



Coos County Planning Department

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

Physical Address: 60E. Second, Coquille, Oregon

(541) 396-7770

planning@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 (**December 2, 2021 @ 7:00 p.m.**) and the Board of Commissioners (**December 28, 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-21-004/RZ-21-004/ACU-21-086 – The applicant/property owner is listed as Laura Davis. The subject property is identified as Township 29S, Range 12W, Section 04, Tax Lot 100. This property is located north of the City of Myrtle Point.

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 applicant is also requesting an Administrative Conditional Use (ACU) for a Forest Template Dwelling.

Criteria

AM-21-004/RZ-21-004 & AM-21-005/RZ-21-005

- 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.

ITEM B – File # AM-21-005/RZ-21-005/D-21-013/PLA-21-043/PLA-21-044/ACU-21-066/ACU-21-067 - The applicants/property owners are listed as Jeremiah and Bridget Kasper and their consultant is Chris MacWhorter. The subject property is identified as Township 29S, Range 14W, Section 08, Tax Lot 301 and 302. This property is located southwest of the City of Bandon.

This a multi-application:

- Portion A: Acknowledgment of Lawfully Created Units of Land. This request is to find that that tax lot 302 has two discrete units of land that make up one tax lot;
- Portion B: Multi property line adjustment. The first Property Line Adjustment is between the two lawfully created units of land described in Portion A. The second Property Line Adjustment is between the southern and eastern portion of tax lot 302 and tax lot 301;
- Portion C: Map Amendment. 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.
- Portion D: Forest Template Dwelling Approval. Two (2) Administrative Conditional Uses (ACU) for Forest Template Dwellings pursuant to the standards that were in place prior to November 1, 2021.

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Lawfully Created Lots and Parcel
 - Article 6.1 Lawfully Created Units of Land
 - Property Line Adjustments
 - Article 6.3 Property Line Adjustments
- 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
- 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.

ITEM C – File # AM-21-006 Text Amendment – Amendments to the Coos County Zoning and Land Development Ordinance to update the Forest Template Criteria to comply with HB 2225, correct some minor errors, remove duplicated language and to clarify land divisions in the Forest Zone. This amendment will change the number of Planning Commissioners from nine to seven (Article 1.2 Planning Commission) and amend Article 6.3 Property Line Adjustments to define when a notice is required and update crossing zone boundaries.

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Text Amendments
 - Article 5.1 Plan Amendments and Rezones

ITEM D – Work Session - This work session will review changes to Home Occupations and Cottage Industries.

These 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 November 22, 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, Dec 2, 2021 7:00 PM - 10:00 PM (PST)

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

<https://global.gotomeeting.com/join/588742533>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 588-742-533

- **Board of Commissioners**

Tue, Dec 28, 2021 1:30 PM - 4:30 PM (PST)

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

<https://global.gotomeeting.com/join/726547037>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 726-547-037

