



Coos County Community Development

Mailing Address: 250 N. Baxter, Coquille, Oregon
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Planning, Building and Enforcement
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www.co.coos.or.us

TDD (800) 735-2900

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 May 2, 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 # AM-23-006/RZ-23-006/ACU-23-049 (Ordinance Number 23-10-009PL), In the Matter of Amending the Coos County Comprehensive Plan Designation for property located northeast of the city of Coquille. The property owner/applicant is Frank Zaita. The subject property is identified as Map Number Township 26S, Range 11W, Section 28, Tax Lot 501, Tax Account Number 453603, and the request is to amend the Coos County Comprehensive Plan Map to change the plan designation from Agriculture to Forest and the official zone map from Exclusive Farm Use to Forest with a mixed-use overlay. The property is currently zoned Exclusive Farm Use and is accessed off of Fairview Road. The applicant is also requesting to site a Forest Template Dwelling if the rezone is approved. **This matter will also be heard before the Board of Commissioners on May 21, 2024 at 1:30.**

The Applicable Criteria for the Plan Amendment and Rezone are found in the Coos County Comprehensive Plan

- Volume I, Part I
 - Sections 3.2 Agricultural/Forest/Natural Resources
 - 5.3 Agricultural Lands
 - 5.4 Forest Lands
- Volume I, Part II
 - Sections 3.1 Agricultural Lands
 - 3.2 Forest Lands.

The Applicable Criteria for the Template Dwelling can be found in the Coos County Zoning and Land Development Ordinance

- Article 4.6 Resource Zoning District,
 - Section 4.6.100 Forest and Forest Mixed Use, Use Table 1 in Section 4.6.110.63 Template Dwelling (Alternative forestland dwellings ORS 215.750)
 - Section 4.6.120 Review Standards (9)(B)(II).
 - Section 4.6.130 Additional Criteria for All New and Replacement Dwellings and Structures in Forest
 - Section 4.6.140 Development and Siting Criteria.
 - Article 4.11 Special Development Considerations and Overlays

ITEM B – File # **AP-24-003**– This is an appeal of an Administrative Conditional Use application (ACU-23-058). The applicant(s)/property owner(s) are Fritz and Sarah Hofmann and their representative is Sheri McGrath of Coos Curry Consulting. 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(s) are Anthony Culjis, Shireda McKay, Keith Roberts, Renee Towan, Erik Klipfel, Margo Thomason, John & Linda Buday, Zane Thomas, Candice Dickstien, Liani Reeves, Richard Montgomery, Hayden & Nadja Jones, and Beverly Bare. The Subject Property is identified as Map Number Township 23S, Range 12W, Section 08CD, Tax Lot 1300, Tax Account

1 – February 9, 2024 Planning Commission Hearing Notice

POSTED & MAILED ON: April 12, 2024

POST THROUGH: May 21, 2024

Number 7537700 and is located east of the City of Lakeside off of Sadie Drive, which is off of Potlatch Road. The property contains 0.45 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 # AM-24-002– This application is an Amendment governed by CCZLDO Section 5.0.900. The notice of Post Acknowledge Plan Amendment notice was provided 35 days prior to the Planning Commission meeting to meet the requirements of ORS 197.610. The hearing notice was published in accordance with ORS 197.732. Notice was mailed to property owners in compliance with CCZLDO Section 5.0.900 Notice of Public Hearings.

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
- Article 5 - Administration
- Oregon Statewide Planning Goal Compliance

Proposed changes to:

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - Chapter 4 – Balance of County Zones, Overlays, & Special Consideration
 - Section 4.3.200
 - Section 4.3.210
 - Section 4.6.110
 - Section 4.6.200
 - Chapter 7 – Transportation, Access, and Parking

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 April 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

<p><u>Planning Commission</u> 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</p>	<p><u>Board of Commissioners Hearings</u> Please join my meeting at: https://meet.goto.com/964495293 You can also dial in using your phone. Access Code: 964-495-293 United States: +1 (571) 317-3122</p>
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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.



