



Coos County Community Development

Mailing Address: 250 N. Baxter, Coquille, Oregon

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Planning, Building and Enforcement

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NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

Notice is hereby given that the Coos County Planning Commission February 1, 2024. 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 # AM-23-007/RZ-23-007/HBCU-23-001– The applicant/property owner Ron LaFranchi and the applicants representative is David Reed. The proposal is for a plan amendment to amend the existing Industrial zone qualifier. The Subject Properties are identified as Map Number Township 28S, Range 12W, Section 07C, Tax Lots 101 and 1000, Tax Account Numbers 846405 and 846301 and are located south of the City of Coquille off of State Highway 42. The properties contain 34.78 acres. **The Board of Commissioners will be considering this matter on February 20, 2024 at 2:30 p.m. in Owen Building Conference Room 201 N Adams St. Coquille OR 97423.**

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Article 5.1 Plan Amendments and Rezones
- Coos County Comprehensive Plan
 - Volume I, Part I, Section 3.4 Industrial/Commercial/Controlled Development,
 - Volume I, Part I, Section 5.16 Industrial & Commercial Lands
 - Volume I, Part II Section 4.4 Industrial Lands
- Oregon's Statewide Planning Goals & Guidelines Goals
 - 3 Agricultural Lands
 - 4 Forest Lands
 - 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
 - 6 Air, Water and Land Resource Quality
 - 7 Areas Subject to Natural Hazards
 - 8 Recreational Needs
 - 9 Economic Development
 - 10 Housing
 - 11 Public Facilities and Services
 - 12 Transportation
 - 13 Energy Conservation
 - 14 Urbanization
 - 16 Estuarine Resources
 - 17 Coastal Shorelands
 - 18 Beaches and Dunes
 - 19 Ocean Resources

POSTED & MAILED ON: January 12, 2024 POST THROUGH: February 20, 2024

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 January 22, 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

Planning Commission

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Board of Commissioners

Please join my meeting at :

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United States: +1 (571) 317-3122

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.



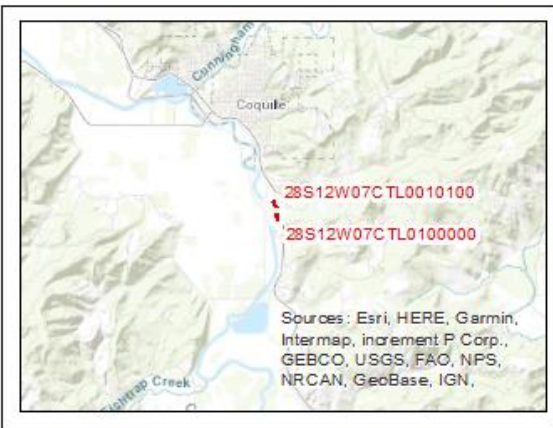
COOS COUNTY PLANNING DEPARTMENT

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TDD (800) 735-2900



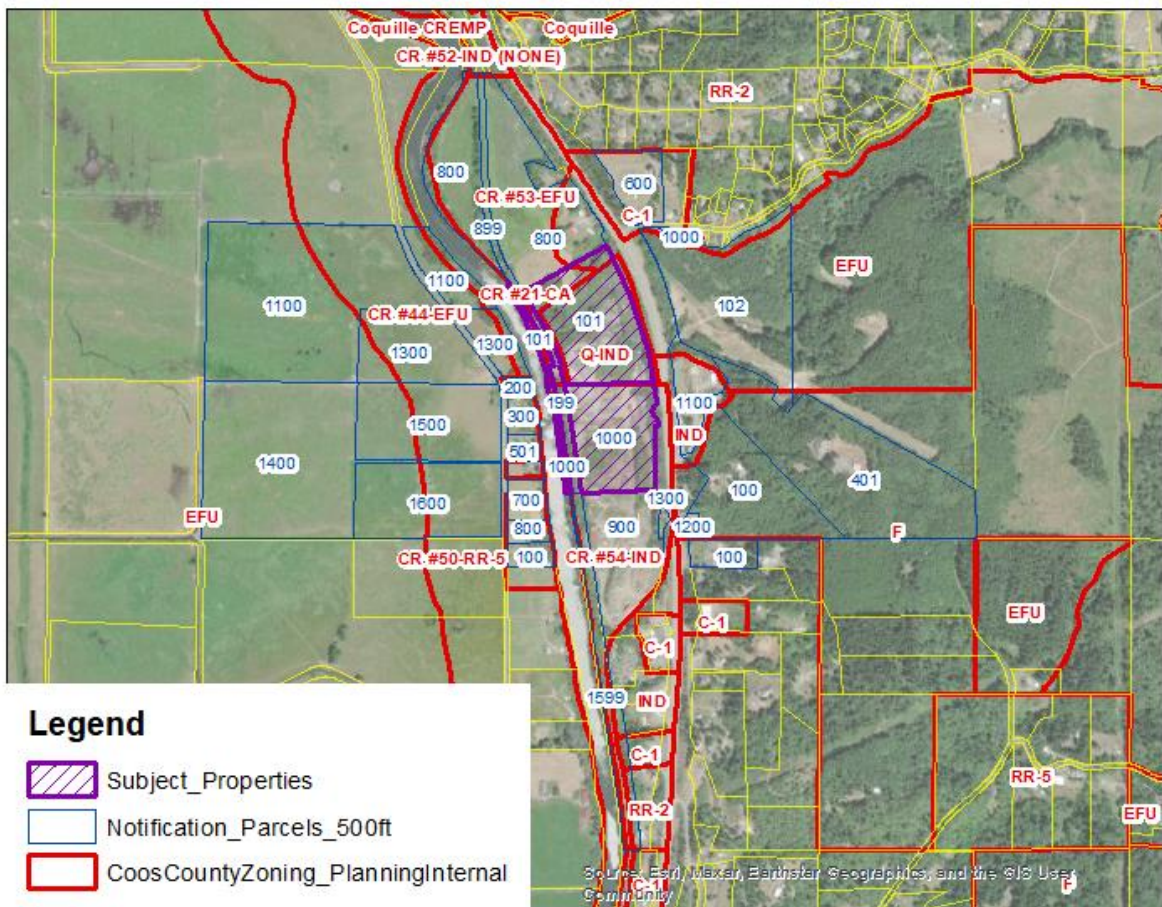
File: AM-23-007/RZ-23-007/HBCU-23-001

Applicant/ Owner: Dave Reed/
Ron LaFranchi

Date: January 11, 2024

Location: Township 28S Range 12W
Section 07C TL 101, 1000

Proposal: Amendment Rezone/Hearing Body
Conditional Use



Legend

-  Subject_Properties
-  Notification_Parcels_500ft
-  CoosCountyZoning_PlanningInternal

Source: Esri, Maxar, Earthstar Geographics, and the ©IS User Community