



***Welcome to the Coos County  
Planning Commission Meeting  
201 N. Adam St. Coquille Oregon  
Owen Building***

**AGENDA  
MAY 6, 2010  
7:00 P.M.**

**I. CALL MEETING TO ORDER** – Introductions of Commissioners and Staff

**II. CITIZEN PARTICIPATION** – This is the time for brief comments from the public concerning county Planning and zoning Matters **not on the agenda.**

**III. APPROVAL OF MINUTES** – April 1, 2010 – Planning Commission minutes mailed on April 14, 2010.

**IV. PUBLIC HEARING: INFORMATION ABOUT PUBLIC PRESENTATION**

If you wish to speak please complete a “Request to Speak” form and give it to Staff. Please begin your oral testimony by stating your name and address for the record, and identifying the criteria you will be addressing. Focus the substance of the testimony toward the criteria and endorse rather than repeat testimony of other witnesses. The criteria for each application are listed below under Public Hearings, following each file number. A copy of the complete language of the criteria governing each application is available at the sign-in desk at the meeting or by checking with staff prior to the meeting. Testimony must be directed toward the decision makers. The hearing is taped and other discussion should take place outside the hearing room to allow clear recording of the hearing.

Hearing procedure is followed pursuant to Section 5.7 of the Coos County Zoning and Land Development Ordinance. Detailed criteria for any of these matters can be obtained at the sign-in table or by requests made to the Planning Department prior to the meeting.

**ITEM A - File No. HBCU-10-03, Applicant Allen Potter Eagle Consultants, US Cellular**

Conditional use approval to site a telecommunications facility in a Forest Mixed Use zone on property identified as Township 30 Range 11 Section 00 Tax Lot 400. The application must meet criteria set fourth in the Coos County Zoning and Land Development Ordinance (LDO) §5.2.400; §4.8.300; §4.8.400; §4.8.600; and §4.8.700. The property is owned by William Hitner JR, Trust, William Hitner, JR, Trustee.

**ITEM B - File No. HBCU-10-04, Applicant, Karen Ashcraft**

Conditional use for a verification of a grandfathered (nonconforming) use four (4) grandfathered dwellings on property that is zoned Exclusive Farm Use (EFU) and Forest (F). The subject property is identified as Township 26 Range 12 Section 16 Tax Lot 300. The application must meet criteria set fourth in the LDO §3.4.100 and § 3.4.400.

**ITEM C - File No. AP-10-01, Appellant/Applicant, Georgeann M. Hoeger**

Appeal of a Planning Director’s decision to deny an Administrative Conditional Use (ACU) to allow a lot-of-record dwelling in the EFU zone. The decision was based on the fact that the property contained violations (illegal fill). The property is identified as Township 26 Range 13 Section 03AC Tax Lot 3900. The appeal must met criteria set fourth in the LDO § 5.8.150 and §5.8.200. The original application must met criteria set fourth in the LDO §4.9.500, §4.9.600 and §4.9.700. The reconsideration was based on LDO § 5.8.250 and §1.3.200.

**V. OTHER BUSINESS:** This is the time for updates from staff. There may be other items discussed but no decisions will be made.

**VI. PLANNING COMMISSION COMMENTS:**

**VII. ADJOURNMENT:**

For more information on any of these items please contact the coos county planning department by phone at (541) 396-3121 ext 210, by E-mail at [planning@co.coos.or.us](mailto:planning@co.coos.or.us), in writing to 250 N. Baxter, Coquille OR 97423 or visit us at 225 N. Adams St., Coquille OR 97423.