



Coos County Community Development

Mailing Address: 250 N. Baxter, Coquille, Oregon

Building Codes Department – (541) 266-1098 - 1155 S 5th St., Coos Bay OR 97420

Planning Department – (541) 396-7770 – 60 E. Second St., Coquille OR 97423

www.co.coos.or.us

TDD (800) 735-2900

AMENDED

NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

Notice is hereby given that the Coos County Planning Commission July 11, 2024 at 7:00 pm. The Board of Commissioners will be reviewing these matters at a different time as indicated under the specific item. If you have received this notice it is because your property is located within the notification area for one of the items going before the Hearings Body.

**This notice is being amended to change the applicant/property owner name of Item B from Bandon Biota to Ocean River, LLC*

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-22-004/RZ-22-003– The applicant/property owners are Richard and Kathleen Randol. The proposal is for a plan amendment to change the Comprehensive Plan Designation from Rural Residential-5 (RR-5) to Rural Residential-2 (RR-2). The zone map will be amended if approved from Rural Residential-5 to Rural Residential-2. The Subject Properties are identified as Map Number Township 27S, Range 14W, Section 28B, Tax Lots 100, Tax Account Number 767200 and is located north of the City of Bandon off of Seven Devils Road. The properties contain 13.60 acres. **The Board of Commissioners will be considering this matter on August 6, 2024 at 1:30 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 5.17 Housing,
 - Volume I, Part II, Section 4.5 Housing
 - Volume I, Part III Exceptions for Rural Housing
- Coos County Comprehensive Plan Maps #14 Zone Maps
- 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

ITEM B – File # HBCU-24-001 – The applicant/property owner is ~~Bandon Biota, LLC~~ Ocean River, LLC. The proposal is for a regulation 18-hole golf course with accessory uses in the Exclusive Farm Use (EFU) zoning district. The accessory uses consist of a clubhouse/restaurant, an agronomy center/maintenance facility, a turn-stand (combination restrooms/vendor facility), a minimum of two stand-alone restrooms, a caddy shack, a driving range, a

POSTED & MAILED ON: June 21, 2024

POST THROUGH: August 6, 2024

practice course, and the necessary parking/drop off areas. The subject properties are identified as Map Number Township 29S, Range 15W, Sections 13/24/25, Tax Lots 600, 1903 / 100, 201 / 900, 1000, 1200, Tax Account Numbers 1239601, 1239606, 1240300, 1240601, 1241700, 1241601, 1241602 and is located south of the city of Bandon off of Boak Lane.

Criteria

- Coos County Zoning and Land Development Ordinance (CCZLDO)
 - § 4.3.200(50) - Zoning Tables – Minor Estuary – Golf Courses
 - § 4.6.200(67) – Exclusive Farm Use – Use Tables - Golf courses not on high-value farmland as defined in ORS 195.300. (new golf course prohibited on High Value)
 - § 4.11.128 – Historical, Cultural, and Archaeological Resources, Natural Areas and Wilderness
 - § 4.11.129 – Beaches and Dunes
 - § 4.11.130 – Non- Estuarine Shoreland Boundary
 - § 4.11.131 – Significant Wildlife Habitat
 - Wetlands
 - Bird Habitat Sites (Goal #5 “5c” resources)
 - § 4.11.132 – Natural Hazards
 - Landslides and Earthquakes
 - Liquefaction Potential
 - Tsunamis
 - Erosion – Coastal – Wind
 - Wildfire
 - § 4.11.150 – Geological Hazards Special Development Review Standards
 - § 4.11.155 Geological Assessment Review
 - § 4.11.310 – Airport Sub-Zones – Bandon Airport
- Statewide Planning Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

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 July 1, 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

Please join my meeting at:

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Board of Commissioners

Please join my meeting at:

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You can also dial in using your phone.

Access Code: 964-495-293

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



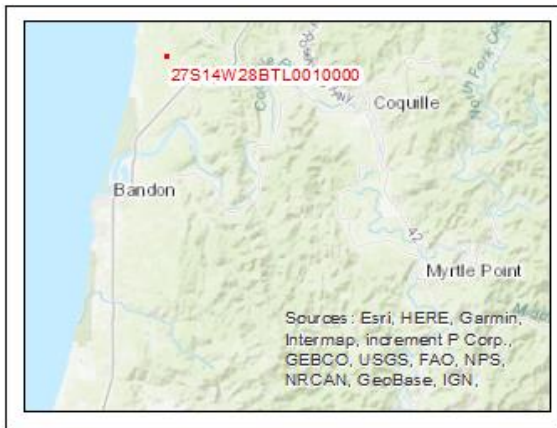
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 225 N. Adams, Coquille, Oregon 97423

