



# MEASURE 56 LAND USE PUBLIC HEARING NOTICE

THIS IS TO NOTIFY YOU THAT THE CITY OF BANDON HAS PROPOSED A LAND USE THAT MAY AFFECT THE PERMISSIBLE LAND USES OF YOUR PROPERTY AND OTHER PROPERTIES.

CITY OF BANDON  
555 HWY 101  
P.O. BOX 67  
BANDON, OR 97411  
(541) 347-7922  
[www.cityofbandon.org](http://www.cityofbandon.org)

The City of Bandon has determined that adoption of a proposed ordinance may affect the permissible uses of your property and other properties in the affected zone(s) and may change the value of your property. The Bandon Planning Commission will conduct a Public Hearing on this proposal on October 22, 2020. The Bandon City Council is scheduled to conduct a Public Hearing on this proposal on November 2, 2020.

**Location:** Both meetings will begin at 7:00PM with public hearings conducted through Zoom, registration is required to participate through Zoom. Register in advance for the October 22, 2020 Planning Commission Hearing: [https://us02web.zoom.us/meeting/register/tZMocqgpzktH9VQ3LM8WpmWUbyYZO\\_rj0iD](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/register/tZMocqgpzktH9VQ3LM8WpmWUbyYZO_rj0iD) and/or the November 2, 2020 City Council Hearing: [https://us02web.zoom.us/meeting/register/tZwodOigRDSiEt3Z8xVf4noscZzJ0BMHxcTU](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/register/tZwodOigRDSiEt3Z8xVf4noscZzJ0BMHxcTU)

After registering, you will receive a confirmation email with information about joining the Zoom meeting. Written comments are encouraged and may be submitted to the planning department by mail, by emailing [planning@cityofbandon.org](mailto:planning@cityofbandon.org), or in-person at City Hall. Availability to attend meetings in person will be posted on the meeting agendas.

**Background & Proposal:** In April 2020 the City of Bandon received a grant from the Department of Land Conservation and Development (DLCD) to continue work on a Hazards Overlay Zone (HOZ), a project that began in 2012 after an unrelated planning application was appealed to the Land Use Board of Appeals (LUBA). During that appeal, LUBA found that the City's geotechnical reporting requirements were not compliant with Oregon's Statewide Planning Goals and were therefore unenforceable. The Bandon Planning Commission and City Council worked extensively from 2012 to 2016 to adopt a hazards ordinance update, but the issue was ultimately tabled in 2016 due to public opposition and planning staff turnover.

The City's development regulations for properties with known or suspected hazards remains virtually unchanged since the creation of the 1979 Bandon Bluff Inventory Natural Hazards Map and 1991

*Comprehensive Plan*, leaving property owners and the City exposed to hazard-related liabilities on properties that were outside city limits or not located in a Controlled Development Zone at the time of the 1979 hazard study.

The Bandon Planning Commission held a public work session on June 16, 2020 to discuss a new HOZ proposal. A second work session was held on August 27, 2020. The current proposal defines clear, objective, and measurable standards for landslide, liquefaction, and oceanfront hazard mitigation within the City of Bandon, simplifying development regulations on affected properties by using the DLCD created *Coastal Atlas* web based map, a system that is widely used throughout Coos County, to identify potentially affected properties.

You received this notice because you are the listed property owner or agent of a property that may be impacted by the proposed ordinance. To see how your property may be impacted by this proposal, visit <https://www.coastalatlant.net/coos-all-hazards/> and select the Landslide/Liquefaction options.

**Hearing Procedure:** This legislative hearing is pursuant to the requirements described in Bandon Municipal Code 17.120.110. The application, all documents and evidence relied upon by the applicant (City of Bandon), and the applicable criteria are available for inspection at no cost through the City of Bandon website. Copies of these materials will be provided at the actual cost of printing upon request.

**About this notice:** In 1998, Oregon's voters passed a law known as Ballot Measure 56, which requires legal notices like this one to be mailed to landowners when a change in land-use laws might limit the use of their property. Generic legal language is mandatory for all mailings under Measure 56 law. The above sentence, "The City of Bandon has determined that proposed land use changes may change the value of your property.." is mandatory language that the City must include, however; the City of Bandon does not know how these amendments might affect the value of your property, if at all.

**For more information see the City's website or contact the Bandon Planning Department by email [planning@cityofbandon.org](mailto:planning@cityofbandon.org) or phone (541) 347-7922.**

Mailed: September 4, 2020