



**Welcome to the Coos County
Planning Commission Meeting
201 N. Adams St., Coquille Oregon
April 4, 2024 at 7:00 p.m.**

- I. CALL MEETING TO ORDER 7:00 P.M.** – Introductions of Commissioners and Staff.
- II. APPROVAL OF MINUTES – March 7, 2024**
- III. CITIZEN PARTICIPATION** – This is the time for brief comments from the public concerning county planning and zoning matters **not on the agenda.**
- IV. PUBLIC HEARING – SEE HEARING PROCESS AND PROCEDURES ATTACHED**

If you wish to testify on any of these matters the time limits will be 3 minutes except for the applicant's presentation that shall be 15 minutes unless otherwise extend by the Planning Commission Chair.

ITEM A – File # HBCU-23-002 - The applicant/property owner is Outdoor Super Star, LLC. The proposal is a request for an Hearings Body Conditional Use for a Recreational Vehicle Park. The Subject Property is split zoned between Recreation with Qualifications (Q-REC), and Coquille River Estuary Management Plan (CREMP), Segments Industrial Shoreland Segment 16 (16-INDS), and Conservation Aquatic Unit 17 (17-CA), the proposal is shown to occur within the Q-REC zoned portion of the property. The Subject Property is identified as Map Number Township 28S, Range 14W, Section 17C, Tax Lot 1000, Tax Account Number 955501 and is located northeast of the City of Bandon off of Oregon State Highway 101. The property contains 25.60 acres. This proposal requires a Hearings Body Conditional Use due to the qualifier placed on the property when the property was rezoned.

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - § 4.3.200(121) – Use Table – Recreation Vehicle Park
 - § 4.3.210(70) – Categories and Review Standards – Recreational Vehicle Park
 - § 4.3.220(7) – Additional Conditional Use Requirements – Recreation (REC)
 - § 4.3.230(7) – Additional Standards – Recreation (REC)
 - § 4.11.235 – Establishment of Development (Floodplain)
 - § 4.11.251 – General Standards (Floodplain)
 - § 4.11.252(2) – Specific Standards – Nonresidential Construction (Floodplain)
 - § 4.11.252(4) – Specific Standards – Recreational Vehicles (Floodplain)

The Qualifiers on this property require additional criteria to be addressed as follows:

The qualifiers that apply to the portion zoned REC are:

1. Development on the subject property shall be subject to design and site plan review pursuant to 2004 Coos County Zoning and Land Development Section 5.6.400 of the CCZLDO to be considered through a Hearings Body Review;
2. The proposed rule uses, density, and public facilities and services will not commit adjacent or nearby resource land to nonresource use as the term is defined in OAR 660-004-0028;
3. The proposed rural uses, densities, and public facilities and services are compatible with adjacent or nearby resource uses; and
4. The proposed rural uses will not seriously interfere with permitted uses on other nearby parcels.

ITEM B – File # AM-24-001 (Ordinance # 24-02-001PL)– The applicant is Lee Tony Coombes and the applicant’s representative is Robert S. Miller, III. The proposal is to amend the allowable uses within the Coquille River Estuary Management Plan (CREMP) Industrial Shoreland Segment 20 (20-INDS).

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Article 5.1 Plan Amendments and Rezones
- Coos County Comprehensive Plan
 - Volume III, Parts I, II, and III
- Oregon’s Statewide Planning Goals & Guidelines Goals
 - 16 Estuarine Resources
 - 17 Coastal Shorelands
 - 18 Beaches and Dunes

ITEM C – File # AM-24-002 Coos County Text Amendments – This is a work session to consider text amendments to the Coos County Zoning and Land Development Ordinance.

VI. PLANNING COMMISSION COMMENTS

VII. ADJOURNMENT

ADDITIONAL INFORMATION AND HEARING PROCESSES :

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 250 N. Baxter, Coquille OR 97423 or visit us at 60 E. Second, Coquille OR 97423.

HEARING PROCESS AND PROCEDURES:

There are four ways to participate in this matter by phone; virtually; in person; or in writing.

- i. **Virtual or by phone:** This option is only available during the time and date the hearing is scheduled. To participate there GoToMeeting or by phone please provide an email to planning@co.coos.or.us with your name, address, email and phone number for the record and in case there is any technical difficulty.

