



## Coos County Community Development

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### NOTICE OF DECISION

DATE: July 25, 2024  
TO: All Parties  
FROM: Amy Dibble, Business Operations Manager  
RE: Coos County Planning Department File Nos. ACU-23-074/FP-23-012  
Final Decision and Order No. 24-07-030PL

On July 22, 2024, the Board of Commissioners approved Final Decision and Order No. 24-07-030PL for the Winter Lakes Phase III Project. The property owners, Fred Messerle, Fred Messerle & Sons, Inc., Cynthia Henson, President, Everett-Ona Isenhardt Ranch, Inc., Laura and John Isenhardt, Trustee, Isenhardt Living Trust, Sara Gregory, ODFW, Umpqua Watershed District Manager, Juliana Ruble, District 7 Permit Specialist, The Bridges Family Trust, and Luke Fitzpatrick, Trustee, applied for a Conditional Use Review for restoration, diking, drainage, shoreland stabilization, tide-gating, fill, non-shoreland stabilization, and restoration.

According to the applicants, the Winter Lake Phase III project entails a working lands infrastructure rehabilitation effort proposed on 1,290 acres within the 1,790-acre Beaver Slough Drainage District and two additional parcels totaling 99 acres in the Coaledo Drainage District. The project consists of replace/consolidate a total of 42 pasture culverts with associated tide gates, install over 90,000 ft of new and reconstructed tidal/farm drainage channels, repair five segments of failing berms, excavate deposited sediments from China Camp Creek, and install up to nine heavy-use watering site troughs. The Winter Lake Phase III project consists of multiple components and is part of a larger restoration project. The project design and development have been a collaborative effort between BSDD, the Coos Soil & Water Conservation District Manager (CoosSWCD), and the Oregon Department of Fish and Wildlife (ODFW). The project's zoning is Exclusive Farm Use (EFU) and Coquille River Estuary Shoreland Management Unit CREMP EFU 43. The application request was approved with conditions.

The final decisions and orders that were adopted can be found on the Coos County Planning Department webpage at: <https://www.co.coos.or.us/community-dev/page/applications-2023>.

The adoption of these final decisions and orders can be appealed to the Land Use Board of Appeals (LUBA), pursuant to ORS 197.830 to 197.845, by filing a Notice of Intent to Appeal within 21 days of the date of the final decision and order. For more information on this process, contact LUBA by telephone at 503-373-1265, or in writing at 775 Summer Street NE, Suite 330, Salem OR 97301-1283.

All documents related to this file are available for inspection, at no cost, in the Planning Department located at 60 E. Second, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page.

If you have any questions pertaining to this notice or the adopted ordinance, please contact the Planning Department by telephone at (541) 396-7770, or visit the Planning Department at 60 E. Second, Coquille, Oregon, Monday through Friday, 7:30 AM – 4:30 PM (closed Noon - 1:00 PM).

#### COOS COUNTY PLANNING DEPARTMENT

EC: Board of Commissioners, Planning Commission, County Counsel and Hui Rodomsky, DLCD  
MC: Applicant, the Applicant's Representative, and Parties whom provided testimony

CERTIFICATE OF MAILING  
DELIVERY

I hereby certify that on July 25<sup>th</sup>, 2024, I delivered the following notice by email to the following parties:

Robert Main, Coos County Board of Commissioners	<a href="mailto:rmain@co.coos.or.us">rmain@co.coos.or.us</a>
Rod Taylor, Coos County Board of Commissioners	<a href="mailto:rtaylor@co.coos.or.us">rtaylor@co.coos.or.us</a>
John Sweet, Coos County Board of Commissioners	<a href="mailto:jsweet@co.coos.or.us">jsweet@co.coos.or.us</a>
R Todd Goergen, Coos County Planning Commissioner	<a href="mailto:todd@arcticeoforegon.com">todd@arcticeoforegon.com</a>
Diana Schab, Coos County Planning Commissioner	<a href="mailto:d.schab@gmail.com">d.schab@gmail.com</a>
Joann Hansen, Coos County Planning Commissioner	<a href="mailto:jhrealty@frontier.com">jhrealty@frontier.com</a>
Charlie Waterman, Coos County Planning Commission	<a href="mailto:watermanranch@frontier.com">watermanranch@frontier.com</a>
Joe Aguirre, Coos County Planning Commissioner	<a href="mailto:Joe@pacificproptiesteam.com">Joe@pacificproptiesteam.com</a>
Todd Buchholz, Coos County Planning Commissioner	<a href="mailto:firewinnie@gmail.com">firewinnie@gmail.com</a>
Matthew Vorderstrasse, Coos County Planning Commissioner	<a href="mailto:mvorderstrasse@cnbchas.org">mvorderstrasse@cnbchas.org</a>
Hui Rodomsky, Department of Land Conservation and Development	<a href="mailto:Hui.RODOMSKY@dcd.oregon.gov">Hui.RODOMSKY@dcd.oregon.gov</a>

I hereby certify that on July 25<sup>th</sup>, 2024, I deposited the attached NOTICE OF ADOPTION into the U.S. mail, in an envelope with first class postage affixed thereto to the parties listed out below.

THE BRIDGES FOUNDATION C/O FITZPATRICK, LUKE, TRUSTEE PO BOX 1123 TURNER, OR 97392-1123	ISENHART LIVING TRUST ET AL ISENHART, JOHN & LAURA J TTEE PO BOX 174 BROADBENT, OR 97414-0174	FRED MESSERLE & SONS, INC. 94881 STOCK SLOUGH LN COOS BAY, OR 97420-6346
OREGON DEPARTMENT OF FISH AND WILDLIFEC/O REALTY SERVICES 4034 FAIRVIEW INDUSTRIAL DR SE SALEM, OR 97302-1142	STATE OF OREGON 61036 HWY 101 SOUTH COOS BAY, OR 97420	EVERETT-ONA ISENHART RANCH, INC; ETAL 97065 LANGLOIS MOUNTAIN RD LANGLOIS, OR 97450-9668
Beaver Slough Drainage District 60196 Old Wagon Road Coos Bay, OR 97420	Sharon Waterman 87518 Davis Creek Lane Bandon, OR 97411	Verna Rose 58392 Garden Valley Rd. Coquille, OR 97423
John & Catherine Krall 57926 Johns Dr. Coquille, OR 97423	Clark Wilson 96925 Hwy 42 Coquille, OR 97423	Gail Olsen 92757 Layton Lane Coquille, OR 97423
Jan Hopmans Mieke Vandenreek 1120 NW 17 <sup>th</sup> St. Corvallis, OR 97330	Jeff Jackson 1390 N. Gould Coquille, OR 97423	Susan & Lawrence Graham 58803 Garden Valley Rd. Coquille, OR 97423
Coquille Indian Tribe John Ogan 3050 Tremont Street North Bend, OR 97459	The American Mosquito Control Assoc. Daniel Markowski One Capitol Mall, Suite 800 Sacramento, CA 95814	VDCI A Rentokil Company Nikki Harris 435 Ripple Road Ontario, OR 97914
Trout Unlimited Dean Finnerty 155 Burchard Drive Scottsburg, OR 97473	Coos Soil & Water Caley Sowers 371 N. Adams St. Coquille, OR 97423	Oregon Department of Fish & Wildlife Christopher Claire PO Box 5003 Charleston, OR 97420
Barbara Grant 58409 Clifford Road Bandon, OR 97411	Willy Layton 92766 Layton Lane Coquille, OR 97423	Eric Olsen 92821 Layton Lane Coquille, OR 97423
Benny Hempstead 2736 NW Lemhi Pass Dr. Bend, OR 97703-7315		