

## **MEASURE 56 NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS**

### **THIS IS TO NOTIFY YOU THAT COOS COUNTY HAS PROPOSED A LAND USE THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES\*\*\***

Notice is hereby given that the Coos County Planning Commission will conduct a public hearing on December 2, 2021 at 7:00 p.m. to review all of the legislative text changes referenced in this notice. The Board of Commissioners (BOC) will conduct public hearings regarding the following legislative amendments to the Coos County Zoning and Land Development Ordinance on December 28, 2014 at 1:30 p.m. for File No. AM-21-006.

The final draft will be available seven days prior to the Planning Commission hearing. Any requested or suggested changes from the Planning Commission will be forwarded to the Board of Commissioners.

This is a summary of the changes as follows; however, the full documents will be available on the website in draft form. Again, the draft is subject to minor changes until seven days prior to the Planning Commission hearing.

AM-21-006 – This amendment is to update the “Template Dwelling” criteria to be consistent with legislative changes 2019 HB 2225. This only applies to Forest and not to other zoning districts, the changes in summary:

Defines "center of the subject tract" as the mathematical centroid of the tract for siting certain permissible forest dwellings.

Adds the following requirements for a proposed dwelling:

- (1) the lot or parcel on which the dwelling will be sited was lawfully established;
- (2) any property line adjustment complied with property line adjustment provisions in replatting statutes;
- (3) any property line adjustment after January 1, 2019 did not have the effect of qualifying the lot or parcel for a dwelling under this statute; and
- (4) if the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.

Authorizes a county, prior to November 1, 2023, to allow establishment of a single-family dwelling on a lot or parcel that was part of a tract on January 1, 2021 if: no more than one other dwelling exists or has been approved on another lot or parcel that was part of the tract and the lot or parcel qualifies for a dwelling, notwithstanding provision prohibiting a proposed dwelling if a dwelling existed on the tract on that date or any other dwelling exists or has been approved on another lot or parcel that is part of the tract.

The other changes are to clean up and remove duplicative language for Forest and Fire Siting Standards. These were repeated in 4.6.120(9)(C) and 4.6.140 Siting Standards. Put all land divisions related to Forestlands in section 4.6.145 and clarify minimum lot and parcel sizes.

There are other text amendments that will be reviewed at the same time but they are not subject to a Measure 56 notice.

All text amendment language is available on line at <https://www.co.coos.or.us/planning/page/applications-2021-2> by selecting the correct file or by visiting the office at 60 E. Second in Coquille. To contact the Planning Department call 541-396-7770 or email at: [planning@co.coos.or.us](mailto:planning@co.coos.or.us). 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. 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. The file may be viewed at the Planning Department at any time during regular business hours (8 am to 12pm and 1pm to 5pm Monday through Friday).