



Coos County Community Development

Mailing Address: 250 N. Baxter, Coquille, Oregon
60 E. Second St., Coquille OR 97423
Planning, Building, Onsite and Enforcement
Phone: 541-396-7770
Fax: 541-266-1146

www.co.coos.or.us

TDD (800) 735-2900

NOTICE OF LAND USE DECISION

Monday, June 2, 2025

File Number: ACU-24-070

Dear Recipient,

This land use notice is being sent to property owner(s), applicant(s), adjacent property owners (with notice distances from the subject property determined by zone area: Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, interested agencies, and any person who has requested notice. It informs any interested party about a decision or proposed action related to the use or development of land within the specified area, as identified under the subject property information.

The purpose of this notice is to inform you about the proposal and decision, provide information on where you can obtain further details, and outline the requirements if you wish to appeal the Director's decision to the Coos County Hearings Body. Any person who is adversely affected, aggrieved, or entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period provided below, pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department, the address is 250 N. Baxter, Coquille, OR 97423.

Please read all information carefully as this decision is important. (See the attached vicinity map for the location of the subject property.) This notice ensures that all affected or interested parties are aware of the decision and have an opportunity to review the details and provide any input or appeal as necessary.

Subject Property Information

Account Number:	131000
Map Number:	24S121600-01300
Property Owner:	LOHF, TERRY E & BELVEAL, STACEY M PO BOX 707 REEDSPORT, OR 97467-0707
Situs Address:	96601 LARSON LN NORTH BEND, OR 97459
Acreage:	6.23 Acres
Zoning:	FOREST (F)
Special Development Considerations and Overlays:	FLOODPLAIN 100 yr - 2018 (FP) FOREST MIXED USE (MU) NATIONAL WETLAND INVENTORY (NWI)

This notice shall be posted from June 3, 2025 to June 18, 2025

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is based on the existing record and will become final and effective at the close of the appeal period unless a complete application, along with the required fee, is submitted to the Planning Department by 5 p.m. on **Tuesday, June 17, 2025**. Appeals are based on the applicable land use criteria.

This decision complies with the Coos County Zoning and Land Development Ordinance (CCZLDO), specifically:

- **General Compliance:** Section 1.1.300 requires compliance with the Comprehensive Plan and Ordinance provisions. Additionally, Article 6.1 addresses lawfully created lots or parcels.
- **Conditional Use Review:** The zoning table sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. Section 4.6.110 provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as requiring a conditional use. Request for Planning Director Approval for a Home Occupation pursuant to Coos County Zoning and Land Development (CCZLDO) Section 4.6.110.40, Subject to Section 4.6.120 Review Standards (4)(s), (5). This use required an Administrative Conditional Use.
- **Administrative Conditional Uses:** Article 5.2. provides the process for all type II conditional use review.

IMPORTANT INFORMATION ABOUT THIS NOTICE

Please be advised that civil matters, including private property disputes that fall outside the scope of applicable land use criteria, will not be considered as part of this decision process. This notice does not entitle you to appeal directly to the Land Use Board of Appeals (LUBA). Notices mailed pursuant to ORS 215 are considered legally served upon those property owners listed in the affidavit of mailing prepared by the designated county official. Failure to notify an owner due to recent ownership changes **or** newly created lots not yet reflected in the most recent tax assessment roll does not invalidate this decision or ordinance. Additionally, issues not raised at the appropriate time, either orally at a hearing or in writing, and supported by sufficient evidence, may not be raised later on appeal to LUBA.

Pursuant to Chapter 5 of the Coos County Zoning and Land Development Ordinance a party may represent themselves or be represented by a licensed attorney. A consultant or other non-attorney professional may assist with preparing materials, submitting applications, or providing technical expertise. However, such individuals are not considered legal representatives and do not have standing to act on behalf of a party in a legal capacity unless they have been granted power of attorney by the property owner.

Specifically, a consultant may appear as a fact witness, meaning they can present information, data, or professional opinions, or assist with application preparation in support of a party's position. However, they do not have standing to appeal or legally represent a client unless they are a licensed attorney in the state of Oregon.

