



CITY OF BEAVERTON
 Community Development Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR 97076
 Tel: (503) 526-2420
 Fax: (503) 526-3720
 www.beavertonoregon.gov

PUBLIC HEARING NOTICE

THIS IS TO NOTIFY YOU THAT THE CITY SHALL CONSIDER A PROPOSED LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USE OF YOUR LAND

NO DETERMINATION HAS BEEN OR IS EXPECTED TO BE MADE AS TO THE EFFECT OF THE PROPOSAL REFERENCED IN THIS NOTICE ON THE USE OF YOUR PROPERTY.

Hearing Date: July 18, 2018 Hearing Body: Planning Commission

Project Name:	FEMA FLOODPLAIN MAP UPDATED TEXT AMENDMENT
Case File No.:	TA2018-0001
Summary of Application:	The City proposes to amend the Beaverton Development Code to adopt the Letter of Final Determination provided by FEMA, dated April 19, 2018, with accompanying Flood Insurance Rate Maps, flood profiles and related data for Washington County and Incorporated Areas, revising and replacing four panels of the current County-Wide Floodplain study, 'The Flood Insurance Study for Washington County, Oregon and Incorporated Areas' dated November 4, 2016. The amendment also proposes adopting language related to facilities within the floodplain, as required by FEMA. The update affects Chapters 60 and 90 of the Development Code.
Applicable Location:	All Beaverton properties within the four revised and updated panels as identified in the Letter of Final Determination, dated April 19, 2018.
Zoning & NAC:	N/A
Applicable Criteria:	Development Code Section 40.85.15.1.C
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 12725 SW Millikan Way beginning at 6:30 p.m
Staff Contact:	Jim Duggan (503) 526-2442 / jduggan@beavertonoregon.gov Elena Sasin (503) 526-2494 / esasin@beavertonoregon.gov

Due Date for Written Comments: July 6, 2018 at 4:30 p.m.

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by July 6, 2018. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Pursuant to Oregon Revised Statutes (ORS) 227.186, the City is required to print the following sentence: “The City has determined that adoption of these ordinances may affect the permissible uses of your property and may reduce the value of your property.” **However, the City has not, nor is expected to, make a determination as to the effect of the proposed Text Amendment application on the value of your property.**

You are receiving this notice to advise you of a proposed ordinance action. Section 50.50.2 of the Beaverton Development Code requires the City to provide written notice of a proposed ordinance action to the applicant, affected Neighborhood Association Committees (NACs), and owners of property within the City for which the proposed ordinance, if adopted, may in the Director’s opinion affect the permissible uses of land. Property owner information is based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation.

Staff reports are available for inspection at no cost a minimum of seven (7) calendar days before the public hearing. A copy of the staff report will be provided at reasonable cost. Inspection or purchase of the staff report occurs at the Planning Division Planning Counter located on the 4th floor of Beaverton City Hall, 12725 SW Millikan Way. Office hours are 7:30 a.m. to 4:30 p.m. Monday through Friday. A copy of the staff report may also be viewed on-line at:

www.beavertonoregon.gov/departments/CDD/Development/DevelopmentProjects.

Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Elena Sasin by calling 711 (503) 526-3710 or email esasin@beavertonoregon.gov*