



COOS COUNTY CODE ENFORCEMENT HEARINGS OFFICER DOCKET

Jim Coffey, Coos County Hearings Officer

October 28, 2026, 9:00 a.m.

Owen Building, Main Conference Room

201 North Adams Street, Coquille, Oregon 97423

I. CALL TO ORDER

II. HEARINGS

This is the time and place scheduled for evidentiary hearings, continued hearings, and compliance reviews. There is none schedule for this docket.

III. ARRAIGNMENTS – Initial Appearance

A. AV-26-026 – Joseph Calleri - 91589 and 91597 Newman Place Lane, Coos Bay

Alleged violations and applicable provisions:

- Commercial marijuana production in UR-2 zoning – CCZLDO § 4.3.200
- Unpermitted electrical work – ORS 479.530, 479.550, 479.560, 479.710; NFPA 70; OAR 918-305-0105
- Unpermitted mechanical work – ORS Chapter 455; 2025 OMSC; ORSC
- Unpermitted plumbing work – ORS Chapter 455; 2023 OPSC

B. AV-26-028 – Joshua N. Pittman - 87207 Marple Lane, Bandon

Alleged violations and applicable provisions:

- Unpermitted campground – CCZLDO § 4.6.110(26)
- Temporary dwelling/RV – CCZLDO § 4.6.110(67)
- Solid waste accumulation – CCC § 07.01.110
- Unlawful disposal – CCC § 07.01.090

C. V-26-036 – Tom Stadelman - 595 11th Street SW, Bandon

Alleged violation and applicable provision:

- Unpermitted building alteration/conversion – CCC § 13.03.065(1)

D. AV-26-039 – Timothy Hurlbut et al. - 89042 W. Randolph Lane, Bandon

Alleged violations and applicable provisions:

- Land use permits – CCC § 13.02.010
- Building permits – CCC § 13.03.015
- Structural and electrical work – CCC § 13.03.020

IV. NEXT SCHEDULED PROCEEDING

December 16, 2026 at 9:00 am

V. ADJOURNMENT

Coos County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodations to make participation possible, call at least 24 hours in advance to the meeting the Coos County Planning Department at (541) 396-7701 or email planning@co.coos.or.us.

COOS COUNTY COMMUNITY DEVELOPMENT

If you have received a Code Enforcement Citation and Summons from Coos County, you are being notified of one or more alleged violations of County ordinances or applicable regulations. The purpose of the Code Enforcement process is to address alleged violations, provide an opportunity to respond, and establish appropriate corrective actions when violations are determined to exist.

Receiving a citation does not mean the Hearings Officer has determined that you committed a violation.

1. What Is an Arraignment?

An arraignment is an initial appearance before the Code Enforcement Hearings Officer. It provides an opportunity to understand the allegations, explain your response options, and determine how your case will proceed.

What happens at an arraignment?

1. The Hearings Officer calls your case by number and name.
2. You will be asked to identify yourself and confirm that you received the citation and summons.
3. The alleged violations and applicable code provisions will be identified.
4. The Hearings Officer will explain your options for responding.
5. You will be asked how you wish to proceed.
6. The Hearings Officer will explain the next steps, including whether another hearing is necessary.

An arraignment is generally not a full evidentiary hearing. You are not ordinarily expected to present all your witnesses and evidence at this initial appearance.

2. What Are My Options?

Under Coos County Code Section 11.07.070, the available response options include:

➤ Option 1 – Request a Contested Hearing

If you disagree with the allegations, you may request a hearing.

At the hearing, the County must present evidence supporting the alleged violations. You will have an opportunity to respond, present evidence, and challenge the County's position. If you have an attorney you will need to provide that information at the time you request a hearing.

➤ Option 2 – Admit the Violation with Mitigating Circumstances

You may acknowledge that a violation occurred but ask the Hearings Officer to consider circumstances that may affect the appropriate penalty or corrective requirements.

Examples may include steps already taken toward compliance, unusual circumstances, or a proposed corrective action plan.

➤ Option 3 – Admit or Plead No Contest

You may choose not to contest the alleged violation and proceed toward resolution without a contested evidentiary hearing.

This may involve payment of an applicable civil penalty, corrective actions, or other relief authorized under the County Code.