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Standing to appeal is limited to the applicant, an adversely affected party, or their legal counsel. If a consultant wishes to participate in a proceeding, they must do so in coordination with the party they are assisting, and any formal appeal must be filed by the party themselves or by their attorney.

All relevant materials—including the application, staff report, and decision documents—are available online at: <https://www.co.coos.or.us/community-dev>. The application and all documents and evidence in the record, including the staff report and applicable criteria, are available for inspection at no cost in the Planning Department, located at 60 E. Second, Coquille, Oregon. Copies may be purchased for 50 cents per page. The decision is based on the application submittal and information on record.

For more information, please contact Staff at (541) 396-7770.

Reviewed by:

Jill Rolfe, Director

Date: Saturday, May 31, 2025

This decision is authorized by the Planning Director based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, application and all evidence associated as listed in the exhibits.

EXHIBITS:

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map;

Exhibit C: Staff Report -Findings of Fact and Conclusions which is available upon request.

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EXHIBIT “A”
CONDITIONS OF APPROVAL

To receive a Zoning Compliance Letter (ZCL), the applicant must submit the following conditions on a response form. All applicable federal, state, and local permits must be obtained before any development activity begins. If any agency provided comments during the review, the property owner is responsible for ensuring compliance with those comments.

The applicant must comply with the following conditions. All costs associated with meeting these requirements are the applicant’s responsibility. The applicant is not acting as an agent of the County, and failure to comply with or maintain these conditions may result in permit revocation pursuant to the Coos County Zoning and Land Development Ordinance (CCZLDO). Please review these conditions carefully. If you have any questions, contact planning staff.

Conditions of Approval – Home Occupation

1. **Annual Renewal Requirement:** The applicant shall renew the home occupation authorization annually through a Zoning Compliance Letter (ZCL), to be submitted no later than **January 1st of each year**, beginning **January 1, 2026**, and continuing annually for as long as the business remains in operation. Failure to submit the renewal request by this date may result in revocation of the home occupation authorization.
2. **Notice of Discontinuation:** The applicant shall provide written notice to the Planning Department if the business is no longer in operation. Notice must be submitted prior to the annual renewal deadline.
3. **Deed Covenant – Forest Operations Acknowledgment**
Prior to issuance of final approval, the applicant shall record a deed covenant with the Coos County Clerk acknowledging the rights of adjacent and nearby landowners to conduct forest operations consistent with the Oregon Forest Practices Act and associated administrative rules.
4. **Use Limitations:** The approved use is limited to a home occupation conducted by the property resident and shall comply with the following standards pursuant to ORS 215.448: The home occupation shall be operated by a resident or employee of a resident of the subject property. No more than five (5) full-time or part-time persons may be employed on-site. The home occupation shall be operated substantially in: The dwelling or other buildings normally associated with uses permitted in the applicable zone. The home occupation shall not unreasonably interfere with other uses permitted in the zone.
5. **Site Use Restrictions:** The applicant has stated that the use will involve **no storefront, public access, or onsite product storage**. There shall be **no customer traffic, visible signage, construction activity, or other alterations to the site** associated with the home occupation. Any proposed changes to these conditions shall require prior written approval from the Planning Department and may trigger a new land use review.
6. **Zoning Compliance and Enforcement:** The applicant shall maintain compliance with all applicable provisions of the Coos County Zoning and Land Development Ordinance (CCZLDO) and state law. Violation of any condition may result in enforcement action, revocation of the permit, or both.

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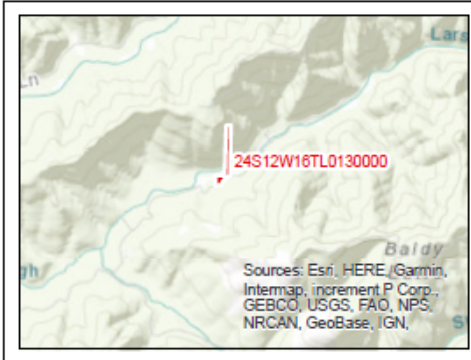
ACU-24-070

EXHIBIT "B"
Vicinity Map
(not to scale)






