



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

Website: www.co.coos.or.us

Email: planning@co.coos.or.us

NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

Notice is hereby given that the Coos County Planning Commission (**October 7, 2021 @ 7:00 p.m.**) and the Board of Commissioners (**October 28, 2021 @ 10:00 a.m.**) will conduct public hearings regarding the land use matters described below in the event the public will not be able to attend a GoToMeeting will be set up. At this time masks are required for anyone that will be attending in person. If you plan to attend through the GoToMeeting platform, please email in advance so that we do not miss anyone that would like the opportunity to participate. See participation details.

- **ITEM A – File # AM-21-002/RZ-21-002** Is a request for a plan amendment to change the Comprehensive Plan Designation from Forest to Agriculture and rezone the properties from Forest to Exclusive Farm Use Zoning. This request only applies to the portions of the properties that are identified as Forest. The request will also remove the Mixed Use classification in the Forest Zone. The applicant/property owner is listed as Bandon Biota and the applicant's representative is Chris Hood of Stuntzner Engineering & Forestry. The Subject Properties are identified as Township 28S, Range 14W, Sections 13/24/25D, Tax Lots 1903/100, 201/100, 700. These properties are located south of the City of Bandon.

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Article 5.1 Plan Amendments and Rezones
 - Coos County Comprehensive Plan Volume I Part II Inventories Sections 3.1 Agricultural Lands and 3.2 Forest Lands
 - Coos County Comprehensive Plan Maps Balance of County (14) Zone Maps and (16) Mixed Use Maps.
 - Oregon's Statewide Planning Goals & Guidelines Goals 3 and 4.
-
- **ITEM B – File # AM-21-003/RZ-21-003** Is a request for a plan amendment to change the Comprehensive Plan Designation from Forest to Industrial and rezone the properties from Forest (F) to Industrial (IND). The applicant/property owner is Jeffrey McElrath and the applicant's representative is Sheri McGrath, Coos Curry Consulting. The subject properties are identified as Township 29S, Range 15W, Section 12A, Tax Lots 200 and 1500. These properties are located south of Bandon off Rogge Lane. The request will also remove the Mixed Use classification in the Forest Zone.

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Article 5.1 Plan Amendments and Rezones
- Coos County Comprehensive Plan Maps Balance of County (14) Zone Maps and (16) Mixed Use Maps.
- Oregon Revised Statute (ORS)
 - ORS 197.719 Industrial Use of an Abandoned or Diminished Mill Site

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 September 27, 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. 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 Meeting**
Thu, Oct 7, 2021 7:00 PM - 10:00 PM (PDT)
Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/165552109>
You can also dial in using your phone.
United States: [+1 \(872\) 240-3412](tel:+18722403412)
Access Code: 165-552-109
- **Board of Commissioners Meeting**
Thu, Oct 28, 2021 10:00 AM - 1:00 PM (PDT)
Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/892556621>
You can also dial in using your phone.
United States: [+1 \(571\) 317-3112](tel:+15713173112)
Access Code: 892-556-621

