

NOTICE OF LAND USE ACTION – Required by Measure 56

Notice for Adoption of Oregon Model Flood Ordinance

This is to notify you that the Columbia County Board of Commissioners have proposed an amendment to a land use regulation that may affect the permissible uses of your property and other properties. Our records indicate you own land that has been identified as a Special Flood Hazard Area (SFHA) and will be affected by the proposed land use amendments that regulate activities within a floodplain. (Please note, the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for Columbia County will not be amended with this proposal).

The Columbia County Board of Commissioners has initiated amendments to Section 1100 of the Columbia County Zoning Ordinance relating to the Flood Hazard Overlay for Columbia County. The proposed amendments will adopt the State of Oregon Model Flood Hazard Management Ordinance prepared by the State of Oregon Department of Land Conservation and Development (DLCD) and reviewed and approved by the Federal Emergency Management Agency (FEMA), Region X. Adoption of the ordinance language provided will ensure County compliance with the minimum standards for participation in the National Flood Insurance Program (NFIP). The model flood hazard ordinance includes standards and provisions that encourage sound floodplain management. The language is based on the minimum requirements of the NFIP found in the Code of Federal Regulations (CFR's), Oregon's statewide land use planning Goal 7 (Natural Disasters and Hazards), and the Oregon specialty codes.

Adoption of the proposed amendments may affect the permissible uses of your property, and other properties located within a Special Flood Hazard Area (SFHA), and this may change the value of your property or other properties located in the SFHA.

On May 3, 2021 at 6:30 PM, the Columbia County Planning Commission will hold a public hearing to make a recommendation to the Board of Commissioners regarding adoption of Ordinance No. 2021-2, In the Matter of Amending the Columbia County Zoning Ordinance, Section 1100, Flood Hazard Overlay Zone, to Adopt the State of Oregon 2019 Model Flood Hazard Management Ordinance and Comply with the National Flood Insurance Program Regulations. During the COVID-19 global pandemic, the Columbia County Planning Commission will be holding their public hearing via virtual format. Please use the links below if you wish to participate in the public hearing through either the online platform or by telephone.

From your computer, tablet or smartphone: <https://global.gotomeeting.com/join/512758765>

Dial in using your phone: United States (Toll Free): [1 866 899 4679](tel:18668994679) or
United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 512-758-765

The proposed amendments are available for inspection in the Land Development Services Department (LDS) at the Columbia County Courthouse located at 230 Strand Street, St. Helens, Oregon. Please note, due to the COVID-19 global pandemic you must call 503-397-1501, Extension 1 to schedule an appointment prior to visiting the Courthouse. A copy of the proposed amendment may be purchased at the LDS office at a cost of \$0.25 per page. A copy of the proposed amendments can also be obtained by visiting our website at:

<https://www.columbiacountyor.gov/departments/landdevelopment/planning>

For additional information concerning these amendments proposed in Ordinance No. 2021-2, you may call the Columbia County Department of Land Development Services at (503) 397-1501, Extension 1 and ask to speak with Planning Manager, Matt Laird or LDS Director, Karen Schminke.