



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING Amendments to Milwaukie Municipal Code

The **Milwaukie Planning Commission** will hold a public hearing at **6:30 p.m. on Tuesday, January 14, 2025** to consider a recommendation for proposed text amendments to the City's flood hazard regulations (codified in Title 18 of the Milwaukie Municipal Code (MMC)) to establish standards for "no net loss" of key floodplain functions (primary file #ZA-2024-003).

The Planning Commission will hold this meeting both in person at City Hall (10501 SE Main St) and through Zoom video.

The public may participate in this meeting in person or by joining the Zoom webinar. The public may watch live on the city's YouTube channel or Comcast Cable channel 30 in city limits.

To participate in this meeting by phone dial 1-253-205-0468 and enter Webinar ID 863 9991 3734 and Passcode 629606. To raise your hand by phone dial *9.

Written comments may be submitted by email to planning@milwaukieoregon.gov. The Planning Commission will take verbal comments. For Zoom webinar login information visit

<https://www.milwaukieoregon.gov/bc-pc/planning-commission-53>.

SUMMARY OF PROPOSED CHANGES

- Establish standards for "no net loss" of the key floodplain functions of flood storage, water quality, and vegetation.

This proposal stems from requirements passed down from the Federal Emergency Management Agency (FEMA) related to the Biological Opinion concerning impacts of the National Flood Insurance Program (NFIP) on federally listed species protected by the Endangered Species Act (ESA). The proposed amendments are necessary to maintain the City's eligibility to participate in the NFIP while a final implementation plan regarding ESA-NFIP integration is developed by FEMA.

The amendments would apply only to properties in the regulatory floodplain.

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-2024-003>. The staff report on the proposal will also be available after 9 a.m. on **Tuesday, January 7, 2025** 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.

More information on next page.

To comment on a proposal: You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed below, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the staff report presentation. Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

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 Kolver, Senior Planner, in the Planning Department at 503-786-7657 or kolverb@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.



QR code for Jan 14 PC
hearing page



QR code for project page
(ZA-2024-003)