



## Coos County Community Development

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**AMENDED (2/22/24)**

### **NOTICE OF COOS COUNTY PUBLIC HEARING**

**THIS WAS NOTICED AS A HEARING BUT IT WILL BE A WORK SESSION**

**Notice is hereby given that the matters below will be reviewed by the Coos County Board of Commissioners on March 5, 2024 at 1:30pm.**

This notice is being amended to allow for a Work Session in which the Board of Commissioners will consider pre-empting the matter and holding a public hearing to take testimony on the issue. If a public hearing is scheduled testimony will be considered at that time and all testimony SHALL be directed to the applicable criteria listed in this notice.

The Department has a helpful brochure regarding how to prepare to provide testimony on line.

**File # ACU-23-074/FP-23-012**–Beaver Slough Drainage District with the assistance from Coos Soil and Water and Oregon Department of Fish and Wildlife has applied for Winter Lake Phase III project. The property owners involved in the project include The Bridges Foundation, Everett-Ona Isenhart Ranch, Inc. ETAL, Isenhart Living Trust ETAL, Fred Messerle and Sons, Inc., Oregon Department of Fish and Wildlife, and the State of Oregon.

The Winter Lake Phase III project entails a working lands infrastructure rehabilitation effort proposed on 1,290 acres within the 1,790-acre Beaver Slough Drainage District and two additional parcels totaling 99 acres in the Coaledo Drainage District. The project aims to replace/consolidate a total of 42 pasture culverts with associated tidegates, install over 90,000 ft of new and reconstructed tidal/farm drainage channels, repair five segments of failing berms, excavate deposited sediments from China Camp Creek, and install up to nine heavy-use watering site troughs.

The project area falls within properties zoned as EFU, EFU/CREMP, and/or EFU/IND, and is situated within the FEMA floodway Zone A. The Subject Properties are identified as Map Number Township 27S, Range 13W, Section 20/21/27/28/29/33/34/35C, Tax Lots 1503/2405/400 & 500/400, 600, 700/101, 103/100, 200/800, 899/900, and Township 28S, Range 13W, Section 03, Tax Lot 100, located west and northwest of the City of Coquille off of Oregon State Highway 42 and North Bank Lane.

#### **Criteria**

- Coos County Zoning and Land Development Ordinance (CCZLDO)
  - § 3.3.710(2) – Coquille River Estuary Management Plan - Exclusive Farm Use (CREMP-EFU) Shoreland Segments - Administrative Conditional Development and Use: Drainage and Tide Gating
  - § 3.3.730 – Criteria and Review Standards for Conditional Use Permits (Both Administrative & Hearings Body)
  - § 3.3.740 – Development and Use Standards
  - Chapter 3 – Coquille River Estuary Policies

1 – February 14, 2024 Board of Commissioners Hearing Notice

**POSTED & MAILED ON: February 14, 2024**

**POST THROUGH: March 5, 2024**

- Policy #14 – General Policy Uses within the Rural Coastal Shorelands
- Policy #18 – Protection of Historic, Cultural, and Archaeological Sites
- Policy #19 – Management of “Wet-Meadow” wetlands within Coastal Shorelands
- Policy #22 – Mitigation Sites: Protection against Pre-emptory Uses
- Policy #23 – Riparian Vegetation/Streambank Protection
- Policy #27 – Floodplain Protection within Coastal Shorelands
- § 4.6.200(8) – Exclusive Farm Use – Use Table - Diking, drainage, tide-gating, fill, mitigation, non-shoreland stabilization, dredge material disposal and restoration
- § 4.11.243(4) – Duties and Responsibilities of the Floodplain Administrator – Alteration of Watercourses
- § 4.11.251 – Floodplain - General Standards – Other Development

This work session will be held in the Conference Room of the Owen Building, 201 N. Adams St., Coquille, Oregon. A staff summary will be available for review at the Department at least seven (7) days prior to the scheduled Board of Commissioners work session. Copies can be obtained for a fee of \$.50 per page, viewed online @ <https://www.co.coos.or.us/community-dev/page/applications-2023>.

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**

#### **Board of Commissioners Hearing**

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/964495293>

**You can also dial in using your phone.**

Access Code: 964-495-293

United States: [+1 \(571\) 317-3122](tel:+15713173122)

**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](mailto:planning@co.coos.or.us) and staff will try to assist you through the issues.**



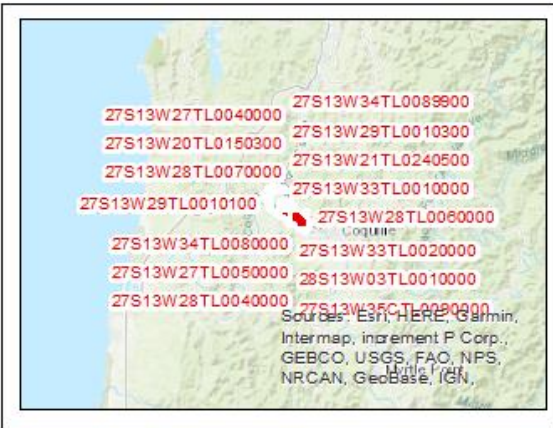
# COOS COUNTY PLANNING DEPARTMENT

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Phone: (541) 396-7770

TDD (800) 735-2900



File: ACU-23-074/FP-23-012

Applicant/ Owner: Oregon Department of Fish & Wildlife/ Coos Soil & Water Conservation District/ Various

Date: February 13, 2024

Location: Various

Proposal: Conditional Use/Floodplain Review

