Welcome to the Coos County Planning Commission Meeting and Work Session 201 N. Adams St., Coquille Oregon November 5, 2026 at 7:00 p.m.

I. CALL MEETING TO ORDER 7:00 P.M. – Introductions of Commissioners and Staff**.**

II. MINUTES – October 1, 2026

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

ITEM A – FILE NOS. AM-26-002 / RZ-26-001 – Ordinance Number 26-10-003PL

PEPPERMILL LLC – COMPREHENSIVE PLAN AND ZONING MAP AMENDMENTS

Property Information	
Applicant / Property Owner:	Peppermill LLC
Representative:	Sheri McGrath
Account Numbers:	1217100, 1217108, 1217109, 1217111, 1217112, 1217115
Map and Tax Lots:	29S1418-00-01600, 01607, 01608, 01610, 01611, 01616
Total Acreage:	58.66 acres
Existing Zoning:	Forest (F) and Exclusive Farm Use (EFU)
Proposed Zoning:	Rural Residential-2 (RR-2) and Commercial-1 (C-1)
Location:	Near Highway 101 and Two Mile Lane, approximately 2.75 miles south of Bandon

SUMMARY OF PROPOSAL:
Peppermill LLC requests Comprehensive Plan and Zoning Map Amendments to redesignate portions of six properties currently designated Forest (F) to Rural Residential-2 (RR-2) and Commercial-1 (C-1). The applicant seeks an irrevocably committed exception to the applicable statewide planning resource goals under OAR 660-004-0028, based on existing surrounding development, historical land divisions, infrastructure, and physical characteristics of the properties.

The proposed amendments would establish rural residential zoning adjacent to existing RR-2 development and commercial zoning near Highway 101. Portions of the properties currently designated Exclusive Farm Use (EFU) are not proposed for amendment and would retain their existing designations and zoning.

The Planning Commission will consider the application, supporting evidence, agency comments, and public testimony and make a recommendation to the Board of Commissioners.

APPLICABLE CRITERIA:
Coos County Comprehensive Plan; Coos County Zoning and Land Development Ordinance, including applicable provisions of Article 5.1; Statewide Planning Goals 1–14; OAR 660-004-0018, OAR 660-004-

0028, OAR 660-004-0040, OAR 660-012-0060, and applicable provisions of OAR Chapter 660, Division 14.

V. OTHER BUSINESS

A. STAFF UPDATES

- Urban Growth Boundary Updates
- Coos Bay Estuary Management Plan Updates
- Software Updates
- Staffing

B. APPLICATION UPDATES

VI. PLANNING COMMISSION COMMENTS:

This is the time and place for the Planning Commission to discuss any general comments, inquiries, or other items of business not otherwise listed on the agenda.

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. <u>Submission of Written Testimony:</u> 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. <u>Submission of Written Evidence</u>

- 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 testimony[1]

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

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