COOS COUNTY COMMUNITY DEVELOPMENT

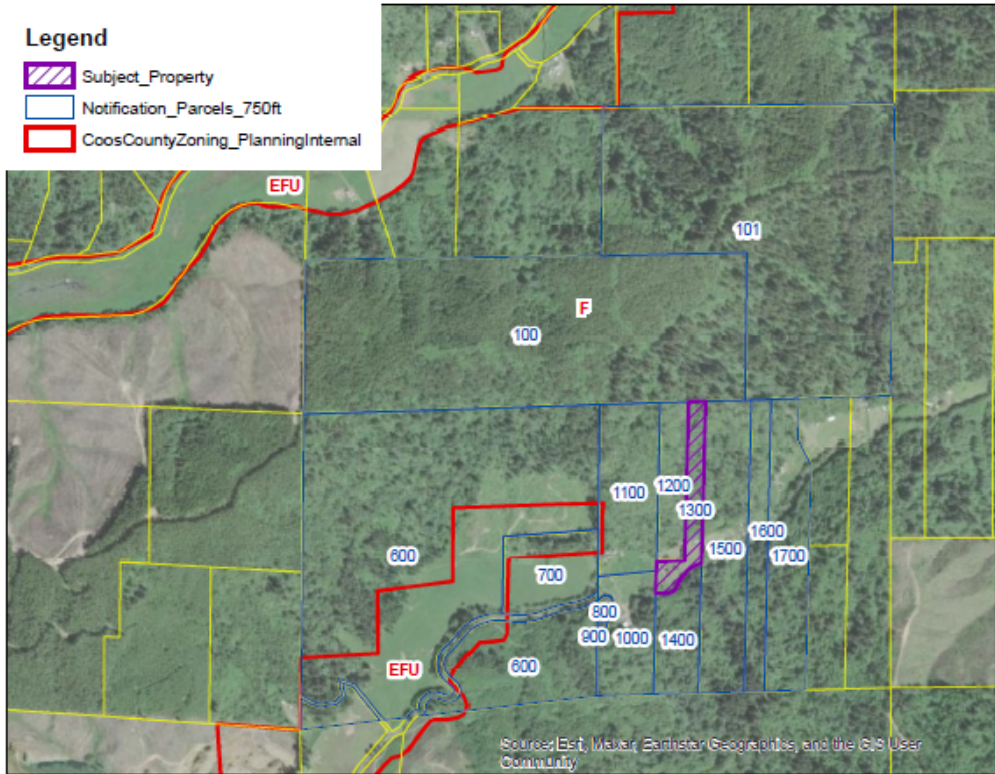
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Physical Address: 60 E. Second, Coquille Oregon
Phone: (541) 396-7770
TDD (800) 735-2900



File: ACU-24-070
Applicant/
Owner: LOHF, TERRY E & BELVEAL, STACEY M
Date: May 27, 2025
Location: Township 24S Range 12W
Section 16 TL 1300
Proposal: Administrative Conditional Use

Legend

-  Subject_Property
-  Notification_Parcel_750ft
-  CoosCountyZoning_PlanningInternal



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**EXHIBIT “C”
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS**

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION AND PRIOR COMPLIANCE:

A. PROPOSAL: The applicant is requesting to operate a Home Occupation as defined in ORS 215.448 for his firearms related business.

B. BACKGROUND / PROPERTY HISTORY / SITE CONDITIONS/LOCATION:

The subject property is long and narrow in shape, with the wider portion located along Larson Lane to the north. The area surrounding the existing 1964 dwelling is cleared. A 1965 feeder barn is also located on the property. The northern portion of the property is predominantly forested. The site is accessed via Larson Lane, which is located northeast of the City of Coos Bay. A portion of the property lies within the designated floodplain.

Permitting Background: On January 14, 2000, Zoning Compliance Letter ZCL-00-019 was issued authorizing clearance to repair or replace the existing septic system only. The letter stated that only one dwelling was permitted on the property. At that time, property improvements included a single-family dwelling, a spring, and a septic system.