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

POSTED & MAILED ON: September 8, 2021

POST THROUGH: October 28, 2021

Published in The World News Paper on September 17, 2021 and October 7, 2021



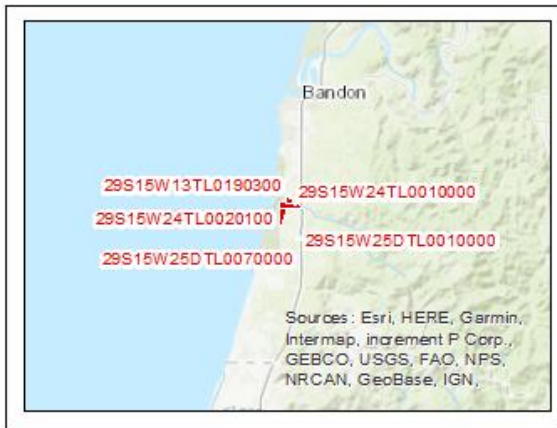
COOS COUNTY PLANNING DEPARTMENT

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

Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



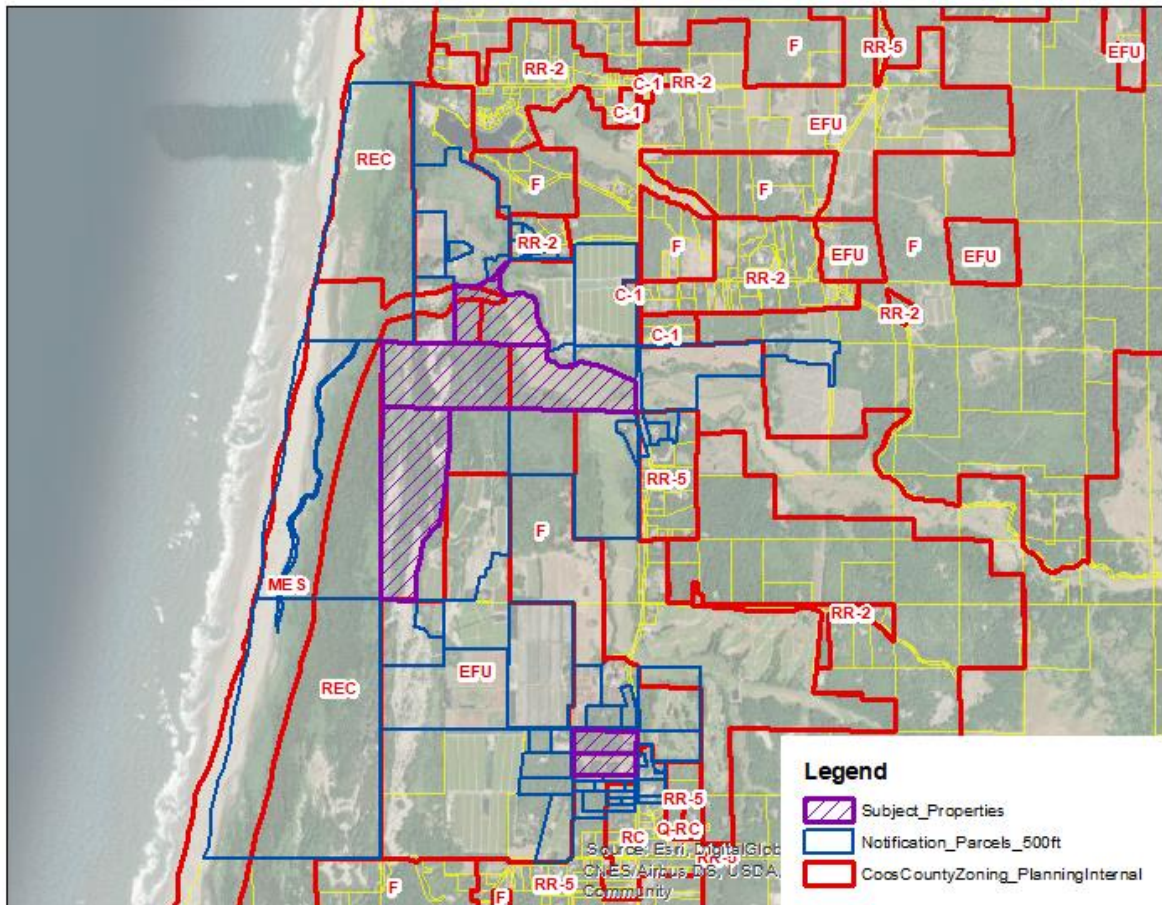
File: AM-21-002/RZ-21-002

Applicant/
Owner: Bandon Biota, LLC

Date: September 8, 2021

Location: Township 29S Range 15W
Section 13/24/25D
TL 1903/100,201/100,700

Proposal: Amendment/Rezone





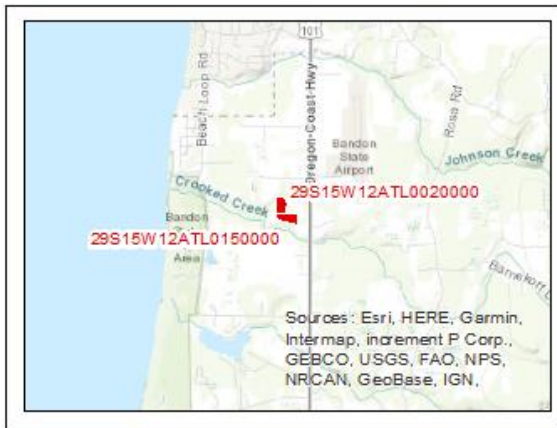
COOS COUNTY PLANNING DEPARTMENT

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

Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File: AM-21-003/RZ-21-003

Applicant/
Owner: Coos Curry Consulting/
Jeffrey McElrath

Date: September 8, 2021

Location: Township 29S Range 15W
Section 12ATL 200 & 1500

Proposal: Amendment Rezone

