



Coos County Planning Department
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Request for Comments

File Number: ACU-22-021 Ochs & Hu
Deemed Complete: N/A
Date Comments are due: 06/16/22
The applicant: Giles Ochs & Tiffany Hu

You have received this notices as required by the Coos County Zoning and Land Development Ordinance (CCZLDO) because the proposal consists of uses and/or activities that are subject to review that may affect protections to cultural resources. The checked boxes indicate which regulation a project is required to comply with. Please address in the comments if the use and /or activity will require additional protections or if conditions are necessary to ensure protections of the site. Please contact staff if more information is required.

The following Uses and Activities in the Coos Bay Estuary Management Plan that require compliance with Policy #18

Policy #18 States that the Tribe(s) shall have the right to submit a written statement to the local government within thirty (30) days of receipt of such notification, stating whether the project as proposed would protect the cultural, historical and archaeological values of the site, or if not, whether the project could be modified by appropriate measures to protect those values. There are two identified site on the Shoreland Values Requiring Mandatory Protection Plan Map near the proposed area for development.

Uses and Activities identify by the proposal:

The following Uses are proposed in the Balance of County Zoning subject to Section 4.11.125.3.b.

This strategy shall be implemented by requiring development proposals to be accompanied by documentation that the proposed project would not adversely impact the historical and archaeological values of the project's site. "Sufficient documentation" shall be a letter from a qualified archaeologist/historian and/or a duly authorized representative of a local Indian tribe(s).

- ii. *Properties which have been determined to have an "archaeological site" location must comply with the following steps prior to issuance of a "Zoning compliance Letter" for building and/or septic permits.*
 - 1) *The County Planning Department shall make initial contact with the Tribe(s) for determination of an archaeological site(s). The following information shall be provided by the property owner/agent:*
 - a) *Plot plan showing exact location of excavation, clearing, and development, and where the access to the property is located;*
 - b) *Township, range, section and tax lot(s) numbers; and*

- c) Specific directions to the property.*
- 2) The Planning Department will forward the above information including a request for response to the appropriate tribe(s).*
 - 3) The Tribe(s) will review the proposal and respond in writing within 30 days to the Planning Department with a copy to the property owner/agent.*
 - 4) It is the responsibility of the property owner/agent to contact the Planning Department in order to proceed in obtaining a "Zoning Compliance Letter" (ZCL) or to obtain further instruction on other issues pertaining to their request.*

Uses and Activities identify in the proposal :

Short term vacation rental

Thank you and if you have any questions please contact one of our staff members at 541-396-7770 or planning@co.coos.or.us . If you need additional materials please let me know.

Planning Staff

Jill Rolfe, Planning Director

Amy Dibble, Planner II

Crystal Orr, Planner I

Michelle Berglund, Planning Aide