



## Coos County Community Development

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TDD (800) 735-2900

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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 Planning Commission on March 7, 2024 at 7:00pm.**

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 # AP-24-001**– This is an appeal of a Vested Rights application (VR-23-001). The applicant/property owners are Shane Chrismon and Rhonda Conrad. The proposal is to site a Single-Family Dwelling in the Exclusive Farm zoning district through the vested rights process. The appellant is Kathleen Collier. The Subject Property is identified as Map Number Township 28S, Range 14W, Section 20BB, Tax Lot 1801, Tax Account Number 99920113 and is located northeast of the City of Bandon off of partially private, partially public road, Ferry Road. Ferry Road is accessed via Oregon State Highway 101. The property contains 1.00 acre.

#### **Criteria**

- Coos County Zoning and Land Development Ordinance (CCZLDO)
  - Article 5.4 - Vested Rights
  - Article 5.8 – Appeal Requirements
  - § 4.6.210 - Development and Siting Criteria within the Exclusive Farm Use Zone

**ITEM B – File # AP-24-002**– This is an appeal of an Administrative Conditional Use application (ACU-23-046). The applicant/property owner is Gilbert Duran. The proposal is a request for a Land Use Approval through an Administrative Conditional Use to use a Single Family Dwelling for a Vacation/Short Term Rental. The appellant is Carol Deadman. The Subject Property is identified as Map Number Township 28S, Range 14W, Section 31A, Tax Lot 15800, Tax Account Number 1008500 and is located southeast of the City of Bandon off of Sadie Drive, which is off of Rosa Road. The property contains 0.62 acre.

#### **Criteria**

- Coos County Zoning and Land Development Ordinance (CCZLDO)
  - Article 5.8 – Appeal Requirements
  - § 4.3.200(64) – Use Table – Vacation Rentals
  - § 4.3.210(87) – Categories and Review Standards – Vacation Rentals
  - § 4.3.220(2) – Additional Conditional Use Requirements – Rural Residential (RR)

**ITEM C – File # HBCU-23-002**–The applicant/property owner is Outdoor Super Star, LLC. The proposal is a request for an Hearings Body Conditional Use for a Recreational Vehicle Park. The Subject Property is split zoned between Recreation with Qualifications (Q-REC), and Coquille River Estuary Management Plan (CREMP), Segments Industrial Shoreland Segment 16 (16-INDS), and Conservation Aquatic Unit 17 (17-CA), the proposal is shown to occur within the Q-REC zoned portion of the property. The Subject Property is identified as Map Number Township 28S, Range 14W, Section 17C, Tax Lot 1000, Tax Account Number 955501 and is located northeast of the City of Bandon off of Oregon State Highway 101. The property contains 25.60 acres. This proposal requires a Hearings Body Conditional Use due to the qualifier placed on the property when the property was rezoned.

1 – February 9, 2024 Planning Commission Hearing Notice

**POSTED & MAILED ON: February 9, 2024 POST THROUGH: March 7, 2024**

## **Criteria**

- Coos County Zoning and Land Development Ordinance (CCZLDO)
  - § 4.3.200(121) – Use Table – Recreation Vehicle Park
  - § 4.3.210(70) – Categories and Review Standards – Recreational Vehicle Park
  - § 4.3.220(7) – Additional Conditional Use Requirements – Recreation (REC)
  - § 4.3.230(7) – Additional Standards – Recreation (REC)
  - § 4.11.235 – Establishment of Development (Floodplain)
  - § 4.11.251 – General Standards (Floodplain)
  - § 4.11.252(2) – Specific Standards – Nonresidential Construction (Floodplain)
  - § 4.11.252(4) – Specific Standards – Recreational Vehicles (Floodplain)

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> and <https://www.co.coos.or.us/community-dev/page/applications-2024> 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 February 26, 2024**), 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.

## **GoToMeeting Information**

### **Planning Commission**

Please join my meeting at:

<https://meet.goto.com/940158709>

You can also dial in using your phone.

