



## Coos County Planning Department

Mailing Address: 250 N. Baxter, Coquille, Oregon 97423

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TDD (800) 735-2900

### NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

Notice is hereby given that the Coos County Planning Commission conduct public hearings regarding land use matters described in this notice on December 1, 2022.

- **ITEM A – File # HBCU-22-001** The proposal is for a Conditional Use for an 18-hole golf course with accessory in the Exclusive Farm Use. The area in which the golf course is proposed is owned by Bandon Biota LLC. The Subject Properties are identified as Map Number Township 23S, Range 12W, Section 13/24/25/25D, Tax Lots 1903/100, 201, 400/900, 1000, 1200/100, 401, 402, 700. The property is located south of the City of Bandon off of Boak Lane. The properties also have Bandon Airport Conical Zone, Beach and Dunes with Limited Suitability, Bird Site, Coastal Shoreland Boundary, Floodplain, Natural Hazard Wind Erosion and Liquefaction, Wetlands, and Tsunami. Below are the listed criteria for this proposal.

#### Criteria

Coos County Zoning and Land Development Ordinances

- Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions
- Article 6.1 Lawfully Created Lots or Parcels
- Coos County Section 4.6.200 Exclusive Farm Use – Use Tables

67.	Golf courses not on high-value farmland as defined in ORS 195.300. (new golf course prohibited on High Value)	HBCU (2), (5), (20)
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- Section 4.6.210 Development and Use Standards for the Exclusive Farm Use Zone.
- Section 4.11.126 Special Development Considerations
- Section 4.11.129 Beaches and Dunes
- Section 4.11.130 Non-Estuarine Shoreland Boundary
- Section 4.11.132 Natural Hazards
- Section 4.11.150 Geological Hazards Special Development Review Standards
- Section 4.11.155 Geological Assessment Review

- **ITEM B – File # ACU-22-012** – The property is owned by Steve & Renee Combs. According to the application the property owner is seeking approval for a new Single Family Dwelling, with an accessory structure, in the Forest Mixed Use Zone. The property is described as 29S141900-02801 and has 22.13 acres. The property is split zoned Rural Residential – 2 (RR-2) and Forest Mixed Use (F/MU). The property contain Wetlands and Natural Hazards – Wildfire. The property is subject to the following criteria:

#### Criteria

Coos County Zoning and Land Development Ordinance (CCZLDO)

- Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions
- Article 6.1 Lawfully Created Lots or Parcels
- Article 4.6 Resource Zoning District, Section 4.6.100 Forest and Forest Mixed Use,
  - Use Table 1 in Section 4.6.110.63 Template Dwelling (Alternative forestland dwellings ORS 215.750) to Section 4.6.120 Review Standards (9)(B)(II).
  - Development shall also comply with Section 4.6.140 Development and Siting Standards.
  - All dwellings and structures are subject to the siting standards found in Section 4.6.130.
- Properties that are in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

These hearings will be held in the Conference Room of the Owen Building, 201 N. Adams St., Coquille, Oregon. A copy of the Staff Report will be available for review at the Planning Department at least seven (7) days prior to the scheduled Planning Commission hearing. Copies can be obtained for a fee of \$.50 per page, viewed online @ or <https://www.co.coos.or.us/community-dev/page/applications-2022> viewed at the Planning Department at any time during regular business hours 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. with an appointment.

These hearings are open to the public and testimony, evidence, or comments may be submitted either orally or in writing. The Planning Commission would appreciate any written materials be submitted 10 days prior to the hearing date, testimony can be emailed to [planning@co.coos.or.us](mailto:planning@co.coos.or.us), mailed to the Planning Department, 250 N Baxter, Coquille, Oregon 97423, or delivered to 60 E. Second, Coquille, Oregon. Please include your signature, printed name and mailing address. All written comments or evidence received prior to the close of the evidentiary record will be included in the evidentiary record.

Anyone entering a signed petition(s) into the record is responsible for providing individual notice to the signee(s) of the petition(s). Please be aware that failure to raise an issue prior to the close of the evidentiary record, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue. An appeal of a Hearings Body decision shall be made pursuant to Article 5.8 of the CCZLDO.

Further explanation concerning any information contained in this notice can be obtained by contacting the Planning Staff members at (541) 396-7770, or by visiting the Planning Department Website. This notice was posted, mailed and published.

These meeting may be attended in person or virtually. If attending virtually please register with the Planning Department via email 24 hours in advance. Staff is not responsible for any failure of virtual participation.

