



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423
Physical Address: 60 E. Second, Coquille, Oregon
(541) 396-7770
TDD (800) 735-2900
Jill Rolfe, Planning Director

NOTICE OF PLANNING COMMISSION HEARINGS

This notice is to serve as public notice and if you have received this notice by mail it is because you are **a participant, adjacent property owner, special district, agency with interest, or person with interest** in regard to one or more of the following land use applications. Please read all information carefully as this decision may affect you. (See the vicinity map for the location of the subject property that you may be of interest to you).

NOTICE IS HEREBY GIVEN THAT THE COOS COUNTY PLANNING COMMISSION WILL HOLD PUBLIC HEARINGS ON THURSDAY, APRIL 1, 2021 AT 7:00 P.M. IN THE LARGE CONFERENCE ROOM OF THE OWEN BUILDING, 201 N. ADAMS, COQUILLE, OREGON AND THROUGH THE GOTOMEETING PLATFORM (PLEASE SEE PAGE 2 FOR INSTRUCTIONS), REGARDING THE FOLLOWING LAND USE APPLICATION(S):

- **ITEM A- FILE# HBCU-20-001** – A request for Storage Units. The applicant and property owner is Prabhakar Patel. The subject property is identified as Township 25S, Range 13W, Section 30AC, Tax Lot 3400, contains 0.68 acres and is zoned Controlled Development – 5. The subject property is located south of the City of Coos Bay and is within the Urban Unincorporated Community of Barview. Criteria for this matter can be found at Coos County Zoning and Land Development Ordinance (CCZLDO) §4.3.200 Zoning Tables Use # 81, Storage Facility and Units including parking facilities which is allowed within the Controlled Development as a Hearings Body Conditional Use (HBCU) subject to § 4.3.210(79) Categories and Review Standards for Storage Facilities and Units; § 4.3.220(3) Additional Conditional Use Review Standards – Controlled Development (CD); § 4.3.225 General Siting Standards; § 4.3.230(3) Additional Siting Standards – Controlled Development (CD); and Article 7.5 Parking Standards. This property is located within the Natural Hazards Inventory for Tsunami and the Special Development Considerations consist of being located within an Archaeological notification area subject to Article 4.11.

The application(s), all documents and evidence in the record and a list of the applicable criteria are available for inspection at the Planning Department with an appointment only. The Staff Report will be available for inspection at the Planning Department at least seven (7) days prior to the scheduled Planning Commission hearing and can be made available electronically free of charge. Copies may be obtained at a cost of 50 cents per page.

All parties and witnesses shall have an opportunity to present and rebut relevant evidence. All testimony must be directed toward the criteria identified in this notice, or other criteria contained in the CCZLDO, Coos County Comprehensive Plan (CCCP), or other legal standards believed to apply to the subject application. Detailed information pertaining to the conduct of the public hearing and submission of evidence is set out in CCZLDO Section 5.7.300.

Please note that any person presenting testimony on behalf of a group, company or organization must enter evidence into the record that the group, company or organization has authorized the party to present testimony on their behalf.

The Planning Commission **would appreciate** all written testimony and evidence be submitted 10 days prior to the hearing date (**by March 22, 2021**). However, written testimony and evidence may be submitted at the hearing. To provide testimony by mail please address to Planning Department, Coos County Courthouse, 250 N. Baxter, Coquille, Oregon 97423, or testimony may be emailed to planning@co.coos.or.us.

Submission of written materials for consideration shall be provided in the form of one original hard copy and one exact copy or one original hard copy and one electronic copy. The County may, at its sole discretion, reject any materials that do not contain the requisite number of copies. It may be requested that the County make the requisite number of copies subject to the submitter paying the applicable copy charges. E-mail testimony may be submitted; however, it is the responsibility of the person submitting the testimony to verify it has been received by Planning Staff by the applicable

Deadline. All written testimony must contain the name of the person(s) submitting it and current mailing address for mailing of notice. All written evidence or testimony received prior to the close of the evidentiary record will be included in the evidentiary record. The decision shall be based on the application submittal and information on record.

Upon request, the Planning Commission may consider granting a continuance of the hearing, or may leave the record open to allow submission of additional written evidence and rebuttal. 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 maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue.

Within ten (10) days of any final action taken by the Hearings Body, written notice of the decision shall be provided to the applicant(s) and any others who participated either orally or in writing at the hearing. **Anyone entering a signed petition(s) into the record is responsible for providing individual notice of the decision to the signer(s) of the petition(s).**

Any appeal of a Hearings Body decision shall be made pursuant to Article 5.8 of the CCZLDO. The application may be found on the webpage by searching for the file number at: <https://www.co.coos.or.us/planning/page/applications-2021>

Further explanation concerning any information contained in this notice can be obtained by contacting Amy Dibble, Planner II or any Planning Department staff member at (541) 396-7770, or by emailing your questions or concerns to planning@co.coos.or.us.

GoToMeeting Information

Planning Commission Meeting (HBCU-21-001 Patel)

Thu, Apr 1, 2021 7:00 PM - 9:00 PM (PDT)

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

<https://global.gotomeeting.com/join/931448013>

You can also dial in using your phone.

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 931-448-013

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, Planning Specialist

Michelle Berglund, Planning Aide



COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

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File:	HBCU-21-001
Applicant/ Owner:	Prabhakar Patel
Date:	March 9, 2021
Location:	Township 25S Range 13W Section 30AC TL 3400
Proposal:	Hearing Body Conditional Use

