



***Welcome to the Coos County
Planning Commission Meeting
201 N. Adams St., Coquille Oregon
June 3, 2021 at 7:00 p.m.***

- I. **CALL MEETING TO ORDER 7:00 P.M.** – Introductions of Commissioners and Staff.
- II. **ELECTION OF OFFICERS**
- III. **APPROVAL OF MINUTES**
- IV. **CITIZEN PARTICIPATION** – This is the time for brief comments from the public concerning county planning and zoning matters **not on the agenda.**
- V. **PUBLIC 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

VI. OTHER BUSINESS:

- Staff Updates

VI. PLANNING COMMISSION COMMENTS

VII. ADJOURNMENT

For more information on any of these items please contact the coos county planning department by phone at (541) 396-7770, by e-mail at planning@co.coos.or.us, in writing to 225 N. Adams, Coquille OR 97423 or visit us at 60 E. Second, Coquille OR 97423.

THIS MEETING MAY BE ATTENDED THROUGH THE GOTOMEETING PLAT FORM.

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