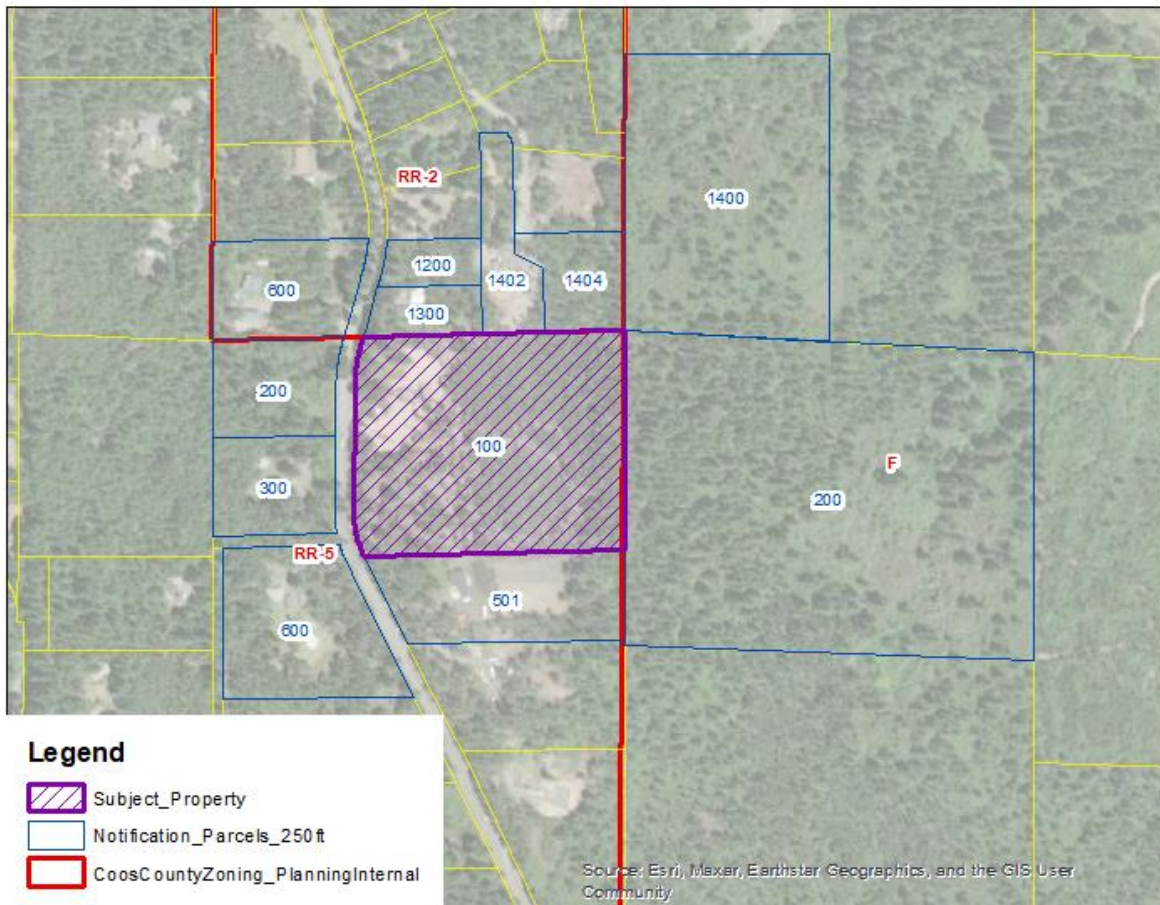
Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File: AM-22-004/RZ-22-003
Owner: Richard and Kathleen Randol
Date: February 8, 2023
Location: Township 27S Range 14W
Section 28B TL 100
Proposal: Amendment/Rezone





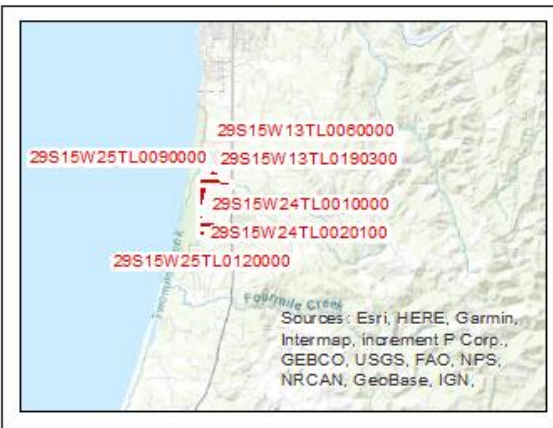
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File: HBCU-24-001

Applicant/
Owner: Bandon Biotta, LLC

Date: June 20, 2024

Location: Township 29S Range 15W
Section 13/24/25 TL 600,1903/100,
201/900,1000,1200

Proposal: Hearing Body Conditional Use

