet of the proposed structure. The hydrant must be capable of a flow of 1500 gallons per minute.

   b) Firewalls are required and they reduce the required fire flow (without them the required fire flow increases to 1,750 gpm). The alternative to firewalls would be the installation of an NFPA compliant Automatic Fire Sprinkler system.

   c) The OFC requires a 20-foot access road around the back of the structure

2. The proposed structures shall comply with all building code requirements, including:

   a) Open parking garages for "S-2" occupancy. (OSSC 311.3) shall meet the requirements of OSSC 406.5.1 through 406.5.11 and shall be of Type I, II or IV construction, and meet the design requirements of Chapter 16 of the OSSC.

   b) The parking surface may be compacted gravel. It was agreed that the Department of Environmental Quality (DEQ) should be consulted by the applicant in regards to any petroleum products which may leak from the parked and/or stored vehicles.

   c) The following uses and alterations are prohibited within a "S-2" open parking garage (OSSC 406.5.11):

   - *Vehicle repair work.*
   - *Parking of buses, trucks and similar vehicles.*
   - *Partial or complete closing of required openings in exterior walls by tarpaulins or any other means.*
   - *Dispensing of fuel.*

3. Prior to commencement of construction, and in addition to the Structural Permits, at a minimum a "Site Plan" permit may be required from the City of Coos Bay.

4. Site must maintain historic drainage conditions. The project will be required to submit a stormwater analysis for review and approval prior to issuance of Building Permits. Site must mitigate for any adverse impacts, and post project flows shall not exceed pre-project levels. Site may be required to detain flows. Drainage from the site cannot adversely affect adjacent neighbors or downstream system.

5. All projects disturbing 1,000 square feet or more shall incorporate permanent storm water management controls. This can include but is not limited to bioswales, rain gardens, porous pavement, etc. Post construction Water Quality measures must be installed onsite and maintained into perpetuity.

6. Applicant shall provide to the City documentation that shows the existing onsite storm piping, water quality features, & detention pond has the capacity to accommodate the increased volume of the proposed structures. This valuation and documentation must be completed by a licensed engineer. If the detention pond is not found to have flood control and water quality capacity, additional Stormwater measures may be required.

7. Applicant is responsible to obtain all required regulatory agency and utility company approvals from the appropriate entity including but not limited to Department of Environmental Quality, Army Corps of Engineers, Fish and Wildlife, State Historic Preservation Office, Department of State Lands, ODOT, local tribes, Pacific Power, Northwest Natural, and Coos Bay North Bend Water Board.

Debbie Erler

DATE: August 6, 2019

Debbie Erler, Planner 1
Public Works and Community Development

cc: Owner/Applicant

ATTACHMENTS: A - Applicants submittal
B – Location map

CITY OF COOS BAY
Public Works & Community Development Department
500 Central Avenue, Coos Bay, Oregon 97420
Phone 541-269-8918 Fax 541-269-8916

Permit No. **187**-ZON___- _____

Date Received: _____

LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT NO(S).

Type of Review (Please check all that apply):

- ☐ Annexation
- ☐ Appeal and Review
- ☐ Architectural Design Review
- ☐ Conditional Use
- ☐ Cultural Resources
- ☐ Estuarine Use/Activities
- ☐ Home Occupation
- ☐ Legislative/Text Amendment
- ☐ Lot Line Adjustment
- ☐ Partition
- ☐ Planned Unit Development
- ☒ Site Plan Review
- ☐ Subdivision
- ☐ Temporary Use
- ☐ Vacation
- ☐ Variance
- ☐ Zone Change
- ☐ Other_____

Pre-Application applications require a different application form available on the City website or at City Hall.

Site Location/Address:	Assessor's Map No./Tax Lot(s): **400/3900**
1800 S 28TH COURT, COOS BAY	Zoning: **I-C**
	Total Land Area: **60,000 sqft**

Detailed Description of Proposal: Construction of two steal span buildings for RV and vehicle storage. In two phases- The first is a 50'x580' enclosed vehicle storage building with exterior sides walls and when doors are added, chain link fencing between bays. The second building will be of matching construction but 60'x484' without walls (roof only) and no interior dividers to be simple covered vehicle storage. The ground will be existing gravel topped with a chip seal surfacing.

Applicant/Owner Name: (please print) **ALDER ACRES RV & MOBILE HOME PARK** Phone: **541 290-0728**
Address: **1800 28TH COURT** Email: **rtfall@me.com**
City State Zip: **COOS BAY, OR 97420**

Applicant's Representative: (please print) **RYAN & TRACY FALL** Phone: **541 290-0728**
Address: **PO BOX 696** Email: **rtfall@me.com**
City State Zip: **ELKTON, OR 97436**

1. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application.
2. Copy of the deed for the subject property.
3. Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
4. Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
5. Type II requires three (3) **complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.
6. Type III requires **Ten (10) complete hard-copy sets** (single sided) of application & submitted documents must be included with this application. **One (1) complete set** of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.