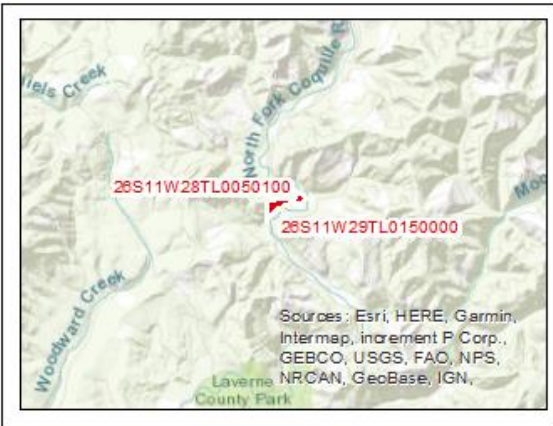
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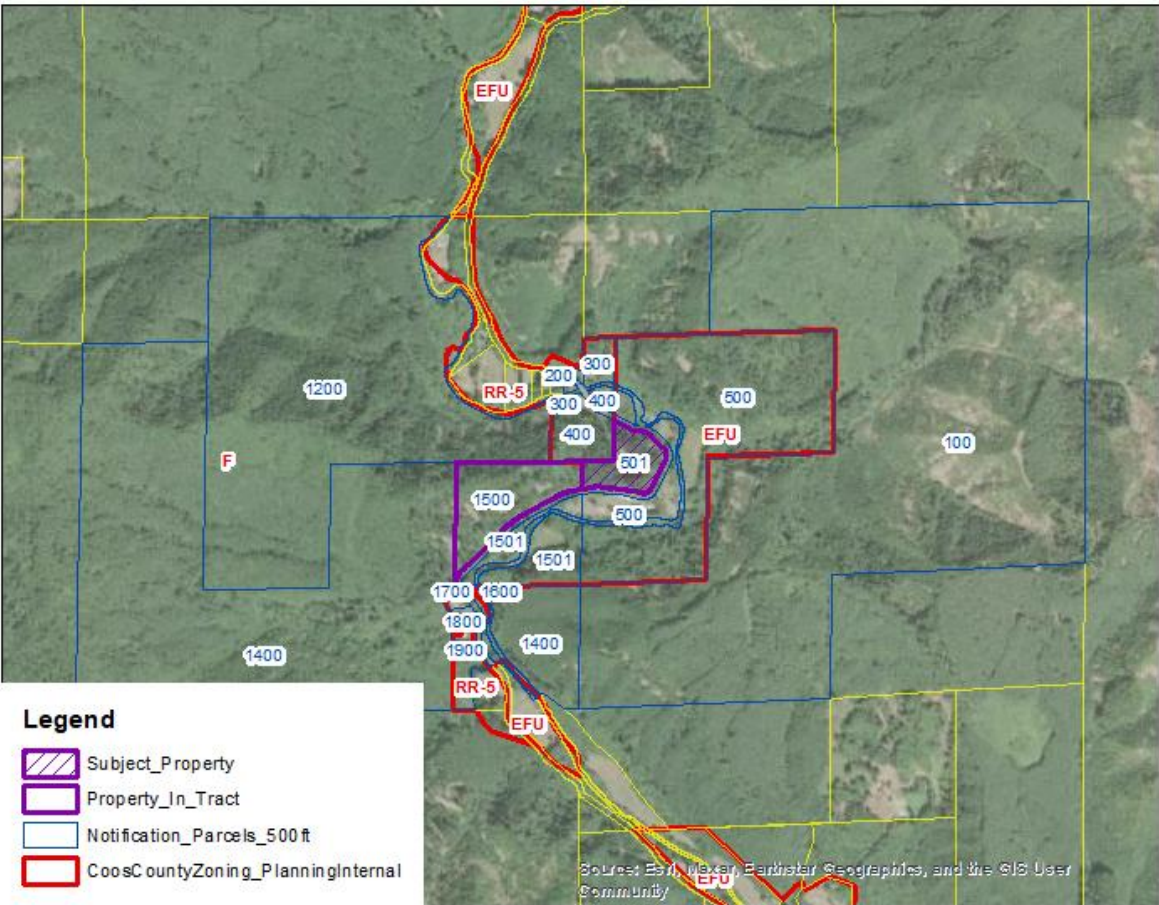
File: AM-23-006/RZ-23-006/ACU-23-049

Applicant/
Owner: Crystal Shoji/
Frank Zaita

Date: April 12, 2024

Location: Township 26S Range 11W
Section 28 TL 501

Proposal: Amendment/Rezone/Administrative
Conditional Use





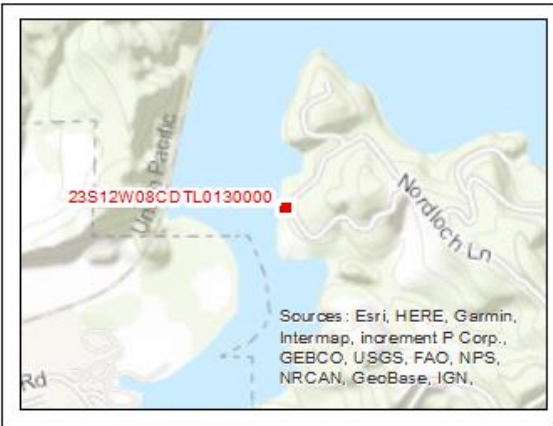
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File: AP-24-003 (ACU-23-058)

Applicant/ Owner: Anthony Culjis/
Fritz & Sarah Hoffman

Date: April 12, 2024

Location: Township 23S Range 12W
Section 08CD TL 1300

Proposal: Appeal of an Administrative
Conditional Use

