BOARD OF COMMISSIONERS
COOS COUNTY
STATE OF OREGON

In The Matter of File AM-26-002/RZ-26-001 Filed by Peppermill LLC to Amend the Coos County Comprehensive Plan and Official Zoning Map for Certain Forest-Designated Lands to Rural Residential-2 (RR-2) and Commercial-1 (C-1)

ORDINANCE No.: 26-10-003PL

**SECTION 1. TITLE**

This Ordinance shall be known as "Coos County Ordinance No. 26-10-003PL."

**SECTION 2. AUTHORITY**

This ordinance is enacted pursuant to the provisions of ORS 203.035 and Chapter 215.

**SECTION 3. PURPOSE**

The purpose of this Ordinance is to amend Ordinance 85-12-020L that adopted the Coos County Comprehensive Plan Volume I (Balance of County) Plan Zone Map and Ordinance 85-03-004L that adopted the Coos County Zoning & Land Development Ordinance which implements Volume I of the Coos County Comprehensive Plan.

**SECTION 4. FINDINGS AND ORDER**

WHEREAS, Peppermill LLC, through its representative Sheri McGrath of Parametrix, submitted application AM-26-002/RZ-26-001 concerning six tax lots in Township 29 South, Range 14 West, Section 18, identified as Tax Lots 1600, 1607, 1608, 1610, 1611, and 1616;

WHEREAS, the subject properties comprise approximately 58.66 acres near Highway 101, Two Mile Lane, and China Creek Road, approximately 2.75 miles south of Bandon, and contain lands zoned Forest (F) and Exclusive Farm Use (EFU);

WHEREAS, the applicant requests amendments to the Comprehensive Plan and Official Zoning Map to designate portions currently designated and zoned Forest for Rural Residential-2 (RR-2) and Commercial-1 (C-1) uses, while retaining the existing EFU designations and zoning on all EFU portions;

WHEREAS, the applicant requests an irrevocably committed exception under OAR 660-004-0028 to Statewide Planning Goals 3 and 4, based upon the existing development pattern, surrounding uses, parcel history, roadway and utility improvements, and other characteristics of the area;

WHEREAS, the County considered the applicable Comprehensive Plan provisions, CCZLDO Article 5.1, OAR 660-004-0018 and 660-004-0028, the requirements governing rural uses and residential density, and the Transportation Planning Rule at OAR 660-012-0060;

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WHEREAS, County staff prepared a Planning Commission staff report dated October 29, 2026, evaluating the application, the proposed exception, agency comments, and the applicable land use criteria;

WHEREAS, the Planning Commission held a public hearing on November 5, 2026 and recommended Approval with Qualifications, as documented in the record; and

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Coos County Board of Commissioners that:

Subject to the final findings and any conditions expressly adopted by the Board, the Coos County Comprehensive Plan Map and Official Zoning Map are amended for the Forest-designated portions of Tax Lots 1600, 1607, 1608, 1610, 1611, and 1616, Township 29 South, Range 14 West, Section 18, to the Rural Residential-2 (RR-2) and Commercial-1 (C-1) designations and zones shown on the adopted amendment maps. Existing Exclusive Farm Use (EFU) plan designations and zoning remain unchanged. The Board adopts the findings in Attachment A, as finalized, in support of this ordinance.

**SECTION 5. SEVERANCE CLAUSE**

If any section, subsection, provision, clause or paragraph of this ordinance shall be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect the validity of the remaining portions of this ordinance.

**SECTION 6. REPEAL OF INCONSISTENT ORDINANCES**

Coos County Ordinances 85-12-020L and 85-03-004L and any subsequent amendments thereto are repealed to the extent that they are in conflict with this ordinance. All other provisions of those ordinances shall remain in full force and effect.

**SECTION 7. EMERGENCY CLAUSE**

The Board of Commissioners for the County of Coos deems this Ordinance necessary for the immediate preservation and protection of the public peace, safety, health and general welfare for Coos County and declares an emergency exists, and this Ordinance shall be in full force and effect upon its passage.

Adopted this ____ day of _____, 2026.

**BOARD OF COMMISSIONERS**

_____ Chair

_____ Vice Chair

_____ Commissioner

**ATTEST:**

_____
Recording Secretary

**APPROVED AS TO FORM:**

_____
Office of Legal Counsel

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