



NOTICE OF LAND USE DECISION

Coos County Planning
60 E. Second St
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
Fax: 541-396-1022

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. The development is contained within the identified property owners' land. Notice is required to be provided pursuant to ORS 215.416. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Date of Notice: **Thursday, July 08, 2021**

File No(s): ACU-21-029

Proposal: Request to site a A facility for the processing of farm crops and Accessory Uses. ORS 215.203 includes livestock, poultry, fur-bearing animals in the definition of Farm Use. The definition also includes harvesting and processing of aquatic, bird and animal species under the jurisdiction of the State Fish and Wildlife Commission.

Applicant(s): Mobile Ranch Butchering, Inc.
86880 Lower Fourmile Lane
Bandon, OR 97411

Staff Planner: Jill Rolfe, Planning Director

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Friday, July 23, 2021**. Appeals are based on the applicable land use criteria for a farm processing facility are subject to Coos County Zoning and Land Development Ordinance (CCZLDO) Exclusive Farm Use Tables, Sections 4.6.200.5 (28) Approval Criteria for a Commercial Farm Processing Facility and Accessory Structure. This type of review requires an Administrative Conditional Use and because there is a structure the Development Standards in Section 4.6.210 are required to be addressed. **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.**

Property Information

Account Numbers	1362307 and 1362801
Map Numbers	30S150200-00108 and 30S150200-00803
Property Owners	BUSSMANN, FRED P. 86882 LOWER FOURMILE LN BANDON, OR 97411-8273
Situs Addresses	86880 LOWER FOURMILE LN BANDON, OR 97411
Acreage	53.30 Acres and 34.07 Acres
Zoning(s)	EXCLUSIVE FARM USE (EFU)

This notice shall be posted from July 8, 2021 to July 23, 2021

Special Development Considerations and Overlays ARCHAEOLOGICAL AREAS OF INTEREST (ARC)
FLOODPLAIN (FP)
NATIONAL WETLAND INVENTORY SITE (NWI)
WET MEADOW WETLAND (WM)

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance.

Staff tries to post all applications on the website at the following link:
<https://www.co.coos.or.us/planning/page/applications-2021>

The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. If you would like to view the record in this matter, please make an appointment. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Jill Rolfe, Planning Director and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: *Jill Rolfe* Date: Thursday, July 08, 2021
Jill Rolfe, Planning Director

This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit C: Staff Report -Findings of Fact and Conclusions

Exhibit D: Comments Received

Exhibit E: Application

EXHIBIT "A"

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

CONDITIONS OF APPROVAL

The applicant has met the criteria for a Commercial Farm Processing Facility, with the following conditions:

1. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title. The statement needs to include language that the purchaser of the property has been provided a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions, unless a modification is approved as provided in this ordinance. The property owner is responsible for ensuring compliance, and land use authorization.
2. Tax lot 803 and 103 are considered one until of land as configuration in Minor Partition File Number MP-86-15. They do not cross a section line and should be consolidated to match the approved configuration. Consolidation forms can be found on the Assessor's Office Webpage or by request to the Assessment Staff.
3. The parking and access (DR-21-100) shall be reviewed and signed off by the Coos County Road Department prior to receiving a Zoning Clearance Letter from staff.
4. All development shall be constructed as proposed and remain out of the floodplain.
5. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter shall be issued once conditions one through three have been completed. This letter will replace the temporary one issued in May.
6. Shall comply with the recommendations provided by the Coquille Indian Tribe which can be found at Exhibit D.
7. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity.

EXHIBIT "B"
VICINITY MAP



COOS COUNTY PLANNING DEPARTMENT

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

Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File:	ACU-21-029
Applicant/ Owner:	Mobile Ranch Butchering, Inc./ Fred Bussman
Date:	July 7, 2021
Location:	Township 30S Range 15W Section 02 TL 108 & 803
Proposal:	Administrative Conditional Use