Per City of Coos Bay Resolution 17-03, a 5% Technology Fee will be assessed on all permit and plan review fees.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature _____ Date 5/11/19

Owner's signature ***(required)*** _____ Date 5/11/19

ATTACHMENT A

Alder Acres RV & Vehicle Storage Area
Enclosed Vehicle Storage Building Project
Location:
1800 28th Court
Coos Bay, OR 97420

Project Description:

The Alder Acres storage facility has had a successful ten years of business, often seeing full capacity to very high demand in our area. We provide RV, vehicle, and boat storage to the Coos Bay area and take pride in having large, easy access sites and strive to provide a heightened level of security with fencing, alarms, and security patrols to protect our customer's vehicles'. All our current sites are uncovered and we have had frequent requests from the day we opened for covered and enclosed storage options.

Alder Acres is ready to finally move forward on an original part of our storage area development project. Demand for local storage options has been significant and we have secured funding to move on this phase. The previously approved plans from a 2008 planning commission review called for multiple buildings of pole barn construction and we have decided to update it with a new design for a stronger, more durable building.

What we are proposing is the construction of two steel span buildings. The first building measuring a total of 580 feet long by 50 foot deep with 36 bays. Individual bays will have a 14 foot wide by 16 foot tall opening that will receive a rollup door. Individual bays will be divided from others by chain link fencing. The second building will be of matching construction as the first but measure 484 feet long by 60 foot deep with 30 bays. It will be a carport design with drive through bays instead. Both buildings will have chip-seal non-permeable floors. The buildings will be green with a cream trim. Individual bays will have a 15 or 20 amp receptacle and lighting. Some of the enclosed building bays may also include power lift doors. There will be security cameras and fire/security alarm systems installed around the perimeter and in the interior of the buildings.

The storage yard is located to the rear of our property, backing up to forrest land. This buildings are planned to be constructed in place of the last two rows of that yard on the south face, replacing 80 open storage sites. The enclosed building will be placed against the outer perimeter of the existing yard and its back will be the security barrier for that face of the storage yard. There is enough room around the building site to maintain an existing walking pathway around the yard that our residents use frequently for exercise and this provides us a rudimentary security force to report any unwanted activity. Roof drainage will be tied into the yard's storm drainage system and be delivered to a newly enlarged runoff retention pond.

Site Plan Review Criteria Questions (17.365.060)

(a) The proposed use is permitted within the district in which it is located
The zoning of the property where this will be built is I-C and a permitted use.

(b) The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located

There are no such known requirements for this location and similar buildings were approved in this location under a previous site plan review with no stated issues.

(c) The proposal meets the screening, buffering and landscape strip requirements, as set forth in Chapter 17.335 CBDC, Supplementary Development Standards

The development area is already being used for storage purposes and is in compliance with the requirements set by the previous site plan review. No new area is being developed and no additional vegetation zones would be required.

(d) Minimum parking and loading space requirements are met, as required by Chapter 17.330 CBDC, Off-Street Parking and Loading Requirements

This question is not applicable to this project.

(e) Improvement requirements are provided in accordance with the applicable sections of the Coos Bay development code

This building will be the continuation of previously completed development and will not change the properties function or size.

(f) All conditions of any applicable previous approvals, e.g., conditional use, have been met

All conditions of previous land use development approval have been meet.

(g) Development subject to site plan review has provided underground public and private utility lines, including but not limited to those for electricity and communication

