



***Welcome to the Coos County
Planning Commission Meeting
201 N. Adams St., Coquille Oregon
December 1, 2022 at 7:00 p.m.***

- I. CALL MEETING TO ORDER 7:00 P.M.** – Introductions of Commissioners and Staff.
- II. APPROVAL OF MINUTES – October 6th, 2022**
- III. CITIZEN PARTICIPATION** – This is the time for brief comments from the public concerning county planning and zoning matters **not on the agenda.**
- IV. PUBLIC HEARING – SEE HEARING PROCESS AND PROCEDURES ATTACHED**

- **ITEM A – File # ACU-22-012** – The property is owned by Steve & Renee Combs. According to the application the property owner is seeking approval for a new Single Family Dwelling, with an accessory structure, in the Forest Mixed Use Zone. The property is described as 29S141900-02801 and has 22.13 acres. The property is split zoned Rural Residential – 2 (RR-2) and Forest Mixed Use (F/MU). The property contain Wetlands and Natural Hazards – Wildfire. The property is subject to the following criteria:

Criteria

Coos County Zoning and Land Development Ordinance (CCZLDO)

- Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions
- Article 6.1 Lawfully Created Lots or Parcels
- Article 4.6 Resource Zoning District, Section 4.6.100 Forest and Forest Mixed Use,
 - Use Table 1 in Section 4.6.110.63 Template Dwelling (Alternative forestland dwellings ORS 215.750) to Section 4.6.120 Review Standards (9)(B)(II).
 - Development shall also comply with Section 4.6.140 Development and Siting Standards.
 - All dwellings and structures are subject to the siting standards found in Section 4.6.130.
- Properties that are in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

- **ITEM B – File # HBCU-22-001** The proposal is for a Conditional Use for an 18-hole golf course with accessory in the Exclusive Farm Use. The area in which the golf course is proposed is owned by Bandon Biota LLC. The Subject Properties are identified as Map Number Township 23S, Range 12W, Section 13/24/25/25D, Tax Lots 1903/100, 201, 400/900, 1000, 1200/100, 401, 402, 700. The property is located south of the City of Bandon off of Boak Lane. The properties also have Bandon Airport Conical Zone, Beach and Dunes with Limited Suitability, Bird Site, Coastal Shoreland Boundary, Floodplain, Natural Hazard Wind Erosion and Liquefaction, Wetlands, and Tsunami. Below are the listed criteria for this proposal.

Criteria

Coos County Zoning and Land Development Ordinances

- Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions
- Article 6.1 Lawfully Created Lots or Parcels
- Coos County Section 4.6.200 Exclusive Farm Use – Use Tables

67.	Golf courses not on high-value farmland as defined in ORS 195.300. (new golf course prohibited on High Value)	HBCU (2), (5), (20)
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- Section 4.6.210 Development and Use Standards for the Exclusive Farm Use Zone.
- Section 4.11.126 Special Development Considerations
- Section 4.11.129 Beaches and Dunes
- Section 4.11.130 Non-Estuarine Shoreland Boundary

- Section 4.11.132 Natural Hazards
- Section 4.11.150 Geological Hazards Special Development Review Standards
- Section 4.11.155 Geological Assessment Review

V. OTHER BUSINESS:

- Staff Updates

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) 396-7770, by e-mail at planning@co.coos.or.us, in writing to 225 N. Adams, Coquille OR 97423 or visit us at 60 E. Second, Coquille OR 97423.

HEARING PROCESS AND PROCEDURES:

There are four ways to participate in this matter by phone; virtually; in person; or in writing.

- i. **Virtual or by phone:** This option is only available during the time and date the hearing is scheduled. To participate there GoToMeeting or by phone please provide an email to planning@co.coos.or.us with your name, address, email and phone number for the record and in case there is any technical difficulty.

