

## LANE COUNTY NOTICE OF PUBLIC HEARING \*\*\*



This is to notify you that Lane County has proposed adoption of revised Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) and Lane Code Amendments that may affect the permissible uses of your property and other properties.

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215** requires that if you receive this notice, it must be promptly forwarded to the purchaser.

**\*\*\*ABOUT THIS NOTICE:** In 1998, Oregon's voters passed a law known as Ballot Measure 56. It requires that notices like the one above be mailed to landowners when a change in land-use laws might limit use of their property. The law requires Lane County to use the above wording in such notices, even though that wording may not describe the likely effects from the change in land-use laws very well. The Measure also requires the notice to say that Lane County has determined that proposed land use changes "may change the permissible uses of your property, and other properties in the affected area, and may change the value of your property." However, Lane County has not determined how these amendments might affect the value of your property, if at all.

As a result of new coastal flood maps (also known FIRMs) produced by FEMA and Oregon Department of Geology and Mineral Industries (DOGAMI), Lane County must adopt the new maps by June of 2020. This process is being conducted under public hearings with the Lane County Planning Commissioners (LCPC) and later with the Lane County Board of Commissioners (BCC). The LCPC may take action at the hearing or may continue the matter. The LCPC will ultimately make a recommendation to the BCC who will conduct a separate public hearing on a later date.

The Lane County Planning Commission will conduct a Public Hearing on February 4, 2020. The public hearing will begin at 6:00 p.m. at the Florence Events Center, 715 Quince Street, Florence, OR on the following proposal:

### PROPOSAL:

- 1) Ordinance No. PA 1391. In the matter of amending the Lane County Code to adopt revised Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) along Lane County Coastal areas and code amendments to Lane Code (LC) 16.244, Floodplain Combining Zone (FP-RCP) Rural Comprehensive Plan and LC 10.271, Floodplain Combining District (FP), Code Amendment proposal regarding adding coastal high hazard area development regulations.
- 2) Order No. to be assigned. In the matter of amending Chapter 11 of Lane Manual to revise provisions regarding Flood Hazard Studies (LM 11.020).

The proposed FEMA Flood maps and amendments to Lane Code 16.244 and Lane Code 10.271 Floodplain Combining zones and application (file No. 509-PA19-05970) materials are available for inspection at the Lane County Land Management Division Customer Service Center (located at 3050 N. Delta Hwy. Eugene, OR. 97408) and on the **Lane County Floodplain project website online at:** [www.lanecounty.org/FEMAMapUpdate](http://www.lanecounty.org/FEMAMapUpdate) under LCPC Hearing Materials. A copy of the Ordinance amendment proposal, proposed flood maps and related materials may be purchased from the Land Management Division at a fee of 25¢ per page.

The entire **Lane County Planning Commissioners Staff Report packet** will be available on the following website on **Tuesday, January 28, 2020:** [www.lanecounty.org/FEMAMapUpdate](http://www.lanecounty.org/FEMAMapUpdate) under LCPC Hearing Materials.

**NOTE: All of the above language is required by ORS 215.503(5) \*\*\***

Lane County has not completed the research to determine which specific properties, if any, could be reduced in value or if permissible uses may be negatively affected by adoption of the above ordinance and order. Lane County is mailing this notice to all property owners who own property within the floodplain boundary outside of city limits.

Generally, the proposed changes could add or remove properties from the floodplain. The new maps also include some changes to the elevation of the 100-year flood. The base zoning is not changing. Adoption of the new maps and the minimum code standards of the National Flood Insurance Program (NFIP) is required for the County to retain its membership in the NFIP and for County residents to have access to flood insurance. Note, FEMA and County staff conducted an Open House meeting in September, 2018 regarding the FIRM changes. Also, the City of Florence and Dunes City are expected to adopt similar Plan Amendments and zoning language within their respective city limit jurisdictions under separate public processes.

**ADDITIONAL INFORMATION:** The application, all documents, and the applicable criteria are available for inspection at no cost at the Land Management Division. You may obtain **all application information, new flood maps,** online at: [www.lanecounty.org/FEMAMapUpdate](http://www.lanecounty.org/FEMAMapUpdate)

Or, contact the staff representative listed below:

Deanna Wright, Associate Planner, CFM  
Lane County Land Management Division  
3050 North Delta Highway Eugene, OR 97408  
541-682-4082 [deanna.wright@co.lane.or.us](mailto:deanna.wright@co.lane.or.us)

**APPLICABLE REVIEW/APPROVAL CRITERIA:** Applicable criteria include, but are not limited to: Lane Code 12.050, Lane Code 16.252, Lane Code 16.244(3)(c), and Lane Code 10.271-15(3); Lane County Rural Comprehensive Plan; and applicable Statewide Land Use Goals and Oregon Revised Statutes.

Copies of the applicable law are available at the following websites\*:

Lane Code is available at: <http://www.co.lane.or.us/LaneCode/default.htm>

Oregon Administrative Rules at: <http://arcweb.sos.state.or.us/banners/rules.htm>

Oregon Revised Statutes at: <http://www.leg.state.or.us/ors/>

Oregon Statewide Planning Goals at: <http://www.oregon.gov/LCD/goals.shtml>

\* Internet accuracy is subject to the limitations stated therein.

Mailed copies of the applicable criteria are also available at cost of 25¢ per page, by calling 541-682-6917. Please allow one week for mailing.

**HOW TO PARTICIPATE OR SUBMIT COMMENTS:** Written comments will be accepted until the close of the public hearing. Written comments should be directed to the staff contact listed above prior to the hearing or submitted during the public hearing on **February 4, 2020**. Oral statements and testimony may be given at the public hearing.

**HEARING PROCEDURE:** The hearing notice and conduct is pursuant to Lane Code 14.070(13). The order of procedure for the conduct of the hearing will generally be as follows:

- a. Announcement of the nature and purpose of the hearing
- b. Announcement of opportunities for submission of information and appeal.
- c. Disclosure of ex parte contacts
- d. Abstentions
- e. Report by staff
- f. Public Testimony
- g. Any additional comments by staff
- h. Conclude the hearing

Failure of an issue to be raised in a hearing in person or by writing, or failure to provide sufficient specificity to afford the Approval Authority who conducts the hearing an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. The meeting location is wheelchair-accessible. Persons needing special accommodation (e.g., hearing impaired, language translation, chemical sensitivity needs, and large print copies of the agenda) are instructed to submit their request at least 48 hours prior to the meeting by calling staff Amber Wolles at 541-682-6917.