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

POSTED & MAILED ON: November 12, 2021

POST THROUGH: December 28, 2021

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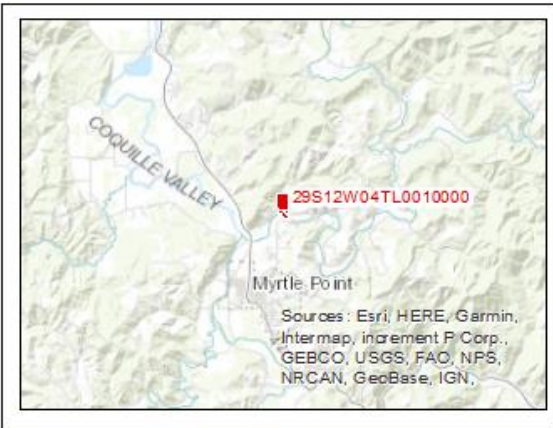
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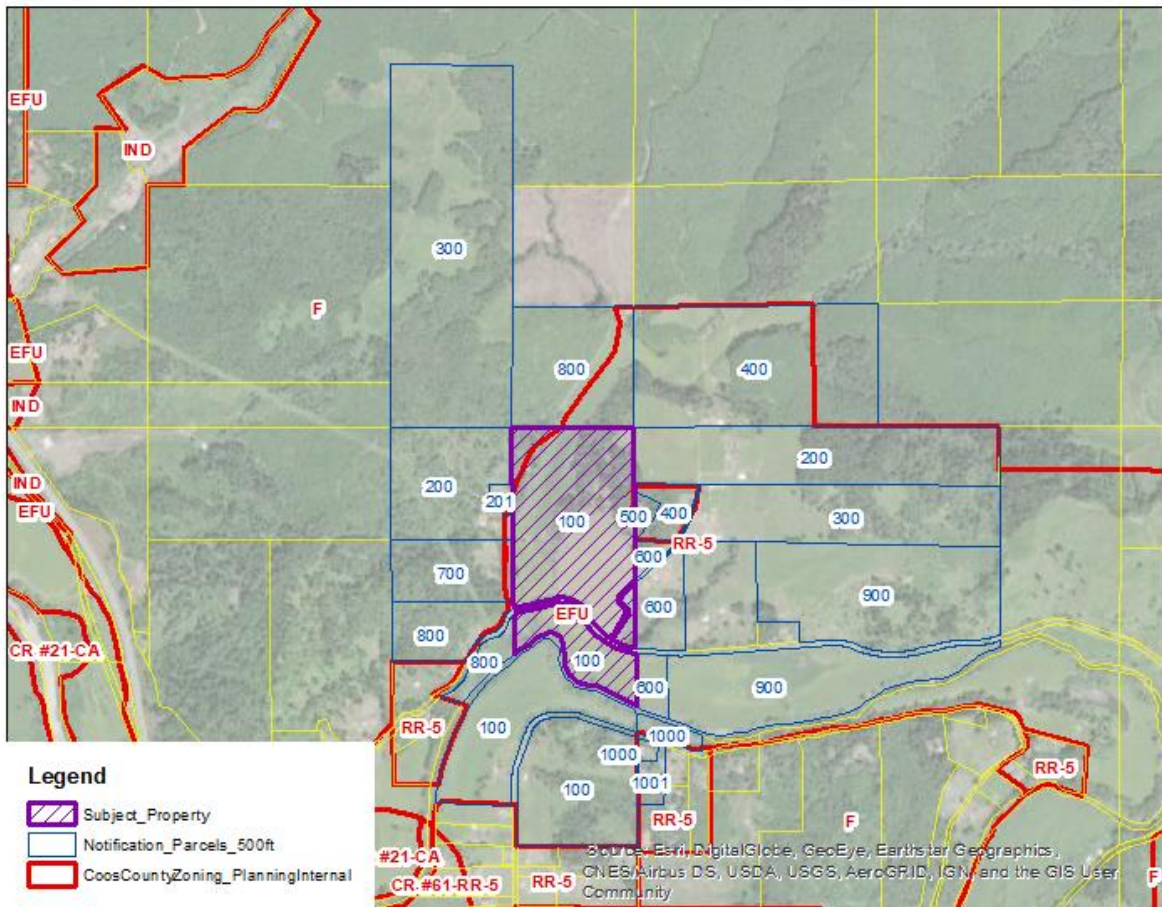
File: AM-21-004/RZ-21-004/ACU-21-086

Applicant/
Owner: Laura Davis

Date: November 9, 2021

Location: Township 29S Range 12W
Section 04 TL 100

Proposal: Administrative Conditional Use





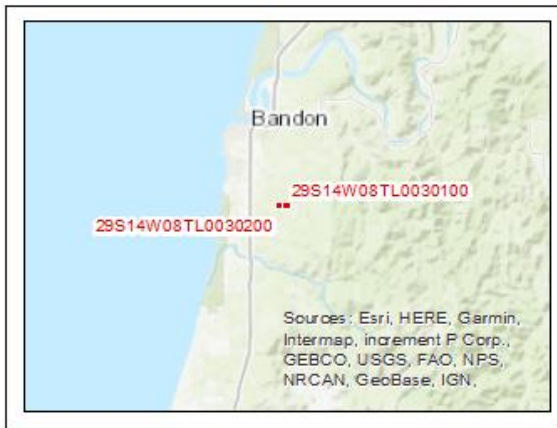
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File: AM-21-005/RZ-21-005/D-21-013
 PLA-21-043/PLA-21-044/
 ACU-21-066/ACU-21-067

Applicant/
 Owner: Jeremiah & Bridget Kasper

Date: November 9, 2021

Location: Township 29S Range 14W
 Section 08 TL 301 & 302

Proposal: Application Type