On October 20, 2000, staff issued an address verification letter to the property owner, confirming that the address had been changed from 114 7 Larson Way to 96601 Larson Lane.

On April 14, 2004, staff signed an Oregon Watershed Restoration Grant application for a riparian and wetland restoration project that included the subject property. The parcel is acknowledged as a lawfully created unit of land pursuant to CCZLDO § 6.1.125(8). This determination is based on the recorded deed (Document No. 74-107545), which describes the property by legal description in a conveyance of real property prior to January 1, 1986.

The dwelling was originally sited in 1964, and is therefore considered a lawfully established, nonconforming use under the current zoning regulations.

On December 20, 2024, an application for a Home Occupation/Cottage Industry was submitted and assigned file number ACU-24-070.

C. ZONING: - The property is located in the Forest/Mixed Use.

ARTICLE 4.2 – ZONING PURPOSE AND INTENT
SECTION 4.2.500 RESOURCE ZONES

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Forest (F): The intent of the Forest District is to include all inventoried "forestlands" not otherwise found to be needed (excepted) for other uses.

The purpose of the Forest zone is to conserve and protect forest land for forest uses. Some of the areas covered by the "F" zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.

Forest Mixed Use (FMU): The purpose of the Forest Mixed Farm-Forest Areas ("MU" areas) is to include land which is currently or potentially in farm-forest use. Typically, such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In addition, these "mixed use" areas contain ownership of smaller size than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.

II. GENERAL PROPERTY COMPLIANCE:

A. COMPLIANCE PURSUANT TO SECTION 1.1.300:

It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.

FINDING: Staff has reviewed the property history and finds that, at the time of this report, the property complies with the Coos County Zoning and Land Development Ordinance. However, this does not preclude the possibility that additional information, which was unavailable during this review, might indicate non-compliance.

B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

"Lawfully established unit of land" means:

1. The unit of land was created:

- a. Through an approved or pre-ordinance plat;*
- b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
- c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*
- d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;*
- e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.*

f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.

FINDING: The property was found to be lawfully created through the prior land use decision. At the time the parcel was acknowledged as a lawfully created unit of land pursuant to CCZLDO § 6.1.125.d. This determination is based on the recorded deed (Document No. 74-107545), which describes the property by legal description in a conveyance of real property prior to January 1, 1986.

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

Request for a Land Use Approval through an Administrative Conditional Use to allow a Large Tract Forestland Dwelling, subject to Review Standard #9(B) and an Accessory Structure. Development is also subject to Section 4.6.130 Siting Standards for Dwellings and Structures in Forest Zones and 4.6.140 Development and Siting Criteria. Administrative Conditional Uses are reviewed under Article 5.2. This property is within the Natural Hazard Wind Erosion Special Development Overlay and shall comply with Article 4.11.

B. KEY DEFINITIONS:

- *ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.*
- *DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.*
- *DEVELOPMENT: The act, process or result of developing.*
- *USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.*
- *ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.*
- *DWELLING: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.*
- *COTTAGE INDUSTRY & HOME OCCUPATIONS: Cottage Industries and Home Occupations are “in-home” businesses that are operated as an Accessory Use to the Primary residential use by the resident of the lawfully established Dwelling.*

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A Cottage Industry is a Home Occupation that may occupy a portion of an existing residential Accessory Structure (garage/shop) but the primary portion of the business shall be conducted in the dwelling. A Home Occupation operates within a dwelling, which has characteristics that are indistinguishable from the residential use of a dwelling.

This use is further defined and regulated by Oregon Administrative Rule for Farm and Forest Zones.

C. COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) – HOME OCCUPATION IN FOREST

SECTION 4.6.100 FOREST AND FOREST MIXED USE – USE TABLES

Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.130 Siting Standards for Dwellings and Structures in the Forest Zones, Section 4.6.140 Development and Siting Standards. Land Divisions that apply to Forest Zones are found in Section 4.6.145 Land Division, and exceptions to minimum lot and parcel size is found in Section 4.6.150 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

If a use specifically states Forest Mixed Use only it is not permitted in the Forest Zone. If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993.