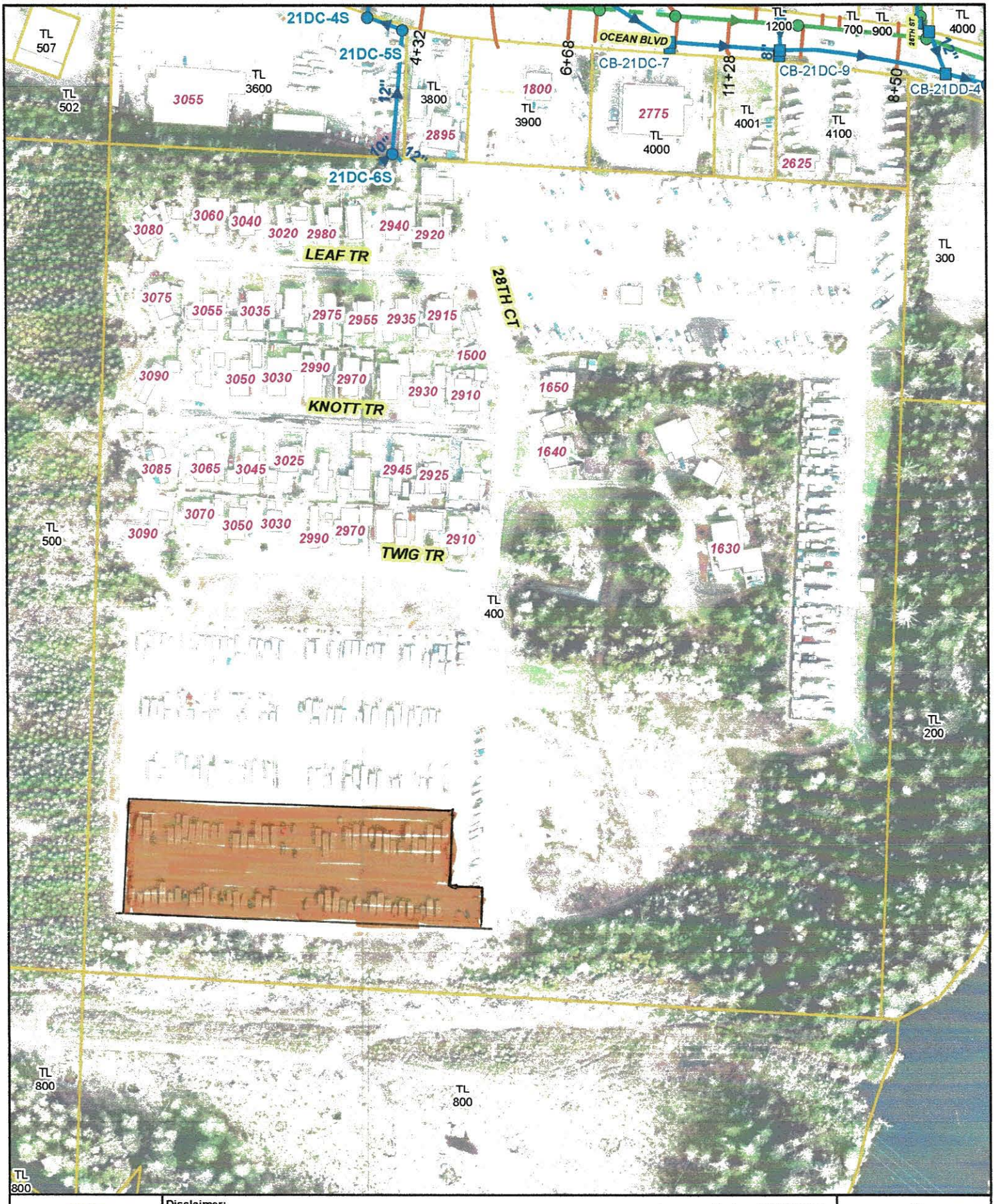
Electricity will be the only utility necessary to this building and private lines are already existing to the building site from previous work in anticipation of this structure.

(h) Public water, sewer and stormwater lines have been installed in conformance with the standards of the city code. Public water, sewer and stormwater lines within or along the frontage of a development have been extended to the extreme property lines of that development unless it can be demonstrated to the public works department that such extensions are impractical or infeasible or inappropriate

No water or sewer is needed for this structure. Storm sewer run off will be collected as our current storage facility already does. Water collection from roofing will be piped into underground drainage within the storage yard and directed to a retention pond which has been improved to accept the increased rainwater input.

(i) Proposed phasing plans do not exceed six years and all required public infrastructure is installed in the first phase of the development.

The construction of this building will begin immediately upon approval and be completed within a few months. Construction of proposed second building would begin within allotted time if funding is secured. There is no required public infrastructure to be installed.



Disclaimer:
This document is produced using a Geographic Information System (GIS). The data contained herein is intended to be a graphical representation only and is by no means an official survey or legal interpretation thereof. The City of Coos Bay provides this data in good faith and makes no warranties, guarantees or representations of any kind, either expressed or implied, as to the content, accuracy, completeness or reliability of this data.

Image Date: 3/6/2018

Date: 4/10/2019

N
W E
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1 inch = 200 feet


Alder Acres
Proposed RV storage building in existing storage yard
Legend
Pacific Mobile
Alder Acres
Lake Merritt
Hospital Way
Redwood Ave
Pine Ave
Kingwood Ave
Cottonwood Ave
Woodland Dr
Massey Ln
Lindy Ln
Sandpiper Dr
Pacific Ave
Yew St
Butler Rd
Ocean Blvd SE
W Hills
Oakway Dr
Ocean Terrace
Timberline Dr
Fulton Ave
Radar Rd
Vista Dr
Sand Pl
Lynne Dr
Myrtle
Google Earth
N
3000 ft

STATE OF OREGON
DEPARTMENT OF GEOLOGY AND MINERAL INDUSTRIES
VICKI S. McCONNELL, STATE GEOLOGIST

FEMA Flood Zone Change Map, City of Coos Bay, Coos County, Oregon

2010

OPEN-FILE REPORT O-10-13

FEMA Flood Zone Change Map, City of Coos Bay, Coos County, Oregon

By Matthew A. Tilman

Funding provided by Federal Emergency Management Agency as part of the Flood Map Modernization program under Cooperating Technical Partner award EMT-2009-CA-0012.

NOTICE

This map cannot serve as a substitute for site-specific investigations by qualified practitioners. Site-specific data may give results that differ from those shown on the maps. The views and conclusions contained in this document are those of the author and should not be interpreted as necessarily representing the official policies, either expressed or implied, of the Federal Emergency Management Agency.

