



## Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: 225 N. Adams, Coquille, Oregon

(541) 396-7770

FAX (541) 396-1022 / TDD (800) 735-2900

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### NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

Notice is hereby given that the Coos County Planning Commission (**December 5, 2019 @ 7:00 p.m.**) and the Board of Commissioners (**December 17, 2019 @ 1:30 p.m.**) will conduct public hearings regarding the matter of proposed amendment to the Coos County Zoning and Land Development Ordinance. The changes will be posted on the webpage under pending application and then click the file number to find the drafts. **File numbers AM-19-005 Hazards update** to language for Geo-Tech requirement along with updated Landslide Hazards Map and adoption of studies to support the hazards. **AM-19-006 Farm and Forest** property updates are to reformat into a table and include all legislative updates regarding accessory forest dwellings and changes to reduce requirements for dwellings on high value farmland. There is a legislative change to extension of certain dwelling applications is both farm and forest.

In 1998, Oregon voters passed a law known as Ballot Measure 56. It requires that local governments mail notices 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.

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 and comprehensive plan. The Planning Commission and Board of Commissioners will be reviewing the proposed 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 proposed text change.

The hearings will be held in the Conference Room of the Owen Building, 201 N. Adams St., Coquille, Oregon. A copy of the Staff Report will be available for review at the Planning Department at least seven (7) days prior to the scheduled Planning Commission hearing. Copies can be obtained for a fee of \$.50 per page, viewed online @ <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment-Applications2019.aspx> or viewed at the Planning Department at any time during regular business hours 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m.

These hearings are open to the public and testimony, evidence, or comments may be submitted either orally or in writing. The Planning Commission would appreciate any written materials be submitted 10 days prior to the hearing date (**by November 25, 2019**), testimony can be emailed to [planning@co.coos.or.us](mailto:planning@co.coos.or.us), mailed to the Planning Department, 250 N. Baxter, Coquille, Oregon 97423, or delivered to 225 North Adams Street, Coquille, Oregon. Please include your signature, printed name and mailing address. All written comments or evidence received prior to the close of the evidentiary record will be included in the evidentiary record.

Anyone entering a signed petition(s) into the record is responsible for providing individual notice to the signee(s) of the petition(s). Please be aware that failure to raise an issue prior to the close of the evidentiary record, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue. An appeal of a Hearings Body decision shall be made pursuant to Article 5.8 of the CCZLDO.

Further explanation concerning any information contained in this notice can be obtained by contacting the Planning Staff members at (541) 396-7770, or by visiting the Planning Department. This notice was posted, mailed and published.

#### Coos County Staff Members

Jill Rolfe, Planning Director

Amy Dibble, Planner II

Crystal Orr, Planning Specialist

**POSTED & MAILED ON: November 15, 2019**

**POST THROUGH: December 17, 2019**