GoToMeeting Information

Planning Commission

Please join my meeting at:

<https://meet.goto.com/940158709>

You can also dial in using your phone.

Access Code: 940-158-709

United States: +1 (224) 501-3412

- ii. **In Person:** The meeting can be attended in person at the time and date scheduled. The meeting will be held in the Owen Building Large Conference Room 201 N. Adams Street, Coquille OR

97423. If you require assistance to participate in the meeting, please provide 48 hours' notice to the Planning Staff to accommodate the request. planning@co.coos.or.us or 541-396-7770.

iii. In Writing: Testimony shall be submitted by the deadline provided at the hearing or the close of the record in the forms described below.

a. Submission of Written Testimony: Written testimony and evidenced provided by participants that will not be attending shall be received no later than 5 pm on the day of the hearing. Although it is encouraged to submit the information well in advance to provide the Hearings Body a chance with an in-depth review. Written testimony and evidence to shall be mailed 225 N. Adams, Coquille, OR 97423, dropped off at the planning office at 60 E. Second Street, Coquille or emailed to planning@co.coos.or.us. If the testimony is not received by the 5 pm deadline it will need to be submitted in person at the hearing or it will not be considered. **Please review the additional information regarding submission of written evidence.**

b. Submission of Written Evidence

- Petitions: Any party may submit a petition into the record as evidence. The petition shall be considered as written testimony of the party who submitted the petition. A petition shall not be considered to be written testimony of any individual signer. To have standing, a person must participate orally at the hearing or submit other individual written comments. Anonymous petitions or petitions that do not otherwise identify the party submitting the petition shall not be accepted as evidence.
- Required Number of Copies: Submission of written materials for consideration shall be provided in the form 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.
- The applicant bears the burden of proof that all the applicable criteria have been met; however, in the case of an appeal, the appellant bears the burden of proving the basis for the appeal, such as procedural error or that applicable criteria have not in fact been met.
[Amended OR 08-09-009PL 5/13/09]

iv. General Meeting Procedure: The Planning Commission will start the meeting at 7:00 pm unless otherwise noticed. There will be introductions of the Commissioners and Staff, Approval of Minutes if available and Request for any comments from the public on matters not related to the formal hearings scheduled or pending land use matters prior to opening the hearing. Upon opening the public hearing portion of the meeting, the Planning Staff or County Counsel will provide the procedural rules.

The Planning Commission will:

- a. Disclose the substance of any prehearing *ex parte* contacts regarding the matter at the commencement of the public hearing on the matter. The member shall state whether the

contact has impaired the impartiality or ability of the member to vote on the matter and shall participate or abstain accordingly;

- b. Any actual or potential conflicts of interest (financial gain); and
- c. Any biases or reason a member will not be participating in the decision making process.

The Planning Commission will ask the audience if there are challenges to any Planning Commission members reviewing the matter. If there are challenges, they shall be brought forward with evidence to substantiate such challenge. There will be a chance for the member of the Commission to rebut the challenge or step down as the decision maker. If the member(s) does not step down the Planning Commission shall make a motion as to remove the member based on the evidence or make the statement that the evidence submitted is not sufficient to create a actual bias or conflict of interest. Once this is complete staff will present the matter and criteria and provide the Planning Commission an opportunity to ask any questions about staff's presentation or material that have been provided.

The Oral testimony will begin:

- a. Applicant's presentation (15 minutes)
- b. Proponents of the application (3 to 5 minutes)
- c. Opponents of the application (3 to 5 minutes)
- d. Rebuttal or closing by the applicant. (3 to 5 minutes)

Tips for providing effective testimony¹

- a. State your name and address for the record.
- b. Begin by saying you support or oppose a particular agenda item, and briefly explain why.
- c. Use facts to verify your statements.
- d. Describe how this issue affects you personally, what you suggest as a solution and then summarize your testimony.
- e. Be sure to tell the reviewing body exactly what you wish them to do. If you are opposing, your testimony should discuss why the proposal is inconsistent with the controlling law, rules or ordinances.
- f. Do not repeat yourself or get off-topic; keep your argument concise

¹https://www.co.coos.or.us/sites/default/files/fileattachments/planning/page/13051/tesify_at_land_hearing_brochure.pdf