KEY

Flood Modeling Changes
- Flood advances into new land areas
- Flood recedes from land areas
- Common to both flood models

Public Services
- Fire
- Hospital
- Police

Water, Rivers, or Lakes

Structures
- USACE Navigation Range Lines
- Levees

Political Boundary Lines
- County
- Corporate
- Urban Growth Boundary
- Forest, Park, Reservation, or Miscellaneous Public Land Boundary

PURPOSE

FEMA (the Federal Emergency Management Agency) produces maps that show areas that have a 1 in 100 chance of being flooded in any year (the 100 year flood). These maps are made by using the historical record of flood height and frequency, a hydrologic computer model, and the best available topographic data. The resulting maps, called DFIRMs (Digital Flood Insurance Rate Maps), are used to determine which properties need flood insurance.

In Coos County, the Oregon Department of Geology and Mineral Industries has updated the DFIRMs by using new, extremely accurate topographic data collected with a laser scanning system called lidar. The new DFIRMs each more accurately show flood zone boundaries and also allow us to know more flood depth at any point. At the same time, the latest data allow us to learn exactly how high up in a community and make a 3-D topographic information system (3-D map) that shows the exact location, elevation, zoning class, and assessed value of each building collected from tax assessment records. Together, these new types of information can provide a very detailed map that shows the general level of flood risk exposure for each building in a community.

This information can be used by city officials, emergency managers, property owners, lenders, and insurers to better understand flood risk and reduce the risk from future floods.

UNDERSTANDING THE MAP

This map shows areas expected to be flooded during a 100 year flood and highlights the differences between the new, more accurate DFIRMs and the older DFIRMs. The expected extent of flooding is shown by one of three colors:

- Areas where the original DFIRM areas lie beyond the new DFIRM (areas incorrectly included in original flood map)
- Areas shown as flooded by both the original and the new DFIRMs
- Areas where the new DFIRM extends beyond the original DFIRM (areas incorrectly excluded from original flood map)

The entire new DFIRM flood area is shown by the combination of and areas.

Figure 1 shows zoning (commercial, residential, industrial, etc.) types within the city along with the area predicted to be flooded in a 100 year flood. Figure 1 is intended to provide an overview of exposure to flood risk for the city from an urban planning perspective.

KEY

- Area Affected by 1% Annual Flood

Tudot Zoning Affected by Flooding (Parcel Count)
- Commercial (338)
- Industrial (237)
- Residential (345)
- Public Facility (8)
- Waterfront Heritage (38)
- Coos Bay Estuary Management Plan (77)
- Forest (1)
- Airport Operations (1)
- Zone not specified (43)

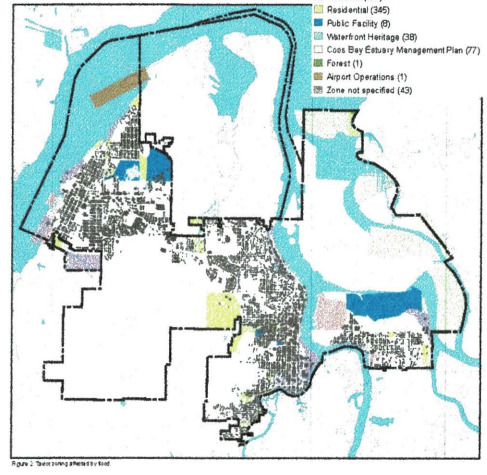


Figure 1. Base zoning affected by flood

Nature of the Northwest

For copies of this publication contact:
Nature of the Northwest Information Center
800 NE Oregon Street, #28, Suite 965
Portland, Oregon 97232
Telephone: (971) 673-1331
http://www.NatureNW.org

BUILDING INFORMATION

JOB NUMBER: 19-8156
CUSTOMER: R C Slape Construction Inc.
PROJECT: RV Storage #2
LOCATION: Coos Bay, OR 97420
MAIN BUILDING
DESCRIPTION: 60'-0" x 583'-0" x 18'-0" x 22'-2"
SLOPE: 1.0:12

BLDG. CODE: OSSC14 (IBC 12)
CLOSED/OPEN: Closed
EXPOSURE: C
WIND SPEED: 120 MPH
COLLATERAL LOAD: 1.00 PSF
DEAD LOAD: 2.50 PSF + FRAME WT
LIVE LOAD: 20.00 PSF
ROOF SNOW LOAD: 20.00 PSF
GROUND SNOW LOAD: 1.00 PSF
SNOW IMPORTANCE: 1.00

NOTE: IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ALL THE DESIGN CRITERIA

EARTHQUAKE DESIGN DATA

SEISMIC DESIGN CATEGORY: D
SEISMIC IMPORTANCE FACTOR: 1.00
MAPPED SPECTRAL RESPONSE ACCELERATIONS
S_s 1.445 %g S_{MS} 1.445 %g
S_1 0.709 %g S_{M1} 1.064 %g
SPECTRAL RESPONSE COEFFICIENTS
S_{DS} 0.980 %g S_{D1} 0.714 %g

FRAMED OPENINGS

LEFT ENDWALL: None
FRONT SIDEWALL: (36) 14'-0" W x 16'-0" H
RIGHT ENDWALL: None
BACK SIDEWALL: None

INSULATION

ROOF: 3" VRR (R-10)
WALLS: None

BUILDING NOTES

1. 50'-0" x full height transverse partition wall with flush girts, offset 23'-0" from the left endwall of Building #1.
2. Building is located on a slope. Starting at the left endwall, every (2) bays, building to step up 1'-2". Post and beam frames at each building elevation step up.

