

Many people are wondering why they received a notice from the Coos County Planning Department that says the County has determined that adoption of one or more of these amendments may affect the permissible uses of your property and other properties in the affected zone(s) which may result in a change to the value of your property. This is a required statement pursuant to Measure 56. The County initiated text amendments will only change **future requirements** for development and is not retroactive.

In 1998, Oregon voters passed a law known as Ballot Measure 56. It requires that notices be mailed to landowners when a change in land-use laws **might** limit uses of property. The law requires certain language to be used in the notices but that wording doesn't describe the likely effects from the change in land-use laws. Receiving this notice does not mean the changes affect your property or property value. The changes proposed are not authorizing any type of development but are streamlining processes, addressing readability and updating outdated language.

If you have questions about property values and how they are calculated you should contact the Coos County Assessor's staff.

Coos County itself is **not proposing** any type of development these are changes to the language in the ordinance. The Planning Commission and Board of Commissioners will be reviewing the text changes and will take testimony on each amendment based on the criteria. The only matters before the Hearings Body (Planning Commission and Board of Commissioners) pertain to land use laws. Staff will address each one of the matters in the staff report which will be available at least seven days prior to the Planning Commission hearing. Testimony will need to be specific for each application.

The following links are to the proposed language and changes.

AM-14-03 – Changes shown in the link below

<http://www.co.coos.or.us/Portals/0/Planning/AM-14-03/Chapter%208%20Surveying%20Standards.pdf>

AM-14-05 – Changes shown in the link below

<http://www.co.coos.or.us/Portals/0/Planning/AM-14-05/Chapter%205%20revisions.pdf>

AM-14-06 – Proposed replacement language in first link and current language in the second link

<http://www.co.coos.or.us/Portals/0/Planning/AM-14-06/Chapter%207%20revisions.pdf>

<http://www.co.coos.or.us/Portals/0/Planning/AM-14-06/Change%20Sheet.pdf>

AM-14-07- Proposed replacement language in first link and current language in the second link

<http://www.co.coos.or.us/Portals/0/Planning/AM-14-07/Chapter%206%20revisions.pdf>

<http://www.co.coos.or.us/Portals/0/Planning/AM-14-07/Change%20Sheets.pdf>