Planning Commission

<https://meet.goto.com/940158709>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (224) 501-3412

- One-touch: tel:+12245013412,,940158709#

Access Code: 940-158-709

- ii. **In Person:** The meeting can be attended in person at the time and date scheduled. All participants are required to follow COVID restrictions that are applicable at the time of the hearing. The meeting will be held in the Owen Building Large Conference Room 201 N. Adams Street, Coquille OR 97423. If you require assistance to participate in the meeting, please provide 48 hours' notice to the Planning Staff to accommodate the request. planning@co.coos.or.us or 541-396-7770.
- iii. **In Writing: Testimony shall be submitted by the deadline provided at the hearing or the close of the record in the forms described below.**

- a. **Submission of Written Testimony:** Written testimony and evidenced provided by participants that will not be attending shall be received no later than 5 pm on the day of the hearing. Although it is encouraged to submit the information well in advance to provide the Hearings Body a chance with an in depth review. Written testimony and evidence to shall be mailed 225 N. Adams, Coquille, OR 97423, dropped off at the planning office at 60 E. Second Street, Coquille or emailed to planning@co.coos.or.us. If the testimony is not received by the 5 pm deadline it will need to be submitted in person at the hearing or it will not be considered. **Please review the additional information regarding submission of written evidence.**

b. Submission of Written Evidence

- Petitions: Any party may submit a petition into the record as evidence. The petition shall be considered as written testimony of the party who submitted the petition. A petition shall not be considered to be written testimony of any individual signer. To have standing, a person must participate orally at the hearing or submit other individual written comments. Anonymous petitions or petitions that do not otherwise identify the party submitting the petition shall not be accepted as evidence.
- Required Number of Copies: Submission of written materials for consideration shall be provided in the form one original hard copy and one exact copy or one original hard copy and one electronic copy. The County may, at its sole discretion, reject any materials that do not contain the requisite number of copies. It may be requested that the County make the requisite number of copies subject to the submitter paying the applicable copy charges.
- E-mail testimony may be submitted; however, it is the responsibility of the person submitting the testimony to verify it has been received by Planning Staff by the applicable Deadline.
- All written testimony must contain the name of the person(s) submitting it and current mailing address for mailing of notice.
- The applicant bears the burden of proof that all the applicable criteria have been met; however, in the case of an appeal, the appellant bears the burden of proving the basis for the appeal, such as procedural error or that applicable criteria have not in fact been met. [Amended OR 08-09-009PL 5/13/09]

- iv. General Meeting Procedure:** The Planning Commission will start the meeting at 7:00 pm unless otherwise noticed. There will be introductions of the Commissioners and Staff, Approval of Minutes if available and Request for any comments from the public on matters not related to the formal hearings scheduled or pending land use matters prior to opening the hearing. Upon opening the public hearing portion of the meeting, the Planning Staff or County Counsel will provide the procedural rules.

The Planning Commission will:

- a. Disclose the substance of any prehearing *ex parte* contacts regarding the matter at the commencement of the public hearing on the matter. The member shall state whether the contact has impaired the impartiality or ability of the member to vote on the matter and shall participate or abstain accordingly;
- b. Any actual or potential conflicts of interest (financial gain); and
- c. Any biases or reason a member will not be participating in the decision making process.

The Planning Commission will ask the audience if there are challenges to any Planning Commission members reviewing the matter. If there are challenges, they shall be brought forward with evidence to substantiate such challenge. There will be a chance for the member of the Commission to rebut the challenge or step down as the decision maker. If the member(s) does not step down the Planning Commission shall make a motion as to remove the member based on the evidence or make the statement that the evidence submitted is not sufficient to create a actual bias or conflict of interest. Once this is complete staff will present the matter and criteria and provide the Planning Commission an opportunity to ask any questions about staff's presentation or material that have been provided.

The Oral testimony will begin:

- a. Applicant's presentation (20 minutes)
- b. Proponents of the application (3 to 5 minutes)
- c. Opponents of the application (3 to 5 minutes)

- d. Rebuttal or closing by the applicant. (3 to 5 minutes)

Tips for providing effective testimony¹

- a. State your name and address for the record.
- b. Begin by saying you support or oppose a particular agenda item, and briefly explain why.
- c. Use facts to verify your statements.
- d. Describe how this issue affects you personally, what you suggest as a solution and then summarize your testimony.
- e. Be sure to tell the reviewing body exactly what you wish them to do. If you are opposing, your testimony should discuss why the proposal is inconsistent with the controlling law, rules or ordinances.
- f. Do not repeat yourself or get off-topic; keep your argument concise

¹https://www.co.coos.or.us/sites/default/files/fileattachments/planning/page/13051/tesify_at_land_hearing_brochure.pdf