SECTION 4.6.110 (OAR 660-006-0025) Uses Authorized in Forest Zones

(1) Goal 4 requires that forest land be conserved. Forest lands are conserved by adopting and applying comprehensive plan provisions and zoning regulations consistent with the goals and this rule. In addition to forest practices and operations and uses auxiliary to forest practices, as set forth in ORS 527.722, the Commission has determined that five general types of uses, as set forth in the goal, may be allowed in the forest environment, subject to the standards in the goal and in this rule. These general types of uses are: (a) Uses related to and in support of forest operations; (b) Uses to conserve soil, air and water quality and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (c) Locationally dependent uses, such as communication towers, mineral and aggregate resources, etc.; (d) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.

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USE		TR	Subject to
Forest, Farm and Natural Resource Uses			
<i>(4) The following uses may be allowed on forest lands subject to the review standards in section (5) and (6) of this rule:***</i>			
40.	Home occupations as defined in ORS 215.448 (this includes cottage industries);	ACU	(4)(s), (5)

This use is subject to the review standards outlined in Coos County Zoning and Land Development Ordinance (CCZLDO) Section 4.6.120, or to other applicable standards as directed by the ordinance provisions contained within this section.

- **CCZLDO SECTION 4.6.120 REVIEW STANDARDS (4) CONDITIONAL USES** - *The following uses may be allowed on forest lands as a conditional use (see table for type of conditional use) subject to the review standards in section (5) of this rule:*** (s) HOME OCCUPATIONS/COTTAGE INDUSTRY* - Home occupations as defined in ORS 215.448;
- **ORS 215.448 HOME OCCUPATIONS**
 - (1) *The governing body of a county or its designate may allow, subject to the approval of the governing body or its designate, the establishment of a home occupation and the parking of vehicles in any zone. However, in an exclusive farm use zone, forest zone or a mixed farm and forest zone that allows residential uses, the following standards apply to the home occupation:*
 - (a) *It shall be operated by a resident or employee of a resident of the property on which the business is located;*
 - (b) *It shall employ on the site no more than five full-time or part-time persons;*
 - (c) *It shall be operated substantially in:*
 - A. *The dwelling; or*
 - B. *Other buildings normally associated with uses permitted in the zone in which the property is located; and*
 - (d) *It shall not unreasonably interfere with other uses permitted in the zone in which the property is located.*
 - (2) *The governing body of the county or its designate may establish additional reasonable conditions of approval for the establishment of a home occupation under subsection (1) of this section.*
 - (3) *Nothing in this section authorizes the governing body or its designate to permit construction of any structure that would not otherwise be allowed in the zone in which the home occupation is to be established.*
 - (4) *The existence of home occupations shall not be used as justification for a zone change. [1983 c.743 §2; 1995 c.465 §1]*

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FINDING: The applicant, Terry Lohf, is a resident of the subject property located at 96601 Larson Lane, North Bend, Oregon. Mr. Lohf resides at the property and will operate the home occupation personally. He states that there will be no employees associated with the use; the home occupation will be operated solely by the applicant.

The applicant does not propose any structural modifications or construction of new buildings. No storefront will be established. The home occupation will operate from within the existing dwelling and is limited to the administrative function of maintaining a valid address for a Federal Firearms License (FFL) for lawful transactions related to military and law enforcement equipment.

The applicant has stated that there will be no storefront, public access, or onsite product storage. The use will not involve customer traffic, visible signage, or construction activity. Given the absence of any proposed changes that would generate noise, traffic, or disruption, staff finds that the use will not unreasonably interfere with other uses permitted in the zone.

No additional conditions are proposed at this time beyond those required by ordinance. However, the County retains the authority to impose additional conditions as necessary to ensure compatibility with surrounding uses. The applicant does not propose to construct any new structures or alter any existing buildings as part of the home occupation. This application is for a home occupation only and does not involve a request for a zone change. Based on the applicant's submitted materials and staff's review of the applicable criteria under ORS 215.448, the proposed home occupation satisfies all required standards for a home occupation in a resource zone. Therefore, subject to continued compliance with the described limitations the proposal meets the criteria. The applicant will be required to renew the zoning compliance every year starting January 1, 2026 until the business is no longer operating from this address.

