



Coos County Community Development

Mailing Address: 250 N. Baxter, Coquille, Oregon

Building Codes Department – (541) 266-1098 - 1155 S 5th St., Coos Bay OR 97420

Planning Department – (541) 396-7770 – 60 E. Second St., Coquille OR 97423

www.co.coos.or.us

TDD (800) 735-2900

NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

Notice is hereby given that the Coos County Planning Commission August 6, 2023. The Board of Commissioners will be reviewing these matters at a different time as indicated under the specific item.

If you wish to testify on any of these matters the time limits will be 3 minutes except for the applicant's presentation that shall be 15 minutes unless otherwise extend by the Planning Commission Chair.

ITEM A – FILE # ACU-23-017 – Continuation - Request for a Land Use Approval through an Administrative Conditional Use to use a Single Family Dwelling for a Vacation/Short Term Rental on property owned by Joseph & Negeen Notaro. Sheri McGrath, Coos Curry Consulting is the applicant. The property is located on map number Township 27S Range 14W Section 34 Tax lot 100 and has an address of 89825 Medowhill Lane, Bandon OR 97411.

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU)
 - Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and
 - Section 4.3.220 Additional Conditional Use Review (2)(a)

ITEM B – File # AM-23-002/RZ-23-002/ACU-23-033 (Ordinance Number 23-07-007PL) In the Matter of Amending the Coos County Comprehensive Plan Designation for property located southeast of the City of Bandon. The subject property is identified as Map Number Township 29S, Range 14W, Section 07, Tax Lot 2500, Tax Account Number 3089701 and this is a plan map amendment to change the plan designation from Agriculture to Forest and official zone map from Exclusive Farm Use to Forest with a Mixed Use Overlay. This will also include the property in the mixed-use designation. The property owner is The property owners are Larry Paul and Bonnie Riley. The property contains 5.01 acres and currently is vacant with an existing septic system, well and driveway. The property owner is also requesting to site a Forest Dwelling (Template) **The Board of Commissioners will be considering this matter on August 24, 2023 at 1:30 p.m. in Owen Building Conference Room 201 N Adams St. Coquille OR 97423.**

Criteria

This proposal is subject to:

- Coos County Zoning and Land Development Ordinance, Article 5.1 Plan Amendments and Rezones,
- Coos County Comprehensive Plan Volume I, Part I
 - Section 3.2 Agricultural/Forest/Natural Resources,
 - Section 5.3 Agricultural Lands, and
 - 5.4 Forest Lands
- Volume I, Part II
 - Section 3.1 Agricultural Lands, and
 - Section 3.2 Forest Lands.
- Coos County Zoning and Land Development Ordinance
 - Section 4.6.100 Forest and Forest Mixed Uses – Tables, Table 1 Use 63.
 - Section 4.6.110 Dwellings on Forest and Forest Mixed Uses (9)(B)(II) Template Dwelling
 - Section 4.6.130 Siting Standards
 - Section 4.6.140 Development and Siting Standards

- Chapter VII
 - Section 7.1.425 Access Connection and Driveway Design
 - Section 7.1.250 Materials Required for an Application
 - Article 7.5 Parking Standards

All 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 @ <https://www.co.coos.or.us/community-dev/page/applications-2023> or 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 (**by August 24, 2023**), testimony can be emailed to 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.

GoToMeeting Information

Planning Commission

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Board of Commissioners

- **AM-22-004/RZ-22-003, AM-23-001/RZ-23-001, AM-23-005/RZ-23-004 - Board of Commissioners Hearings**

Please join

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Access Code: 964-495-293

United States: +1 (571) 317-3122

- One-touch: tel:+15713173122,,964495293#

Please email the department at least 24 hours in advance to attend the meeting. This signup sheet will be required to provide comments or testimony.

Please log onto the GoToMeeting Platform at least 10 minutes prior to the start of the meeting to ensure that if there are any technical issues they can be worked through. If you are experiencing technical issues, please email planning@co.coos.or.us and staff will try to assist you through the issues.

COOS COUNTY PLANNING DEPARTMENT

Jill Rolfe, Coos County Community Development Director

POSTED & MAILED ON: July 14, 2023

POST THROUGH: August 24, 2023



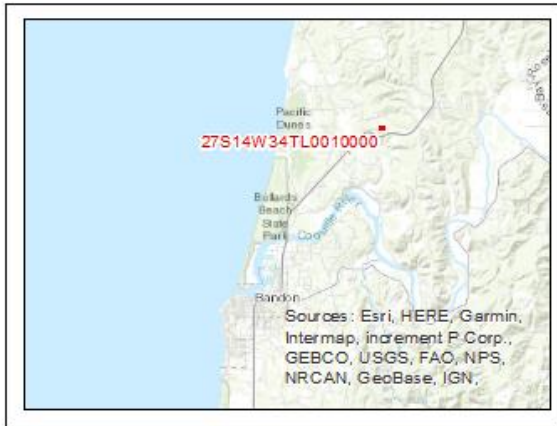
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 225 N. Adams, Coquille, Oregon 97423

