



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: 225 N. Adams, Coquille, Oregon

(541) 396-7770

FAX (541) 396-1022 / TDD (800) 735-2900

NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

Notice is hereby given that the Coos County Planning Commission (**May 7, 2020 @ 7:00 p.m.**) and the Board of Commissioners (**May 19, 2020 @ 1:30 p.m.**) will conduct public hearings regarding the matter of a proposed amendments to the Coos County Comprehensive Plan. In the event the public will not be able to attend a GoTo Meeting will be set up. Please contact the Planning Department for further information.

- **ITEM A – File # AM-20-001/RZ-20-001** – The applicant is Hailey Sheldon and the property owner is listed as Coastal Utility & Excavating C/O Scott Johnson. The applicant has applied to rezone the subject property from an Urban Residential - 2 (UR-2) to Industrial (IND). The property is identified as Township 26S, Range 13W, Section 02AD, Tax Lot 5800. This property is located south of the City of Coos Bay in within the urban unincorporated community of Bunker Hill
- **ITEM B – File # AM-20-002/RZ-20-002/ACU-20-008** – The applicant/property owner is listed as Mariah Grami. The applicant has applied to rezone the subject property from Exclusive Farm Use (EFU) to Forest Mixed Use (FMU) and an Administrative Conditional Use for a forest template dwelling. The property is identified as Township 30S, Range 15W, Section 12, Tax Lot 1300. This property is located south of the City of Bandon.

Criteria

AM-20-001/RZ-20-001

- 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 and Commercial Lands
 - Section 5.17 Housing
 - Volume I Part II
 - Section 4.4 Industrial Lands.
 - Section 4.5 Housing Needs
- Coos County Comprehensive Plan Map
- Oregon's Statewide Planning Goals & Guidelines - no new exceptions are proposed at this time.

AM-20-002/RZ-20-002

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Article 5.1 Plan Amendments and Rezones
- Coos County Comprehensive Plan Volume I Part II, 3.2(5)
- Coos County Comprehensive Plan Map
- Oregon's Statewide Planning Goals & Guidelines Goals 3 and 4.

ACU-20-008

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - § 4.6.120(9)(B)(II) - Review Standards - Dwellings Authorized by ORS 215.705 To 215.755; And (E) Other Dwellings Under Prescribed Conditions - Dwelling on Forest and Forest Mixed Use Zones - Template Dwelling;
 - § 4.6.120(9)(C) - Standards - Dwellings Authorized by ORS 215.705 To 215.755; And (E) Other Dwellings Under Prescribed Conditions - Dwelling on Forest and Forest Mixed Use Zones - Additional Criteria for all Dwellings Allowed in the Forest and Forest Mixed Use Zones.

- § 4.6.130 Additional Criteria for all New and Replacement Dwellings and Structures In Forest
- § 4.6.140 Development and Siting Criteria

Both 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 @ <http://www.co.coos.or.us/Departments/Planning/Applications2020.aspx> 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.

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 April 27, 2020**), testimony can be emailed to planning@co.coos.or.us, mailed to the Planning Department, 250 N. Baxter, Coquille, Oregon 97423, or delivered to 225 North Adams Street, 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.

COOS COUNTY PLANNING DEPARTMENT

Coos County Staff Members

Jill Rolfe, Planning Director

Amy Dibble, Planner II

Crystal Orr, Planner I

Michelle Berglund, Planning Aide

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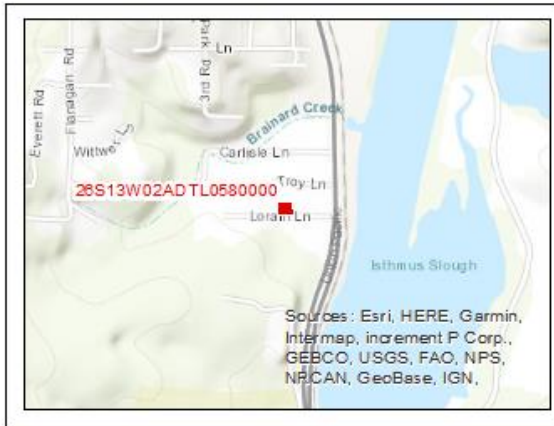
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File:	AM-20-001 / RZ-20-001
Applicant/ Owner:	Hailey Sheldon/ Coast Utility & Excavating, LLC
Date:	March 23, 2020
Location:	Township 26S Range 13W Section 02AD TL 5800
Proposal:	Amendment / Rezone

Legend

-  Subject_Property
-  Notification_Parcel_500ft
-  CoosCountyZoning_PlanningInternal