Access Code: 940-158-709

United States: +1 (224) 501-3412

**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.**



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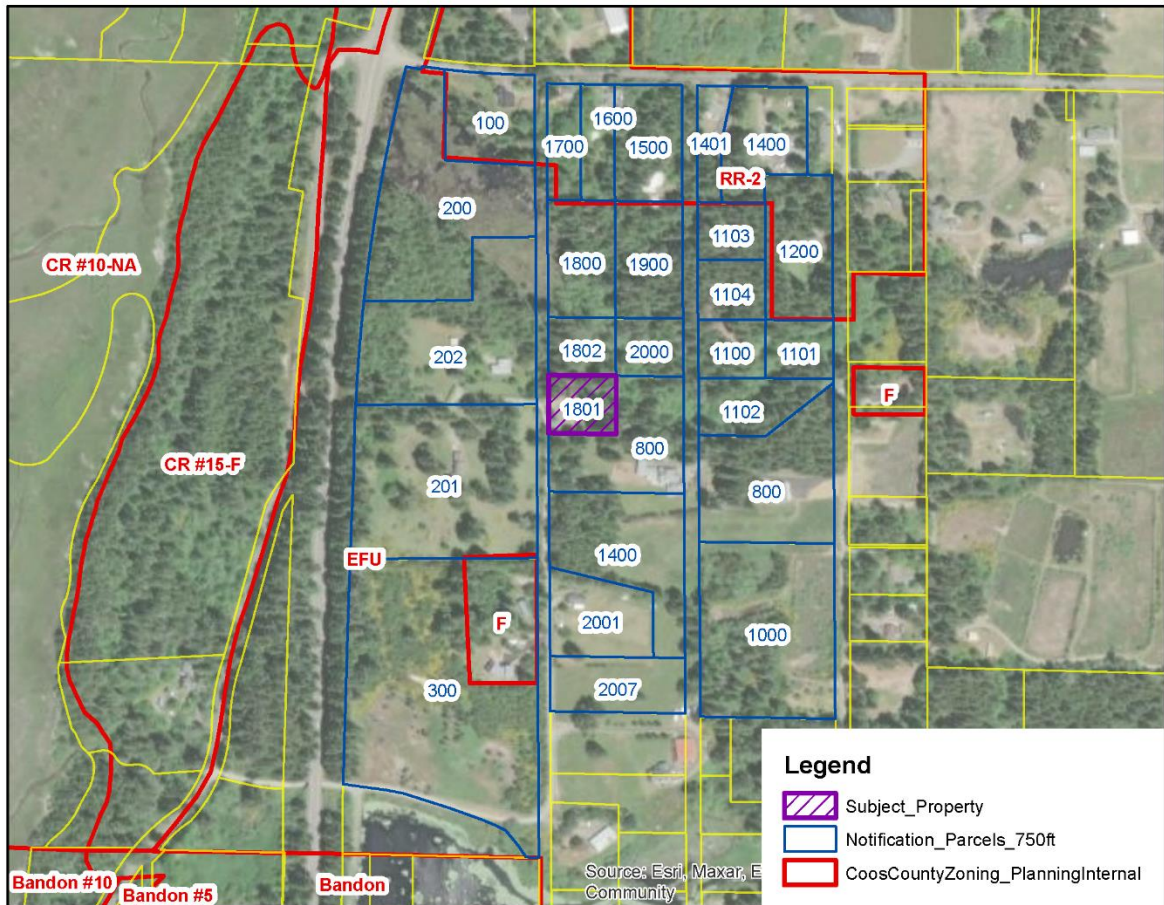
File: AP-24-001

Appellant/ Owner: Kathleen Collier  
Shane Chrismon & Rhonda Conrad

Date: December 21, 2023

Location: Township 28S Range 14W Section 20BB TL 1801

Proposal: Appeal







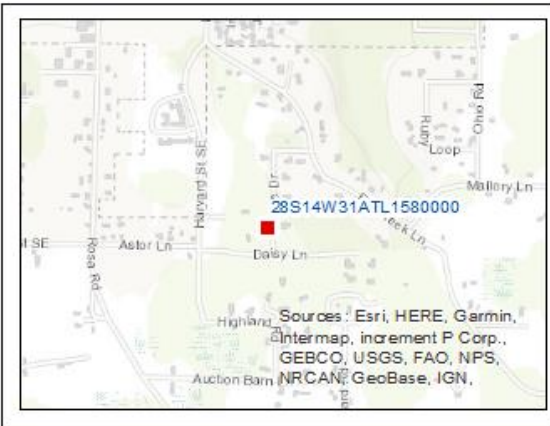
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File: AP-24-002

Appellant/ Owner: Carol Deadman  
Gilbert Duran ETAL

Date: 12/6/2023

Location: Township 28S Range 14W  
Section 31A TL 15800

Proposal: Appeal





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File: HBCU-23-002

Applicant/  
Owner: Outdoor Superstar, LLC

Date: February 9, 2024

Location: Township 28S Range 14W  
Section 17C TL 1000

Proposal: Hearings Body Conditional Use

