



CITY OF TROUTDALE

Community Development Department

THIS IS TO NOTIFY YOU THAT THE CITY OF TROUTDALE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

October 16, 2018

Dear Property Owner:

This land use hearing notice is being sent to you to comply with Oregon Revised Statute (ORS) 227.186 (Measure 56) with the following required language:

ON WEDNESDAY, NOVEMBER 14, 2018 THE CITY OF TROUTDALE WILL HOLD A PUBLIC HEARING REGARDING ADOPTION OF ORDINANCE NO. 851. THE CITY HAS DETERMINED THAT ADOPTION OF THIS ORDINANCE MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY, AND OTHER PROPERTIES IN THE AFFECTED ZONE, AND MAY CHANGE THE VALUE OF YOUR PROPERTY.

HERE IS WHAT THIS MEANS:

The City of Troutdale Planning Commission is proposing to amend the Troutdale Development Code Sections 1.040 Vegetation Corridor and Slope District, and Water Quality and Flood Management Definitions; 2.220 Expiration of a Decision; and 4.500 Flood Management Area to adopt Federal Emergency Management Agency (FEMA) requirements for development in the floodplain.

The purpose of these amendments is to facilitate local implementation of the National Flood Insurance Program and Community Rating System requirements, and to adopt the best available geographic data defining locations that are at a high risk of flooding.

FURTHER DETAILS ON THE BACK PAGE

CONTINUED FROM FRONT PAGE**WHEN AND WHERE IS THE HEARING AND WHAT ARE THE DETAILS?**

When: Wednesday November 14, 2018 at 7:00 p.m.
Where: Troutdale Police Community Center – Kellogg Room, 234 SW Kendall Ct, Troutdale, Oregon 97060
Details: You may comment in writing to the Community Development Department prior to the hearing and/or present written and/or verbal testimony to the Planning Commission at the hearing. Failure (1) to raise an issue in the hearing in person or by letter to the address above or (2) provide sufficient detail and clarity to enable a decision-maker to respond to the issue precludes appeal to the Oregon Land Use Board of Appeals (LUBA) on that issue.

IF YOU WANT ADDITIONAL INFORMATION:

- To view the application materials, visit <http://www.ci.troutdale.or.us/>.
- Ordinance No. 851 is available for inspection at no cost at the Troutdale Community Development Department located at 2200 SW 18th Way, Troutdale, OR 97060. A copy of Ordinance No 851 is available for review at least seven (7) days prior to the hearing.
- For additional information concerning Ordinance No. 851, you may contact Breezy Poulin at the Community Development Department at 503-674-7229 or planning@troutdaleoregon.gov.

Attachment(s): Map of Tax Lots Impacted by the 1% Annual Chance of Flood (100 Year Flood) Floodplain

