



Coos County Community Development

Mailing Address: 250 N. Baxter, Coquille, Oregon

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Planning Department – (541) 396-7770 – 60 E. Second St., Coquille OR 97423

www.co.coos.or.us

TDD (800) 735-2900

NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

Notice is hereby given that the Coos County Planning Commission July 6, 2023. The Board of Commissioners will be reviewing these matters at a different time as indicated under the specific item.

If you wish to testify on any of these matters the time limits will be 3 minutes except for the applicant's presentation that shall be 15 minutes unless otherwise extend by the Planning Commission Chair.

ITEM A – File # AM-22-004/RZ-22-003– The applicant/property owners are Richard and Kathleen Randol. The proposal is for a plan amendment to change the Comprehensive Plan Designation from Rural Residential-5 (RR-5) to Rural Residential-2 (RR-2). The zone map will be amended if approved from Rural Residential-5 to Rural Residential-2. The Subject Properties are identified as Map Number Township 27S, Range 14W, Section 28B, Tax Lots 100, Tax Account Number 767200 and is located north of the City of Bandon off of Seven Devils Road. The properties contain 13.60 acres. **The Board of Commissioners will be considering this matter on August 1, 2023 at 1:30 p.m. in Owen Building Conference Room 201 N Adams St. Coquille OR 97423.**

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Article 5.1 Plan Amendments and Rezones
- Coos County Comprehensive Plan
 - Volume I, Part I, Section 5.17 Housing,
 - Volume I, Part II, Section 4.5 Housing
 - Volume I, Part III Exceptions for Rural Housing
- Coos County Comprehensive Plan Maps #14 Zone Maps
- Oregon's Statewide Planning Goals & Guidelines Goals
 - 3 Agricultural Lands
 - 4 Forest Lands
 - 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
 - 6 Air, Water and Land Resource Quality
 - 7 Areas Subject to Natural Hazards
 - 8 Recreational Needs
 - 9 Economic Development
 - 10 Housing
 - 11 Public Facilities and Services
 - 12 Transportation
 - 13 Energy Conservation
 - 14 Urbanization

ITEM B – File # AM-23-001/RZ-23-001 (Ordinance Number 23-05-004PL) - In the Matter of Amending the Coos County Comprehensive Plan Designation for property located north of the City of North Bend Oregon, County File Number AM-23-001/RZ-23-001. The subject property is identified as Map Number Township 24S, Range 13W, Section 15, Tax Lot 802, Tax Account Number 99916796 and this is a plan map amendment to change the plan designation and official zoning map from Industrial (IND) to Recreation (REC). The property owner is Hauser Hill Campground LLC, C/O Paul Haken. **The Board of Commissioners will be considering this matter on August 1, 2023 at 1:30 p.m. in Owen Building Conference Room 201 N Adams St. Coquille OR 97423.**

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Article 5.1 Plan Amendments and Rezones
- Coos County Comprehensive Plan
 - Volume I, Part I
 - Section 5.16 Industrial & Commercial Lands
 - Section 5.20 Recreation
 - Volume I, Part II
 - Section 4.4 Industrial Lands
 - Section 4.85 Recreational Lands
 - Volume I, Part III – Exceptions
- Coos County Comprehensive Plan Maps #14 Zone Maps
- Oregon’s Statewide Planning Goals & Guidelines Goals
 - 3 Agricultural Lands
 - 4 Forest Lands
 - 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
 - 6 Air, Water and Land Resource Quality
 - 7 Areas Subject to Natural Hazards
 - 8 Recreational Needs
 - 9 Economic Development
 - 10 Housing
 - 11 Public Facilities and Services
 - 12 Transportation
 - 13 Energy Conservation
 - 14 Urbanization

ITEM C – FILE # ACU-23-017 - Request for a Land Use Approval through an Administrative Conditional Use to use a Single Family Dwelling for a Vacation/Short Term Rental on property owned by Joseph & Negeen Notaro. Sheri McGrath, Coos Curry Consltant is the applicant. The property is located on map number Towhship 27S Range 14W Section 34 Tax lot 100 and has an address of 89825 Meadowhill Lane, Bandon OR 97411.

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU)
 - Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and
 - Section 4.3.220 Additional Conditional Use Review (2)(a)

ITEM D – File # AM-23-005/RZ-23-004 (Ordinance Number 23-06-006PL) In the Matter of Amending the Coos County Comprehensive Plan Designation for property located south of the city of Bandon, County File Number AM-23-005/RZ-23-004. The subject property is identified as Map Number Township 29S, Range 15W, Section 13, Tax Lot 600, Tax Account Number 1239601 and this is a plan map amendment to change the plan designation from Forest to Agriculture and official zone map from Forest to Exclusive Farm Use. This will also remove the mixed-use designation. The property owner is Stein Family Credit Shelter Trust, Barton Howard Stein, Trustee. The property is zoned Forest and Minor Estuary Shorelands (MES) and is addressed as 87112 Boak Lane, Bandon Oregon. **The Board of Commissioners will be considering this matter on August 1, 2023 at 1:30 p.m. in Owen Building Conference Room 201 N Adams St. Coquille OR 97423.**

Criteria

This proposal is subject to:

- Article 5.1 Plan Amendments and Rezones,
- Coos County Comprehensive Plan Volume I, Part I
 - Section 3.2 Agricultural/Forest/Natural Resources,
 - Section 5.3 Agricultural Lands, and
 - 5.4 Forest Lands
- Volume I, Part II
 - Section 3.1 Agricultural Lands, and
 - Section 3.2 Forest Lands.