ACCESSORIES

(1) 3'-0" x 7'-0" Insulated walk-in door with lever lockset.

FRAMING DATA

BUILDING #1
FRAME TYPE: Standard Rigid Frame
LEFT ENDWALL: Post & Beam
RIGHT ENDWALL: Post & Beam
BUILDING FRAMES: 2 Rigid Frame, Clear Span

FRONT SIDEWALL BRACING: Torsional
BACK SIDEWALL BRACING: X-Bracing
LEFT ENDWALL BRACING: X-Bracing
RIGHT ENDWALL BRACING: None

FRONT SIDEWALL EXTENSION: None
BACK SIDEWALL EXTENSION: None
LEFT ENDWALL EXTENSION: None
RIGHT ENDWALL EXTENSION: None

BUILDING #2 (TYPICAL 7 PLACES)
FRAME TYPE: Standard Rigid Frame
LEFT ENDWALL: Post & Beam
RIGHT ENDWALL: Post & Beam
BUILDING FRAMES: 1 Rigid Frame, Clear Span

FRONT SIDEWALL BRACING: Torsional
BACK SIDEWALL BRACING: X-Bracing
LEFT ENDWALL BRACING: X-Bracing
RIGHT ENDWALL BRACING: None

FRONT SIDEWALL EXTENSION: None
BACK SIDEWALL EXTENSION: None
LEFT ENDWALL EXTENSION: None
RIGHT ENDWALL EXTENSION: None

BUILDING #3
FRAME TYPE: Standard Rigid Frame
LEFT ENDWALL: Post & Beam
RIGHT ENDWALL: Post & Beam
BUILDING FRAMES: 1 Rigid Frames. Clear Span

FRONT SIDEWALL BRACING: Torsional
BACK SIDEWALL BRACING: X-Bracing
LEFT ENDWALL BRACING: X-Bracing
RIGHT ENDWALL BRACING: X-Bracing

FRONT SIDEWALL EXTENSION: None
BACK SIDEWALL EXTENSION: None
LEFT ENDWALL EXTENSION: None
RIGHT ENDWALL EXTENSION: None

SHEETING TYPE AND COLOR

ROOF: PBR, Gauge: 26, Color: Galvalume
WALL: PBR, Gauge: 26, Color: Forest Green
PARTITION WALL LINER: PBR, Gauge: 26, Color: Forest Green
EAVE SOFFIT: None
GABLE SOFFIT: None
SW LINER: None
EW LINER: None
GABLE TRIM: Weathered Copper
EAVE TRIM: Weathered Copper
GUTTER TRIM: Weathered Copper
CORNER TRIM: Weathered Copper
JAMB TRIM: Weathered Copper
DOWNSPOUT: Weathered Copper
BASE TRIM: Weathered Copper
BASE COND: Standard Base Angle