### **GoToMeeting Information**

Planning Commission

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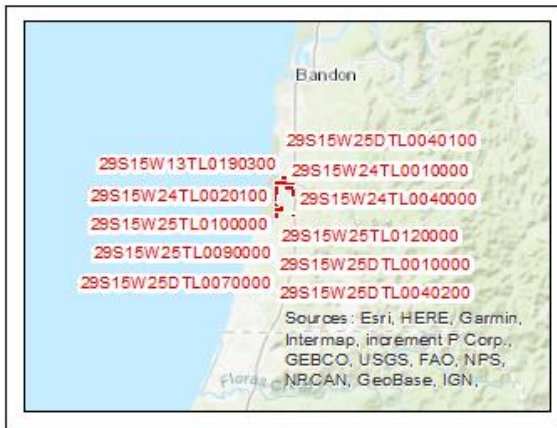
# COOS COUNTY PLANNING DEPARTMENT

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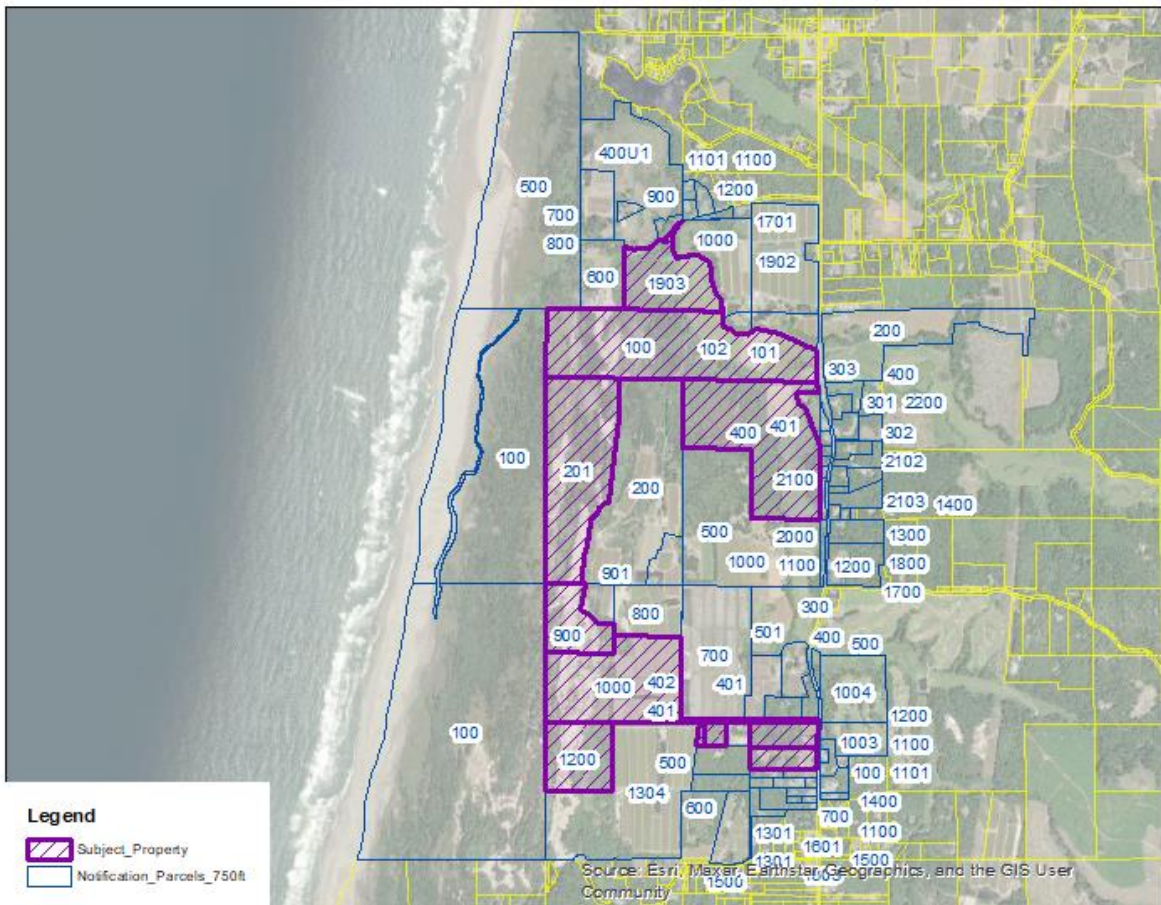
File: HBCU-22-001

Owner: Bandon Biota LLC

Date: November 10, 2022

Location: Township 29S Range 15W  
Section 13/24/25 /25D  
TL 1903/100,201,400/  
900,1000,1200/100,401,402,700

Proposal: Hearing Body Conditional Use





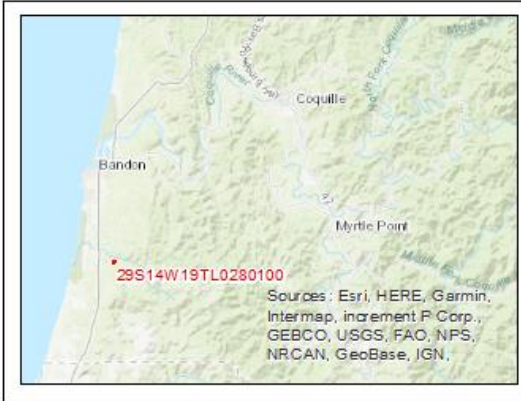
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File: ACU-22-012  
Owner: Steve & Renee Combs  
Date: October 25, 2022  
Location: Township 29S Range 14W  
Section 19 TL 2801  
Proposal: Administrative Conditional Use

