

PUBLIC NOTICE

Case No. 16-03

King City Community Development Code - Floodplain Amendments

This is to notify you that the City of King City has proposed a land use regulation that may affect the permissible uses of your property and other properties.

The city of King City will hold public hearings before the King City Planning Commission and King City Council regarding potential amendments to Chapter 16.140 Floodplain and Drainage Hazard Areas and related definitions in Chapter 16.24 of the King City Community Development Code (CDC). The purposes of the proposed amendments are to: 1) adopt the new Federal Emergency Management Agency (FEMA) requirements for flood prone areas including new Flood Insurance rate Maps; and 2) retain eligibility to participate in the National Flood Insurance Program. The approval criteria for evaluating the plan include:

- King City Comprehensive Plan; and
- Statewide planning goals.

The Planning Commission will consider public testimony regarding the draft King City CDC amendments. The purpose of the hearing will be for the Planning Commission to make a formal recommendation about the draft amendments to the King City Council.

The City Council will consider public testimony and the Planning Commission recommendation prior to making a decision regarding adoption of the King City CDC amendments.

Failure of an issue to be raised in the hearings, in person or by letter, or failure to provide sufficient specificity to afford the approval authority an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

The public hearing before the Planning Commission is scheduled for Wednesday, September 7, 2016 at 9:30 a.m., at King City Hall, located at 15300 S. W. 116th Avenue, King City, OR 97224. The public hearing before the City Council is scheduled for Monday, September 19, 2016 at 7:00 p.m. at the same location. The City of King 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.

Copies of the draft King City CDC amendments are available at King City Hall, 15300 S. W. 116th Avenue. A staff report shall be available on or before August 31, 2016. In addition, the King City CDC draft amendments and relevant floodplain maps may be found on the city's website at http://www.ci.king-city.or.us/flood_plain_ordinance/. Summary information and a floodplain vicinity map are provided below.

Questions and requests for additional information should be directed to:

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NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

SUPPLEMENTAL INFORMATION

What is a floodplain?

A floodplain is the area of land that is inundated when flooding occurs. For regulatory purposes FEMA and the city of King City regulate development within the 100-year floodplain, which is the area that has a 1% chance to flood in any given year. In King City, the only 100-year floodplain is adjacent to the Tualatin River. FEMA issues official maps of floodplains for two main purposes: 1) development management and floodplain protection; and 2) federal flood insurance requirements. Although they may be subject to flooding during more severe and less frequent flood events, areas outside of the 100-year floodplain are not subject to the floodplain requirements.

Why is King City amending its floodplain regulations?

FEMA recently issued revised maps of the 100-year floodplain. The city is required by FEMA to adopt the revised maps into its Community Development Code (CDC) in order for property owners in the city to be eligible for flood insurance under the National Flood Insurance Program. Some technical and procedural updates related to new construction are also necessary.

How do the CDC amendments affect me?

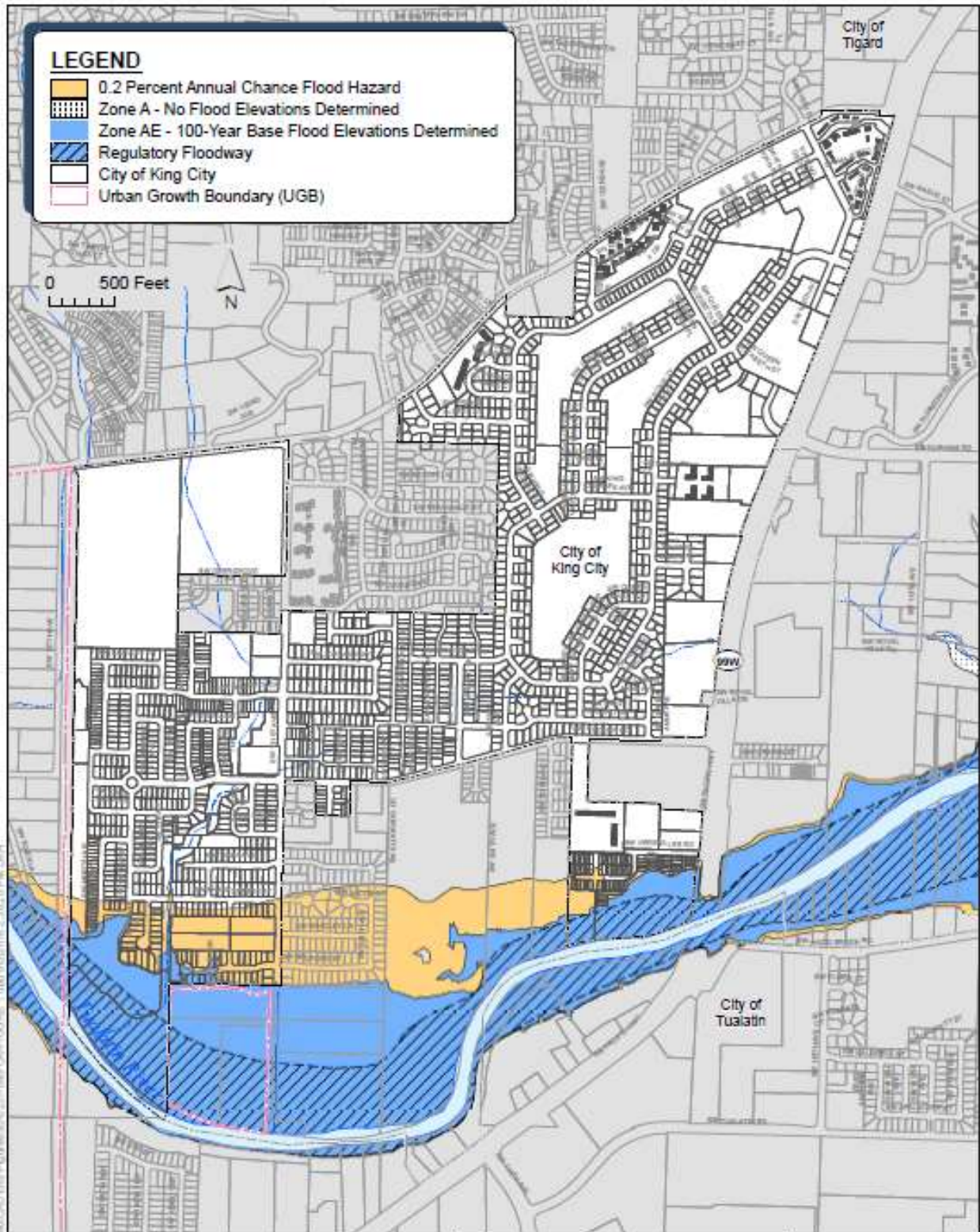
The amendments continue to help reduce the risk of flooding and flood damage. Structures within the 100-year floodplain, which have federally backed mortgages, are required to carry flood insurance. The amendments will ensure that this insurance is available. If your property is totally outside of the 100-year floodplain, they will have no effect.

Why did I receive a notice?

The city sent this notice to all property owners within the 100-year floodplain as well as owners of property within the 500-year floodplain, which is an area with a 0.2% chance of flooding on any given year. Properties and development that are only within the 500-year floodplain are not subject to FEMA or city floodplain requirements.

Where is the floodplain in King City?

Figure 1 on the following page shows the location of the 100-year floodplain and the 500-year floodplain (0.2% chance).



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King City

**Figure 1
FEMA
Flood Hazard Area Map**

