

## NOTICE TO PROPERTY OWNERS: Questions and Answers

On occasion the Clackamas County Planning & Zoning Division mails color postcards to property owners in specific zones to notify them that a change in land use regulations has been proposed that could affect how an owner could use their property. The notice has the following statement at the top:

**THIS IS TO NOTIFY YOU THAT CLACKAMAS COUNTY HAS PROPOSED A CHANGE IN LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTY.**

Here are answers to a few questions you might have if you received such a notice.

### **Why did I get this notice?**

The county has proposed one or more changes to regulations that govern how land can be used in the land use zone in which you own property. If the county proposes to limit or prohibit land uses previously allowed in a zone, state law requires us to send property owners a notice letting them know that the permitted use of their property could change.

### **Did I receive this notice because my neighbor is proposing to develop their property?**

No. Notices sent out on individual development proposals provide specific details about the location and type of proposed development. The notice you received is related to a more general proposal to change the rules under which development may occur in your zone and possibly other zones.

### **Since I received this notice, does that mean I will have to change what I'm doing with my property?**

No, it does not. It does mean that there is a proposed change to land use regulations that could affect what you can do on your property if you are involved with or interested in the topic of the regulation.

### **How do I know if this proposed change will affect me?**

Read the notice carefully to learn what the topic is. If it's something that you think applies to you and / or something in which you're interested, go to the website shown on the notice to read a summary of the proposed regulations or to review the proposed changes in detail.

### **How do I know what zone my property is in?**

You can look up the zone at <http://cmap.clackamas.us/>.

### **Will the possible change affect my property value?**

We do not know or forecast the impact a regulation change may have on property value.

### **How can I comment on the proposed changes?**

You are welcome to comment on the proposed changes either in person or in writing.

- You are welcome to attend and speak at one or both of the Planning Commission and Board of County Commissioner (BCC) public hearings listed on the notice.
- You may submit written comments to the Planning & Zoning Division by email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) or by US mail to Development Services Building, 150 Beaver Creek Rd., Oregon City, OR 97045. (Please note that comments need to be received before the date of the BCC public hearing in order to ensure that they are considered before a decision is made.)

### **What if I have other questions?**

You are welcome to email the Planning & Zoning Division at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) or call us at 503-742-4500. We staff the phone lines from 8 a.m. to 5 p.m., Monday-Friday; if you call after hours, just leave a message and we'll get back to you within two business days.

### **How can I stay informed about this proposed change?**

Upcoming land use hearings, recordings of past meetings and decisions, and draft changes are available on the website. Please go to <http://www.clackamas.us/planning/> for more information, or call or email the Planning and Zoning Division at 503-742-4500 or [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us).