



Coos County Community Development

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TDD (800) 735-2900

NOTICE OF ADOPTION

DATE: December 20, 2024
TO: All Parties
FROM: Amy Dibble, Business Operations Manager
RE: Coos County Planning Department File Nos. AP-24-001 / HBCU-24-001
Final Decision and Order No. 24-10-049

On October 23, 2024, the Board of Commissioners reviewed Appeal AP-24-001, filed by the Oregon Coast Alliance, appealing the Coos County Planning Commission's approval (with conditions) of Hearings Body Conditional Use HBCU-24-001. The Board of Commissioners upheld the Planning Commission's decision to approve HBCU-24-001 with conditions, added an additional condition, and denied the appeal.

The Board further directed staff to work with the applicant and County Counsel to draft findings for this decision, to be presented at a regularly scheduled meeting. On December 17, 2024, the Board of Commissioners adopted the Findings of Fact.

The applicants, Ocean River, LLC, requested approval for an 18-hole regulation golf course with accessory uses in the Exclusive Farm Use (EFU) zone. The accessory uses include a clubhouse/restaurant, an agronomy center/maintenance facility, a turn-stand, a minimum of two standalone restrooms, a caddy shack, a driving range, a practice course, and the necessary parking/drop-off areas.

The final decision and order can be found on the Coos County Planning Department webpage at:
<https://www.co.coos.or.us/community-dev/page/2024-appeals>

The adoption of this final decision and order 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 or be viewed online. 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 – 5:00 PM (closed 12 PM- 1:00 PM).

COOS COUNTY PLANNING DEPARTMENT

EC: Board of Commissioners, Planning Commission, County Counsel and Hui Rodomsky, DLCD, Fact witnesses and interested parties.
MC: Applicant, Appellant and Appellant' Representative

CERTIFICATE OF MAILING
DELIVERY

I hereby certify that on December 20th, 2024, I delivered the following notice by email to the following parties:

Robert Main, Coos County Board of Commissioners	rmain@co.coos.or.us
Rod Taylor, Coos County Board of Commissioners	rtaylor@co.coos.or.us
John Sweet, Coos County Board of Commissioners	jsweet@co.coos.or.us
R Todd Goergen, Coos County Planning Commissioner	todd@arcticiceoforegon.com
Diana Schab, Coos County Planning Commissioner	d.schab@gmail.com
Joann Hansen, Coos County Planning Commissioner	jhrealty@frontier.com
Charlie Waterman, Coos County Planning Commission	watermanranch@frontier.com
Joe Aguirre, Coos County Planning Commissioner	Joe@pacificproptiesteam.com
Todd Buchholz, Coos County Planning Commissioner	firewinnie@gmail.com
Matthew Vorderstrasse, Coos County Planning Commissioner	mvorderstrasse@ccnbchas.org
Hui Rodomsky, Department of Land Conservation and Development	Hui.RODOMSKY@dlcd.oregon.gov
Chris Hood, Stuntzner Engineering & Forestry, Applicant's Fact Witness	hhodc@stuntzner.com

I hereby certify that on December 20th, 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.

Oregon Coast Alliance PO Box 857 Astoria, OR 97103	Sean Malone PO Box 1499 Eugene, OR 97440	Ocean River, LLC 57744 Round Lake Road Bandon, OR 97411
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Dated: August 20th, 2024

Amy Dibble

Amy Dibble, Business Operations Manager