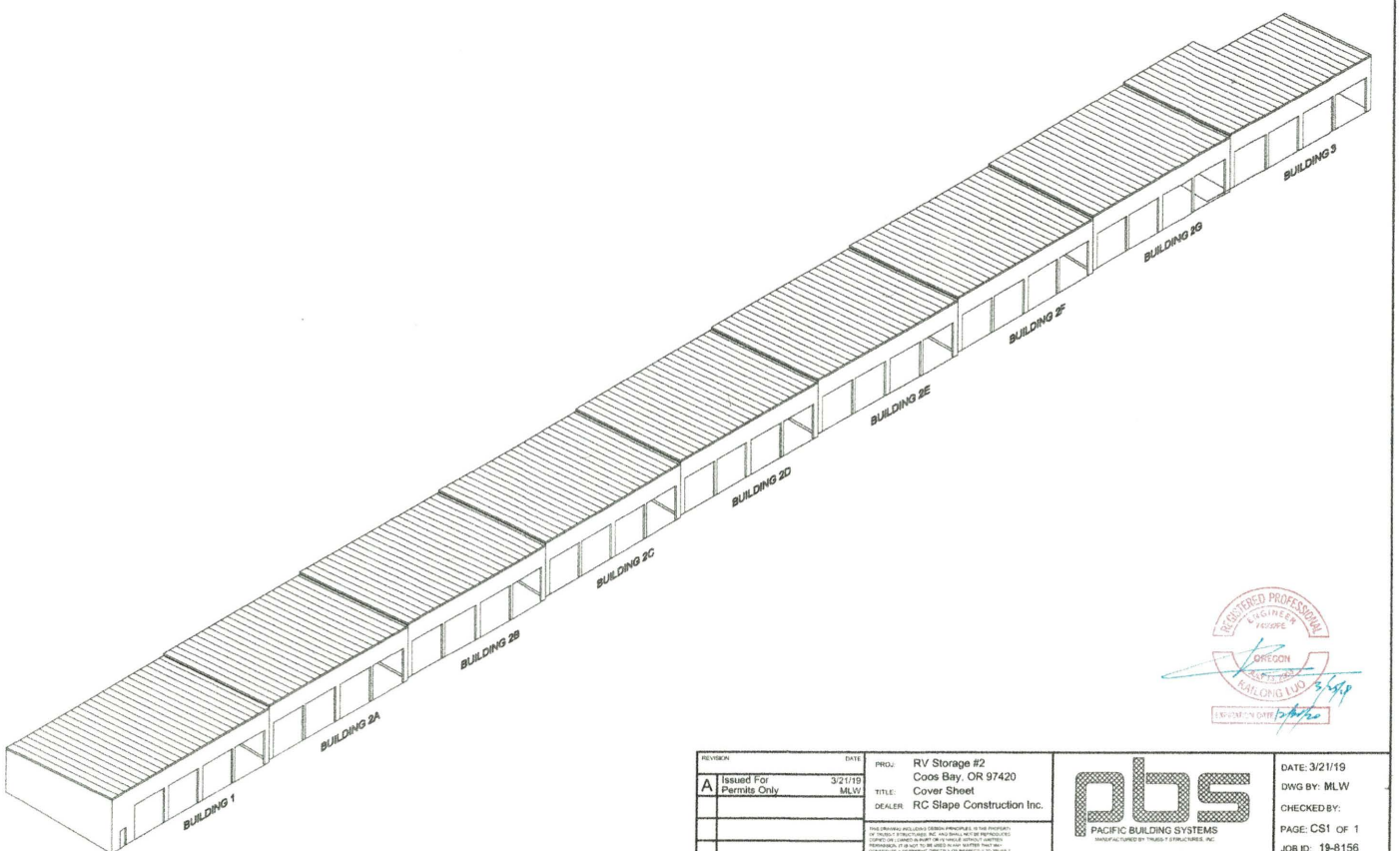
DRAWING TABLE OF CONTENTS

PAGE	DRAWING DESCRIPTION	REVISION
CS1	Drawing Cover Sheet	
F1	Anchor Bolt Plan	
F2	Anchor Bolt Reactions	
E1	Roof Framing, Sheeting & Insulation	
E2	Sidewall Elevations (Line A)	
E3	Sidewall Elevations (Line D)	
E4	Endwall Elevations & Partition Wall	
E5	Rigid Frame Elevations	
D1	Detail Drawings	

WARNING NOTICE

VERY IMPORTANT INFORMATION

THIS MATERIAL IS SUBJECT TO SEVERE WATER DAMAGE IF MOISTURE IS ALLOWED TO GET BETWEEN THE PARTS; THEREFORE, IT MUST BE STORED UNDER COVER AND ONE END ELEVATED TO ALLOW FOR DRAINAGE UNTIL ERECTED. IF MOISTURE IS ALLOWED TO GET BETWEEN THE PARTS, "RUST" OR "PAINT LIFT OFF" MAY OCCUR. THE MANUFACTURER WILL NOT ACCEPT CLAIMS FOR WET STORAGE DAMAGE. THE CUSTOMER ASSUMES FULL RESPONSIBILITY FOR THE CONDITION OF THIS MATERIAL AFTER DELIVERY BY THE TRUCKING COMPANY.



REGISTERED PROFESSIONAL ENGINEER OREGON MAILONG LUO
EXPIRATION DATE: 12/31/20

REVISION	DATE	
A	Issued For Permits Only	3/21/19 MLW

PROJ: RV Storage #2, Coos Bay, OR 97420
TITLE: Cover Sheet
DEALER: RC Slape Construction Inc.

pbs PACIFIC BUILDING SYSTEMS
MANUFACTURED BY TRUSS-T STRUCTURES, INC.
2100 N. PACIFIC HWY WOODBURN, OREGON 97071 PHONE 503 / 981-9861

DATE: 3/21/19
DWG BY: MLW
CHECKED BY:
PAGE: CS1 OF 1
JOB ID: 19-8156

PBR PANEL SECTION PROPERTIES

Thickness Ga.	Thickness Inches	Weight (PSF)	Positive Bend Ix (in4)	Positive Bend Sx (in3)	Negative Bend Ix (in4)	Negative Bend Sx (in3)
29	0.013	0.75	0.024	0.023	0.022	0.030
26	0.019	0.94	0.035	0.035	0.031	0.045
24	0.024	1.14	0.053	0.057	0.042	0.057

TED PARTS
'H FACES SLOPED NOT MORE THAN
FROM NORMAL TO THE BOLT AXIS
/ELED WASHER NOT USED)
2/3 TURN
5/6 TURN

S 30 DEGREES.
US 45 DEGREES.

