



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING Amendments to Milwaukie Municipal Code

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov).

The **Milwaukie Planning Commission** will hold a public hearing at **6:30 p.m. on Tuesday, January 12, 2021** to consider a recommendation for proposed municipal code text amendments (File #ZA-2020-002).

**Video Meeting:** Due to the governor's "Stay Home, Stay Healthy" order, the Planning Commission will hold this meeting using the Zoom online platform. The public is invited to watch live on the city's YouTube channel, Comcast Cable channel 30 in city limits, or by joining the Zoom webinar (visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-meeting> for details).

### Summary of Proposed Changes

- Milwaukie Municipal Code (MMC) Title 18 Flood Hazard Regulations

*The Federal Emergency Management Agency (FEMA) requires that communities keep their local flood hazard regulations current with federal standards in order to maintain eligibility for participation in the National Flood Insurance Program (NFIP). The City has participated in the NFIP for a long time, which allows property owners within the city limits to purchase flood insurance policies that are federally subsidized and therefore more affordable than flood insurance provided by the private sector.*

*The proposed amendments are largely administrative and policy-neutral in nature and are specifically designed to ensure that City ordinances relating to development in designated flood hazard areas continue to be consistent with applicable federal regulations for flood management. The Oregon Department of Land Conservation and Development (DLCD) is facilitating this effort and has provided a model ordinance as a guide. The proposal is to repeal the existing MMC Title 18 and replace it with very similar language based on DLCD's model ordinance. (The current code is based on an earlier version of a model ordinance created for the same purpose.)*

**To learn more about the proposal:** Call the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/za-2020-002>. The staff report on the proposal will also be available after 9 a.m. on **Tuesday, January 5, 2021**, on the City's website at the meeting website noted above.

Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review on the city's website.

**To comment on a proposal:** You are invited to participate directly in the hearing, which will be conducted online only. You may send written comments to the staff contact listed above, either in advance or during the hearing itself. If you want to present verbal testimony—either pro, con, or to raise questions—you will be invited to

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speaking following the applicant's testimony. Testimony and comments for this hearing must be directed towards the criteria identified and will all become part of the permanent record. Anyone who submits a written comment or testifies during the hearing will be sent a copy of the decision or recommendation.

**Failure to raise an issue with sufficient specificity, and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).**

If you have any questions, please contact Brett Kever, Associate Planner, in the Planning Department at 503-786-7657 or [kelverb@milwaukieoregon.gov](mailto:kelverb@milwaukieoregon.gov).

*The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.*