

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

LANE COUNTY NOTICE OF PUBLIC HEARING

You are receiving this notice because you may own property zoned Nonimpacted Forest Land (F-1, RCP). Lane County has determined that adoption of an ordinance with the proposed amendments to LC 16.210 described above may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

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 doesn't 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 value of your property." But Lane County does not know how these amendments might affect the value of your property, if at all.

The Lane County Planning Commission will conduct a Work Session & **Public Hearing on February 20, 2018**. The work session will begin at 6:00 p.m. and the public hearing will begin at **7:00 p.m. in Harris Hall, Lane County Public Service Building, located at 125 E 8th Avenue, Eugene, OR 97401** on the following proposal:

PROPOSAL: 509-PA18-05035 / Lane County is proposing amendments to Lane Code (LC) 16.210, Nonimpacted Forest Lands Zone (F-1, RCP). The proposed updates to the F-1 zone are intended to modernize terminology, enhance the user experience by simplifying the code, streamline review processes, and align the code more closely with State Law. Changes that may affect the use of your property include but are not limited to:

- 1) New clear and objective siting standards for new dwellings and structures;
- 2) New Conditional Use Review Criteria, to help determine if the use is compatible with the area;
- 3) Changing the review process from an Administrative review (Type I) to a Director review (Type II) for 'Caretaker residences for public parks and public fish hatcheries;'
- 4) New uses: 'in-home commercial activity' as a permitted use, Parking of up to 7 dump trucks as a conditional use, and Tsunami inundation zone structures as a conditional use;
- 5) New Home Occupations will not be subject to renewals;
- 6) Multiple uses changing the review process from a Director review (Type II) down to an Administrative review (Type I) or permitted use; and
- 7) Codification of guest house as a listed use and standards for new guest houses and conversion of a lawfully existing dwelling to a guest house.

The proposed Lane Code amendments will be available for inspection on January 31, 2017 at no cost at the Lane County Customer Service Center, 3050 N Delta Hwy, Eugene, OR 97408. **The staff report** will be available for inspection at no cost at least **one week prior to the public hearing**. Copies will be available for purchase at a reasonable cost as described below.

Confused by this notice? We understand that the legally required language of this notice can be confusing and frustrating. We've developed a frequently asked questions page to help. In addition, staff are available to speak with you about this proposal at the number listed on the next page.

Frequently Asked Questions: <http://www.lanecounty.org/CHP16FAQ>

A full set of the proposed changes and additional information are online at: <http://www.lanecounty.org/CMP>

ADDITIONAL INFORMATION: County staff will give a presentation to the Planning Commissioners in a work session on February 20, 2018 at 6:00 pm. Work sessions are intended to inform the Commissioners on the background and details of the proposal. The public may attend and observe this work session however; public participation and input must be received at a public hearing or in writing. A public hearing on the matter will follow the work session and begin at 7:00 pm. Following Planning Commission action, the recommendation and proposed amendments will be considered for adoption by the Board of County Commissioners.

APPLICABLE REVIEW/APPROVAL CRITERIA: Applicable criteria include, but are not limited to: Lane Code 16.252, Procedures for Zoning, Rezoning, and Amendments to Requirements; Lane Code 12.050, Method of Adoption and Amendment.

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 should be directed to the staff contact listed below or submitted at the public hearing on February 20, 2018. Written comments will be accepted until the close of the public hearing. Oral statements and testimony must be given at the public hearing. For questions or additional information, please call or email the staff contact listed below:

Lindsey Eichner, Senior Planner
Lane County Land Management Division
3050 North Delta Highway
Eugene, OR 97408
541-682-3998, lindsey.eichner@co.lane.or.us

HEARING PROCEDURE: The hearing notice and conduct is pursuant to Lane Code 14.300. 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 application, all documents and evidence relied upon by the applicant (Lane County), and the applicable criteria are available for inspection at no cost at the Land Management Division or on the project website.

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 Amber Wolles at 541-682-6917.

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