



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: 225 N. Adams, Coquille, Oregon 97423

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NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

Notice is hereby given that the Coos County Planning Commission (**June 3, 2021 @ 7:00 p.m.**) and the Board of Commissioners (**June 29, 2021 @ 1:30 p.m.**) will conduct public hearings regarding the matter of a proposed amendments to the Coos County Comprehensive Plan Maps (Rezone) and Conditional Use Review. In the event the public will not be able to attend a GoToMeeting will be set up. Please contact the Planning Department for further information. If you are planning to attend in person please keep in mind seating will be limited based on COVID Restrictions at the time of the hearing.

- **ITEM A – File # AM-21-001/RZ-21-001/ACU-21-024** – The applicant/property owner is listed as Gary and Teresa Pullen. The subject property is identified as Township 28S, Range 14W, Section 21CA, Tax Lot 300. This property is located east of the City of Bandon.

The request is to amend the plan and zoning map (rezone) for the subject property. The current Comprehensive Plan Zone Map shows the property is zoned Exclusive Farm Use (EFU) the proposed zone is Forest Mixed Use (FMU). This requires the Comprehensive Plan Map designation to be modified from Agriculture to Forest with a Mixed Use Overlay.

The applicants are also requesting an Administrative Conditional Use (ACU) to modify a prior conditional of approval for a Farm Help Relative Dwelling that contains a condition of approval which prohibits the dwelling from being separated from the farm tract described as Tax Lot #300 in Section 21CA, Tax Lots #2200, 2300, 2400, in Section 21, and Tax Lot #1000 in Section 20A, within Township 28 Range 14. The second portion of the conditional use is to requalify the Dwelling as a Template (Forest Dwelling).

Criteria

AM-21-001/AM-21-001

- 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-21-024

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Conditions of Approval -
 - §5.0.300(3) At an applicant's request, the County may modify or amend one or more conditions of approval for an application previously approved and final. Decisions to modify or amend final conditions of approval will be made by the review authority with the initial jurisdiction over the original application using the same type of review procedure in the original review.
 - Forest Dwelling -

- § 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 @ <https://www.co.coos.or.us/planning/page/applications-2021-2> 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 only.

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 May 13, 2021**), testimony can be emailed to planning@co.coos.or.us, mailed to the Planning Department, 225 N. Adams, 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.

GoToMeeting Information

Planning Commission

Thu, Jun 3, 2021 7:00 PM - 9:00 PM (PDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/375245693>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 375-245-693

Due to COVID-19 Restrictions participants are encouraged to participate through the GoToMeeting platform. There are restrictions on the meeting room size and distancing guidelines will be followed including wearing an appropriate face covering at all times. If you fail to follow the

appropriate guidelines you will be removed from the hearing but still may participate through the GoToMeeting Platform. Please email the department at least 24 hours in advance with your email and name so we can track participants and ensure notices are provided. Also, if you plan to attend in person there are a limited number of seating available due to the current COVID standards and it is a first come first serve bases. Space will be reserved for the applicant unless they intend to present their case through the GoToMeeting Platform.

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

Coos County Staff Members

Jill Rolfe, Planning Director

Amy Dibble, Planner II

Crystal Orr, Planner I

Michelle Berglund, Planning Aide

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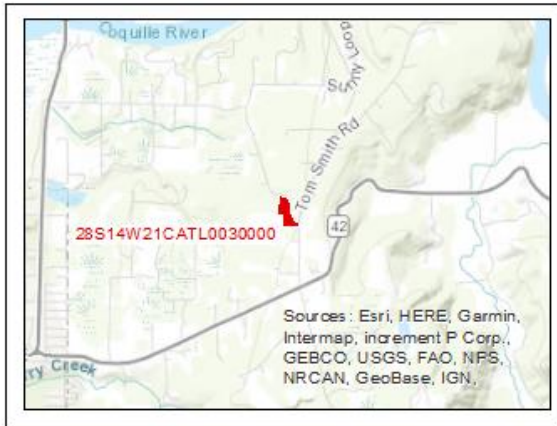
COOS COUNTY PLANNING DEPARTMENT

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File: AM-21-001/RZ-21-001

Applicant/
Owner: Gary & Teresa Pullen

Date: May 11, 2021

Location: Township 28S Range 14W
Section 21CA TL 300

Proposal: Amendment / Rezone