RICATION, QUALITY CRITERIA,
ERWISE IN THE CONTRACT

NS AND PLANS FOR OTHER

PPROVALS AND NECESSARY

CT:

MS APPROVAL PACKAGE, CHANGES
R FOR MATERIAL, ENGINEERING, AND
FABRICATION AND/OR SHIPPING
H THE FABRICATION AND/OR
G APPROACH COMPLIES WITH THE

T COORDINATION. ALL INTERFACE
ING SYSTEMS ARE TO BE
PACIFIC BUILDING SYSTEMS
S INTERFACE BETWEEN MATERIALS IS

LANS AND SPECIFICATIONS COMPLY

ILDING SYSTEMS BUILDING DOES
DESIGN ENGINEER IS ACTING AS THE
T. THESE DRAWINGS AND DESIGN
G SYSTEMS IN COMPLIANCE WITH ALL

RECTION OF STEEL BUILDING
ON" DRAWINGS, TEMPORARY
NSIBILITY OF THE ERECTOR TO

D IN ACCORDANCE WITH THE
R A-490 BOLTS. WASHERS ARE NOT

DE E)
DE D)

D, FA-405

H

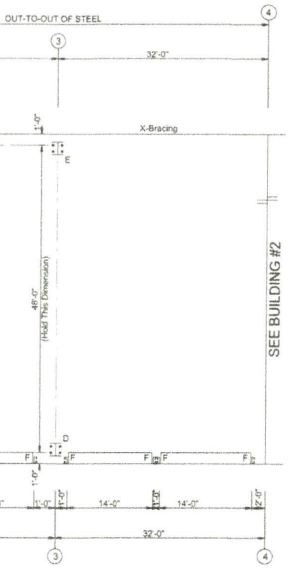
PERTIES (1:12)

FBI	Area	Pounds Per Foot	Effective S Ix	SxTop	SxBot
	in2		in4	in3	in3
	0.847	2.88	10.414	2.278	2.866
5.24	1.059	3.60	12.953	2.836	3.563
	1.483	5.05	17.946	3.935	4.935
	1.284	4.37	21.789	3.867	4.769
	1.796	6.12	30.269	5.379	6.622
5.24	1.434	4.88	33.484	5.006	6.071
	2.008	6.83	46.591	6.971	8.445

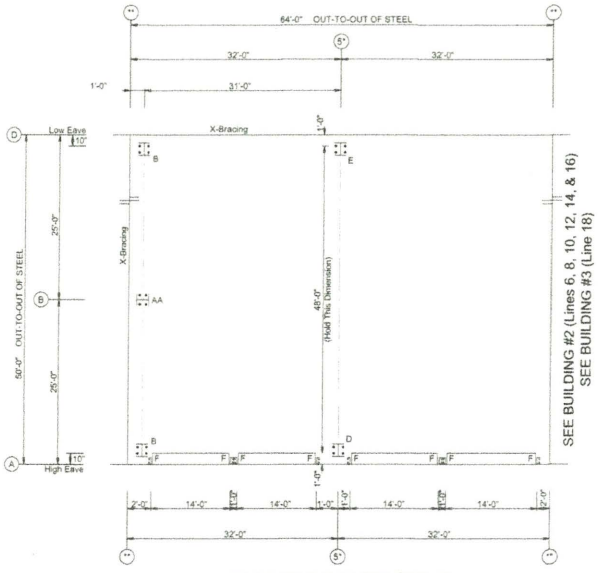
nds Per Foot	Effective S Ix	Sxx
	in4	in3
.88	8.156	2.039
.60	10.153	2.538
.05	14.097	3.524
.50	15.225	3.045
.37	18.971	3.794
.12	26.387	5.277
.88	29.266	4.878
.83	40.765	6.794

nds Per Foot	Effective S Ix	Sxx
	in4	in3
.88	8.035	2.009
.60	9.990	2.498
.05	13.833	3.458
.50	15.158	3.032
.37	18.874	3.775
.12	26.213	5.243
.88	29.150	4.858
.83	40.554	6.759

nds Per Foot	Effective S Ix	Sxx
	in4	in3
.88	8.035	2.009
.60	9.990	2.498
.05	13.833	3.458
.50	15.158	3.032
.37	18.874	3.775
.12	26.213	5.243
.88	29.150	4.858
.83	40.554	6.759

