



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: February 5, 2021

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.

You are receiving this notice because changes are proposed to land use regulations that are applicable to your property. The proposal requires a public hearing by the Milwaukie City Council and notice to affected property owners and neighborhood district associations. The proposal and information on how to respond to this notice are described below.

The Milwaukie City Council will hold a public hearing on the proposal at a meeting beginning at 6:00 p.m. on Tuesday, March 2, 2021, at Milwaukie City Hall, 10722 SE Main Street.

Video Meeting: Due to the governor’s “Stay Home, Stay Healthy” order, the City Council 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/citycouncil/city-council-regular-session-295> for details).

File Number(s):	ZA-2020-002
Location:	Approximately 250 properties throughout the city include areas that are formally identified as having some risk from flooding. <i>A map of the overall affected area is located on the last page of this notice.</i>
Proposal:	Proposed amendments to Milwaukie Municipal Code (MMC) Title 18 (Flood Hazard Regulations): <i>The Federal Emergency Management Agency (FEMA) requires that communities keep their local flood hazard regulations current with federal standards to maintain eligibility for the National Flood Insurance Program (NFIP). The City is a long-time participant in the NFIP, 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.</i> <i>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.)</i>

Applicant:	City of Milwaukie
Staff contact:	Brett Kever, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 Tel. 503-786-7657 Email keverb@milwaukieoregon.gov
Applicable Criteria:	<ul style="list-style-type: none"> • MMC Section 19.902 Amendments to Maps and Ordinances • MMC Chapter 19.1008 Type V Review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .

To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at www.milwaukieoregon.gov/planning/za-2020-002. The staff report on the proposal will be available for viewing after 3 p.m. on **Tuesday, February 23, 2021**, 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 below, 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 speak following the staff presentation. 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.

Recommendation: The Planning Commission held a public hearing to consider the proposed amendments on January 12, 2021, and has recommended approval. The recommendation will be forwarded to the City Council, who will consider it in issuing a decision. However, the Planning Commission’s recommendation is nonbinding and is not appealable.

To appeal a decision: The City Council's decision may be appealed by a person with standing. In order to establish standing, you must do at least one of the following: (1) submit written comments to the staff contact before the hearing; or (2) attend the online hearing and present testimony. Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. 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).

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.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:
 THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY
 FORWARDED TO THE PURCHASER.

Flood Hazard Areas in Milwaukie

