



Coos County Community Development

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NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

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.

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 Board of Commissioners' Chair.

ITEM A – File # ACU-23-074/FP-23-012–The applicants for the Winter Lake Phase III project are the Coos Soil and Water Conservation District and the Oregon Department of Fish and Wildlife. 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
 - 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

1 – February 14, 2024 Board of Commissioners Hearing Notice

POSTED & MAILED ON: February 14, 2024

POST THROUGH: March 5, 2024

- § 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

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 Board of Commissioners 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> and can be 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 Board of Commissioners would appreciate any written materials be submitted 10 days prior to the hearing date (**by February 24, 2024**), 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

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 and staff will try to assist you through the issues.

