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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

NOTICE OF LAND USE PUBLIC HEARINGS

To: **Community Planning Organizations, Hamlets, and Other Interested Parties**
From: Steve Hanschka, Sr. Planner, CFM
Date: November 5, 2018
Subject: Public hearings scheduled on **File ZDO-275 Floodplain Management District (FMD) Updates**; Proposed amendments to Clackamas County Zoning & Development Ordinance (ZDO)

Clackamas County is considering amendments to the Zoning and Development Ordinance (ZDO) to adopt new floodplain maps for the Sandy River Basin, produced by the Federal Emergency Management Agency (FEMA), and to adopt amendments to the ZDO — most of which are required by FEMA and the Oregon Department of Land Conservation & Development (DLCD) — that apply to new development countywide in the 100-year floodplain. The majority of the amendments are necessary to ensure the continuation of the County's participation in FEMA's National Flood Insurance Program (NFIP) that, among other things, makes federally backed flood insurance coverage available for existing development and new construction, and is required for nearly all mortgages that pertain to the purchase of residential, commercial and industrial structures located in the floodplain. Because these proposed amendments may affect your community or area of interest, we want to give you and your organization advance notice of the opportunity to review and comment on the proposed changes before or at the public hearing.

The proposed amendments are on our website at <https://clackamas.us/planning/zdo275>. The Planning Commission and Board of County Commissioners have scheduled public hearings on these amendments to receive testimony from the public and other interested parties.

Public Hearings

Planning Commission:

Time: No earlier than **6:30 p.m., Monday, December 10, 2018**

Location: Development Services Building Auditorium, 150 Beaver Creek Rd., Oregon City

Board of County Commissioners:

Time: No earlier than **9:30 a.m., Wednesday, January 9, 2019**

Location: Public Services Building, 4th floor Board Hearing Room, 2051 Kaen Rd, Oregon City

To testify: Interested parties are welcome to provide testimony at the hearings or in advance of the hearings.

In person, orally, at one or both public hearings:

- Speakers are generally called up in the order in which they sign in.
- There is usually a 3-minute time limit for each speaker.
- Speakers are encouraged to also submit their comments in writing.

Written testimony, in advance, sent by US mail, email, or dropped off in the Planning Division, as follows:

- Written correspondence received by 3:00 pm on Friday, November 30, 2018, will be included in the information packet sent to the Planning Commission one week before their hearing. Written correspondence received by 4:00 pm on Monday, December 31, 2018, will be included in the information packet sent to the Board one week before their hearing.
- Written testimony received after that time will be emailed to the Commission or Board or given to them the day of the hearing.
- Mail or drop off written testimony to Steve Hanschka, at 150 Beaver Creek Rd., Oregon City, OR, 97045, or email to stevehan@clackamas.us.

Background Information

The floodplain for the Sandy River Basin is currently regulated through floodplain maps produced by FEMA in 2008. FEMA recently completed new floodplain mapping for the Sandy River Basin that will go into effect on January 18, 2019. The initial process began with meetings between FEMA and affected communities in March of 2012. The first draft maps were issued in July of 2013, then a subsequent issuance of preliminary maps were released in March of 2016. On July 12, 2016, Clackamas County, FEMA and DLCD held a public meeting / workshop in Welches to which all affected property owners were invited, and during which FEMA presented the maps to the public. Between mid-2017 and early-2018, several comments and appeals were submitted that FEMA incorporated into the ongoing production of the new floodplain maps and associated data. In March of 2018, FEMA released revised preliminary maps, followed by their issuance of a Letter of Final Determination on July 18, 2018. The County has until January 18, 2019 to adopt the new maps or it faces suspension from the National Flood Insurance Program.

Proposal

ZDO-275 would adopt new floodplain maps for the Sandy River Basin area that includes the Sandy River, the Salmon River, the Zigzag River, Henry Creek, Cedar Creek, Clear Creek, Still Creek and Tickle Creek. As a result of the new maps, some properties that are in the floodplain will move out of the floodplain, some properties that are not in the floodplain will move into the floodplain, and many properties that are currently in the floodplain will stay in the floodplain. The new floodplain maps will also result in some changes to the elevation of the 100-year flood and the configuration of the Regulatory Floodway. The current and new floodplain maps can be viewed at the State's Oregon Explorer Hazards Reporter Web site at http://tools.oregonexplorer.info/OE_HtmlViewer/Index.html?viewer=hazards or at FEMA's Map Service Center at <https://msc.fema.gov/portal/advanceSearch>. Hard copies are also available to review at the Planning and Zoning Division office.

ZDO-275 would also revise the technical standards that apply to development in the Floodplain Management District (FMD) countywide, most of which are required by FEMA and the State of Oregon to ensure compliance with the most recent federal and state floodplain development standards. Some of the changes may result in increased restrictions on some properties within the County's floodplain.

Key changes include:

- Revising definitions, including the definition of development
- Adding restrictions on the development of critical facilities (e.g., schools, hospitals) in the FMD
- Updating standards for construction of accessory buildings in the FMD
- Updating and clarifying the requirements that pertain to a Conditional Letter of Map Revision (CLOMR) and subsequent Letter of Map Revision (LOMR), National Flood Insurance Program processes that revise the floodplain
- Achieving consistency with certain State of Oregon building codes that pertain to manufactured dwellings in the FMD

Additional Information

The text of the proposed amendments is posted on our website at <https://clackamas.us/planning/zdo275>
Additional information about the proposed amendments or the upcoming public hearings is also available by contacting Steve Hanschka at 503-742-4512 or stevehan@clackamas.us.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4696 or email swilliams@clackamas.us.

503-742-4696: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?