

## **Coos County Planning Department**

Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423
Physical Address: 225 N. Adams, Coquille, Oregon
(541) 396-7770

FAX (541) 396-1022 / TDD (800) 735-2900 <u>planning@co.coos.or.us</u> Jill Rolfe, Planning Director

## NOTICE OF PLANNING DIRECTOR'S DECISION/PUBLIC NOTICE

This notice is to serve as public notice and decision notice and if you have received this notice by mail it is because you are a participant, adjacent property owner, special district, agency with interest, or person with interest in regard to the following land use application. Please read all information carefully as this decision may affect you. (See the vicinity map on the reverse side for the location of the subject property).

On Wednesday, September 09, 2015 the Coos County Planning Director rendered a decision to approve this application with conditions for a Administrative Conditional Use application file number ACU-15-03, submitted by The Nature Conservancy. The project is for replacement of the existing tide-gate and improvement of the drainage channel. The subject properties are identified on the attached notification map. The subject property is located northwest of the city of Coquille off of North Bank Lane.

The application, staff report and any conditions can be found at the following link: <a href="http://www.co.coos.or.us/Departments/Planning/2015Applications.aspx">http://www.co.coos.or.us/Departments/Planning/2015Applications.aspx</a> or by visiting the Coos County Planning Department's home page.

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APPLICABLE CRITERIA			
Coos County Zoning and Land Development Ordinance (CCZLDO) and Coos County Comprehensive Plan (CCCP)			
CCZLDO	3.3.710 (2)	Administrative Conditional Development and Use: Drainage and Tide Gating	
CCZLDO	3.3.730	Criteria and Review Standards for Conditional Use Permits (Both Administrative and Hearings Body)	
CCZLDO	3.3.740	Development and Use Standards	
CCZLDO	Chapter III, (Coquille River Estuary Policies)	Policy #14 - General Policy on Uses within Rural Coastal Shorelands	
CCZLDO	Chapter III, (Coquille River Estuary Policies)	Policy #18 - Protection of Historical, Cultural and Archaeological Sites	
CCZLDO	Chapter III, (Coquille River Estuary Policies)	Policy #19 - Management of "Wet-Meadow" Wetlands within Coastal Shorelands	
CCZLDO	Chapter III, (Coquille River Estuary Policies)	Policy #22 - Mitigation Sites: Protection against Pre-emptory Uses	

CCZLDO	Chapter III (Coquille River Estuary Policies)	Policy #23 - Riparian Vegetation/Streambank Protection
CCZLDO	Chapter III (Coquille River Estuary Policies)	Policy #27 - Floodplain Protection within Coastal Shorelands
CCZLDO	Chapter III, (Coquille River Estuary Policies)	Policy #14 - General Policy on Uses within Rural Coastal Shorelands
CCZLDO	4.11.231	Alteration of Water Courses

The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record.

## **APPEAL INFORMATION**

Pursuant to Article 5.8 of the LDO, this decision may be appealed to the Coos County Hearings Body within 15 days of the date notice of this decision is mailed, by filing an appeal on the appropriate form, along with the required filing fee. This means appeals must be received in the Planning Department by 5:00 p.m. on **Thursday, September 24, 2015**; otherwise, the appeal is not timely and will not be considered. The decision on this application will not be final until the period for filing an appeal has expired. Pursuant to Oregon Revised Statutes (ORS) 197.830, the decision cannot be appealed directly to the Land Use Board of Appeals.

Further explanation concerning any information contained in this notice can be obtained by contacting the Planning Department at (541) 396-7770, or by visiting the Planning Department between the hours of 8:00 AM -5:00 PM (closed noon -1:00 PM), Monday through Friday. The staff report in this matter was completed by Amy Dibble, Planner I.

COOS COUNTY PLANNING DEPARTMENT

Nolfe, Planning Director

Coos County Staff Members

Jill Rolfe, Planning Director

Amy Dibble, Planner I

Alex Murphy, GIS Planner I

Troy May, Planning Assistant

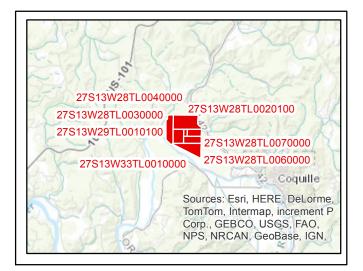
POSTED & MAILED ON: Wednesday, September 09, 2015 POST THROUGH: Thursday, September 24, 2015



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File: ACU-15-03 / FP-15-01

Applicant/ ODFW/

Owner: China Camp Gun Club

Date: September 9, 2015

Location: Township 27S Range 13W

Section 28 TL 201, 300,400,600,700

Section 29 TL 101 Section 33 TL 100

Proposal: Administrative Conditional Use:

Replace tidegate/restore wetlands