ITEM E – File # AM-22-005 (Ordinance Number 23-06-005PL) – Legislative Amendment - The proposal is to amend Volume II, Part 1 (Coos Bay Estuary Management Plan Part 1 – Plan Provisions) and Volume II, Part 2 (Coos Bay Estuary Management Plan Part 2 – Inventories and Factual Base) of the acknowledged Coos County Comprehensive Plan to repeal the existing Volume II, Part 1 and 2 and replace them in their entirety with the updated 2023 Coos Bay Estuary Management Plan, Parts 1 and 2. This proposal also amends Chapter 3 of the Coos County Zoning and Land Development Ordinance (CCZLDO) to reflect the proposed changes made to the Coos Bay Estuary Management Plan.

This proposal therefore proposes to adopt an Ordinance amending Coos County Ordinance 82-08-015L and amendments thereto, which adopts Volume II of the Coos County Comprehensive Plan. This proposed Ordinance also amends Coos County Ordinance 85-03-004L and amendments hereto, which is the Coos County Zoning and Land Development Ordinance that implements Volumes I, II, and III of the Coos County Comprehensive Plan.

The Board of Commissioners will be considering this matter on July 18, 2023 at 1:30 p.m. and make a final decision on September 6, at 1:30 pm in Owen Building Conference Room 201 N Adams St. Coquille OR 97423.

An overview of the changes include:

- Update the maps currently used in decision making (which are currently hand-drawn and from 1970's era information) by including new spatial data in a digital format in the background maps (Coos Estuary and Shoreland Map Atlas) and digitizing original mylar maps.
- Use of clear headers to explain the purpose and contents of each document section.
- Use of Figures and Tables to Explain Process and Policies.
- Update of references in CBEMP to state and federal laws, regulations, agencies, and processes.
- Development of a comprehensive and consistent list of definitions.
- Inclusion of all Management Units in the CBEMP.
- Capture of Coos Bay-specific policies in CBEMP.
- Clarification of joint plan maintenance, plan update, and citizen involvement process.
- Integration of Coos Estuary Data Source into CBEMP Part 2.

Criteria

APPLICABLE IDENTIFIED REVIEW CRITERIA FOR REZONE:

- Coos County Zoning and Land Development Ordinance (CCZLDO), Article 5 – Legislative Text Amendments
- Oregon's Statewide Planning Goals & Guidelines Goals
 - 1 Citizen Involvement
 - 2 Land Use Planning
 - 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
 - 6 Air, Water and Land Resource Quality
 - 7 Areas Subject to Natural Hazards
 - 8 Recreational Needs

- 9 Economic Development
- 10 Housing
- 11 Public Facilities and Services
- 12 Transportation
- 13 Energy Conservation
- 14 Urbanization
- 16 Estuarine Resources
- 17 Coastal Shorelands
- 18 – Beaches & Dunes

All hearings will be held in the Conference Room of the Owen Building, 201 N. Adams St., Coquille, Oregon. A copy of the Staff Report will be available for review at the Planning Department at least seven (7) days prior to the scheduled Planning Commission hearing. Copies can be obtained for a fee of \$.50 per page, viewed online @ <https://www.co.coos.or.us/community-dev/page/applications-2023> or viewed at the Planning Department at any time during regular business hours 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. with an appointment.

These hearings are open to the public and testimony, evidence, or comments may be submitted either orally or in writing. The Planning Commission would appreciate any written materials be submitted 10 days prior to the hearing date (**by June 26, 2023**), testimony can be emailed to planning@co.coos.or.us, mailed to the Planning Department, 250 N. Baxter, Coquille, Oregon 97423, or delivered to 60 E. Second, Coquille, Oregon. Please include your signature, printed name and mailing address. All written comments or evidence received prior to the close of the evidentiary record will be included in the evidentiary record.

Anyone entering a signed petition(s) into the record is responsible for providing individual notice to the signee(s) of the petition(s). Please be aware that failure to raise an issue prior to the close of the evidentiary record, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue. An appeal of a Hearings Body decision shall be made pursuant to Article 5.8 of the CCZLDO.

Further explanation concerning any information contained in this notice can be obtained by contacting the Planning Staff members at (541) 396-7770, or by visiting the Planning Department Website. This notice was posted, mailed and published.

These meeting may be attended in person or virtually.

GoToMeeting Information

Planning Commission

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Board of Commissioners

- **AM-22-005 -CBEMP - Board of Commissioners**

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- **AM-22-004/RZ-22-003, AM-23-001/RZ-23-001, AM-23-005/RZ-23-004 - Board of Commissioners Hearings**

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Please email the department at least 24 hours in advance to attend the meeting. This signup sheet will be required to provide comments or testimony.

Please log onto the GoToMeeting Platform at least 10 minutes prior to the start of the meeting to ensure that if there are any technical issues they can be worked through. If you are experiencing technical issues, please email planning@co.coos.or.us and staff will try to assist you through the issues.

COOS COUNTY PLANNING DEPARTMENT
Jill Rolfe, Coos County Community Development Director

POSTED & MAILED ON: June 9, 2023 POST THROUGH: September 6, 2023