



COOS COUNTY HEARINGS OFFICER DOCKET

Jim Coffey, Coos County Hearings Officer

DOCKET: WEDNESDAY, AUGUST 27, 2025

I. Continuations:

- A. AV-19-044 Cummings - The violations involve unpermitted RVs being used as dwellings and solid waste. The property was cited on February 15, 2024, with the last appearance on December 18, 2024. At this time, staff is requesting judgment and will provide a suggested resolution.
- B. AV-16-113- Morris - The violations involve Coos County Code Section 7.01.110 for solid waste accumulation and CCZLDO Section 4.3.200(27)(m) for the unpermitted use of recreational vehicles as dwellings. A citation was issued on February 6, 2024, with the last appearance on December 18, 2024. Staff is requesting a resolution at this time.
- C. AV-22-057 Mulvihill- The violations involve Coos County Code Section 7.01.110 for solid waste accumulation and CCZLDO Section 4.3.200(27)(m) for the unpermitted use of recreational vehicles as dwellings. A citation was issued on March 15, 2024 and the last appearance was on February 19, 2025.
- D. AV-20-047- Muellich- The violations involve Coos County Code Section 7.01.110 for solid waste accumulation and CCZLDO Section 4.3.200(27)(m) for the unpermitted use of recreational vehicles as dwellings. A citation was issued on May 2, 2023 and the last appearance was August 28, 2025.
- E. AV-24-041- Anderson- The violations involve Coos County Code Section 13.02.010- Failure to obtain land use permits. 2 COUNTS. CCZLDO Section 4.3.200 Unpermitted Structure-2 COUNTS. Coos County Code 13.03.015 Building Permits, Unpermitted Electrical 2 COUNTS, Unpermitted Plumbing 2 COUNTS, Unpermitted Mechanical 2 COUNTS, Unpermitted Structural 2 Counts.
- F. AV-25-005 Houglum- The violations involve Coos County Code Section 13.02.010 - Failure to obtain Land Use permits. Coos County Comprehensive Plan and Zoning and Land Development Ordinance. Section 4.3.200, Unpermitted Structure- (Shop was remodeled/enlarged without permits) Coos County Code Section 13.03.015- Building Permits,& Coos County Code Section 13.03.020, Unpermitted Electrical Work-, Unpermitted Mechanical Work (HVAC Systems), Unpermitted Plumbing Work, Unpermitted Commercial Mushroom growth and production for profit. At this time, Staff is requesting Final judgement.
- G. AV-24-030- Lively- The violations involve Coos County Code 07.01.090 Solid Waste, Coos County Zoning and Land Development Ordinance (CCZLDO) 215.203 Exclusive Farm Use, Unpermitted Dwelling.

II. Arraignments:

- A. AV-14-17- Murawski- The violations include: Coos County Code 07.01.110 Solid Waste Accumulation.
Coos County Zoning and Land Development Ordinance Section 4.6.110 (OAR) 660-006-0025) Unauthorized use of RV(s) as dwellings.

III. Hearings:

- A. AV-18-028- Baldwerm- The violations include Coos County Code Section 13.02.010 - Failure to obtain Land Use permits. Coos County Comprehensive Plan Vol. 2. Part 1- 30E- CS ISTHMUS SLOUGH
*UNPERMITTED HIGH-INTENSITY RECREATION
*UNPERMITTED RESIDENTIAL USE
Coos County Code 07.01.110 Solid Waste Accumulation.
A citation was issued on May 19, 2025.
- B.

IV. Other Business or Updates:

- A.

V. Next Proceeding: Wednesday, September 24, 2025