- ***CCZLDO SECTION 4.6.120 Review Standards (5) REVIEW CRITERIA FOR CONDITIONAL USES: A use authorized by section (4) of this rule may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands:***
 - (A) The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;*
 - (B) The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and*
 - (C) A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in subsections (4)(e), (m), (s), (t) and (w) of this rule.*

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(D) All uses must comply with applicable development standards and fires siting and safety standards.

FINDING: The subject property is located in a forest zone and is surrounded by similarly zoned properties, many of which are developed with existing dwellings. There is no indication of ongoing commercial agricultural or intensive forest management practices on adjacent properties. The proposed use home occupation limited to administrative functions with no physical changes to the site is not expected to introduce new impacts such as traffic, noise, or incompatible activities. Therefore, staff finds that the proposed use will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on surrounding lands.

The use is limited to administrative operations related to a Federal Firearms License and does not involve customer access, construction, or storage of materials on-site. There are no changes proposed that would increase the physical footprint or introduce flammable infrastructure. As such, the use will not increase fire hazard, suppression costs, or risks to firefighting personnel. The property will continue to be subject to applicable fire safety and siting standards as required under state and local regulations.

The applicant will be required to record a deed covenant acknowledging the rights of nearby landowners to conduct forest operations under the Oregon Forest Practices Act. This condition will be imposed as a requirement of approval to ensure compliance with this criterion.

No physical modifications or expansions are proposed as part of the home occupation use. The existing dwelling was lawfully established, and the proposal does not introduce new structures or require deviation from established setbacks or safety requirements. The property will remain subject to all applicable fire siting and development standards. Therefore, staff finds this standard is satisfied.

Based on the submitted materials and staff review, the proposed home occupation meets the requirements outlined in OAR 660-006-0025(5). The use is compatible with surrounding development and forest lands, and appropriate conditions (including recordation of a deed covenant) will ensure continued compliance. Therefore, all criteria has been addressed.

IV. DECISION

In conclusion Staff finds that the applicant has address most of the relevant criteria and the ones that have not been address or cannot be completed until after the approval is obtained have been made conditions of approval. Therefore, the proposed Large Tract Forestland Dwelling meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit “A” of this report.

- V. **EXPIRATION:** A conditional use permit for a dwelling in the forest zone (i.e., a residential development on forest land outside an urban growth boundary) is initially valid for **four years**

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from the date of the final decision. Before that four-year period ends, the applicant may request extensions:

1. First Extension (Two Years):
 - The applicant may apply for a two-year extension before the original four-year approval period expires.
 - As long as the request is submitted on time and the required fee is paid, the Planning Department will issue the first extension.
 - This first extension is not considered a land use decision under ORS 197.015.
2. Additional Extensions (Up to Five One-Year Extensions):
 - The applicant may then apply for up to five more one-year extensions, provided that each request is submitted before the current approval or extension expires.
 - The forest dwelling statute under which the permit was approved must remain unchanged, and the county's land use regulations must also remain substantially the same unless the county allows compliance with the amended regulations.
 - These additional extensions are likewise not considered land use decisions under ORS 197.015.

This conditional use for residential development within a resource zone is valid for four years from the date of final approval. The geological assessment is valid for five years from its date of preparation, June 18, 2029. If the conditional use has not been perfected within that time period, confirmation that the report remains valid may be accepted.

V. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 750 feet of the subject properties and the following agencies, special districts, or parties.

- **A Notice of Decision and Staff Report will be provided to the following:**

Mailed Copies: Applicants/Owners/Consultants

Emailed Copies: Coos County Board of Commissioners, Coos County Planning Commission, Oregon Department of Land Conservation and Development, Coos County Assessor's Office, Douglas County Community Development, Consultants and other interested parties.

- **A Notice of Decision only**

Adjacent property owners, special districts and other interested parties will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

Special Districts: North Bay Rural Fire Department, Coos Bay North Bend Water Board, Port of Coos Bay

All 2024 Notice of Decisions are loaded on the website. All 2025 decision are loaded on to Accela Permitting Software.

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