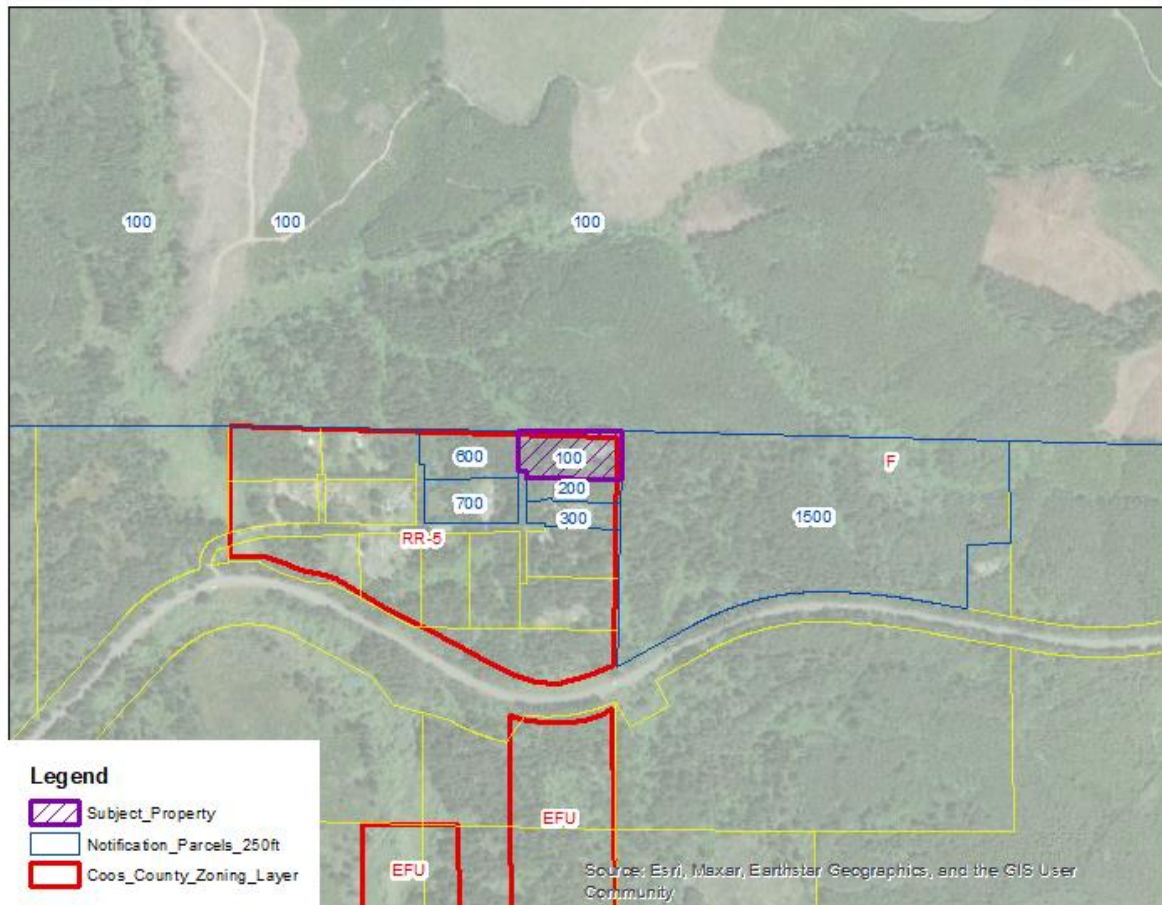
Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File: ACU-23-017
Owner: Josephn and Negeen Notaro
Date: May 9, 2023
Location: Township 27S Range 14W
Section 34 TL 100
Proposal: Administrative Conditional Use





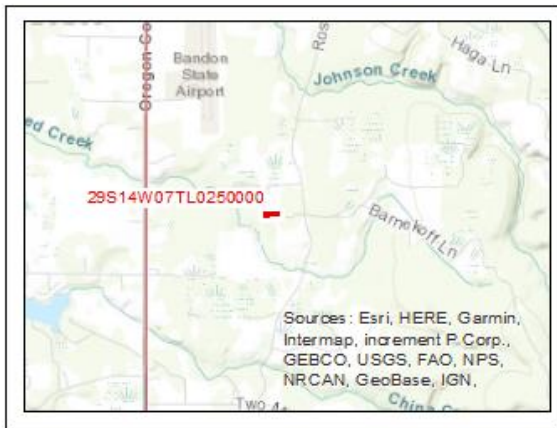
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File: AM-23-002/RZ-23-002/ACU-23-033

Applicant/
Owner: Larry Paul & Bonnie Riley

Date: July 14, 2023

Location: Township 29S Range 14W
Section 07 TL 2500

Proposal: Amendment Rezone & Administrative
Conditional Use