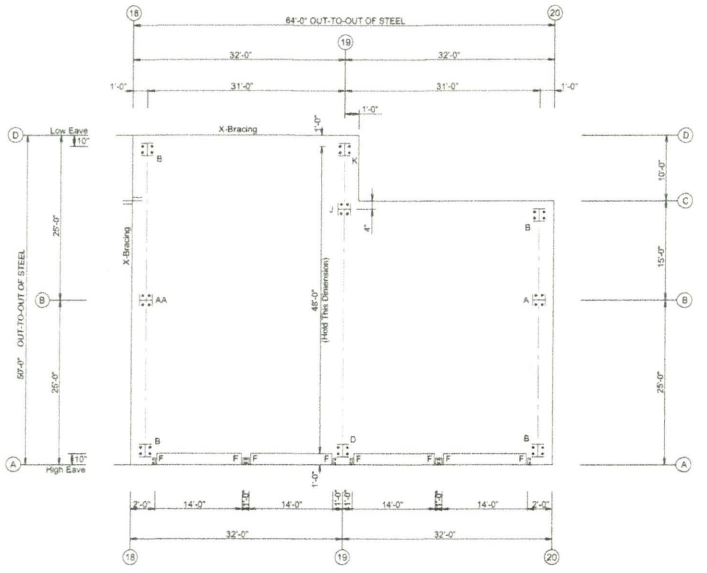


OLT PLAN (BUILDING #1)
Base Plates @ 100'-0" (U.N.)

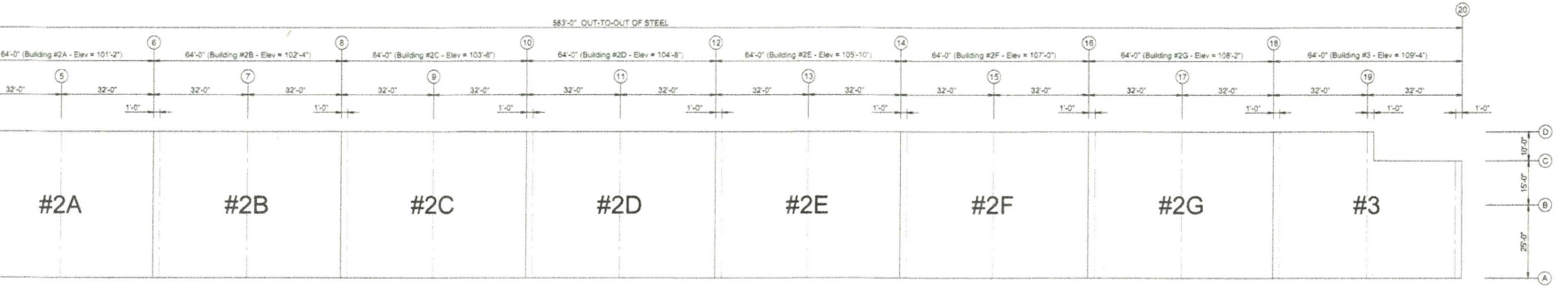


ANCHOR BOLT PLAN (BUILDING #2)
NOTE: Base Plates Elevations:
BUILDING 2A LINES 4-6 = 101'-2"
BUILDING 2B LINES 6-8 = 102'-4"
BUILDING 2C LINES 8-10 = 103'-6"
BUILDING 2D LINES 10-12 = 104'-8"
BUILDING 2E LINES 12-14 = 105'-10"
BUILDING 2F LINES 14-16 = 107'-0"
BUILDING 2G LINES 16-18 = 108'-2"

5* = LINES 5, 7, 9, 11, 13, 15, 17

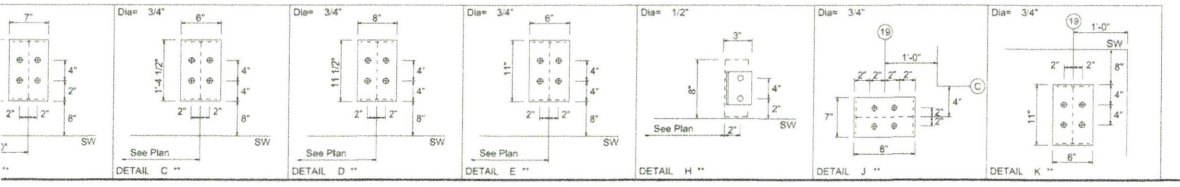


ANCHOR BOLT PLAN (BUILDING #3)
NOTE: All Base Plates @ 109'-4" (U.N.)



KEY PLAN : BUILDING LAYOUT

FOR BASE ELEVATIONS, SEE "KEY PLAN: BUILDING LAYOUT"



REVISION	DATE
A Issued For Permits Only	3/21/19 MLW

PROJ: RV Storage #2
Coos Bay, OR 97420
TITLE: Anchor Bolt Plan
DEALER: R C Slape Construction Inc

pbs
PACIFIC BUILDING SYSTEMS
MANUFACTURED BY TRUSS-T STRUCTURES, INC.
2190 N. PACIFIC HWY. WOODBURN, OREGON 97071 PHONE 503 981-9361

DATE: 3/21/19
DWG BY: MLW
CHECKED BY:
PAGE: F1 OF F2
JOB ID: 19-8156

REGISTERED PROFESSIONAL ENGINEER
OREGON
EXPIRATION DATE: 12/31/20

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Image Date: 3/6/2018

ATTACHMENT B

Date: 8/6/2019

N
W E
S

1 inch = 175 feet