



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development
635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
Fax (503) 378-5518
www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

07/30/2013

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: Coos County Plan Amendment
DLCD File Number 003-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, August 13, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Jill Rolfe, Coos County
Jon Jinings, DLCD Community Services Specialist
Dave Perry, DLCD Regional Representative
Amanda Punton, DLCD Natural Resources Specialist

<paa> YA

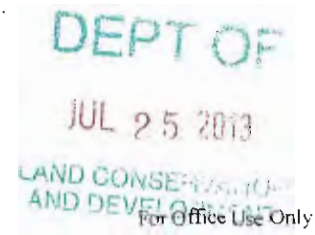


FORM **2**

DLCD

Notice of Adoption

In person electronic mailed



This Form 2 must be mailed to DLCD within **20-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **Coos County**

Local file number: **AM-12-04**

Date of Adoption: **7/18/2013**

Date Mailed: **7/23/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 5/29/2013

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amend the Coos County Comprehensive Plan and Ordinance to clarify plot plan, site plan, and traffic plan definitions. Removal of site plan and design regulations for Industrial and Airport Operation zones. This does not change whether or not a use is allowed.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location:

Acres Involved: **0**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No



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
planning@co.coos.or.us
Jill Rolfe, Planning Director

DEPT OF

JUL 25 2013

LAND CONSERVATION
AND DEVELOPMENT

July 23, 2013

Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol Street NE Suite 150
Salem, OR 97301-2540

RE: Proposed Text Amendment File No. AM-12-04

Dear Plan Amendment Specialist:

Enclosed please find the DLCD Notice of Proposed Amendment with two copies of the proposed text amendments.

The proposed amendments are to the Coos County Comp Plan and Ordinance to clarify plot plan, site plan and traffic plan definitions. The amended language will remove the site plan and design regulations for Industrial and Airport Operation zones. This does not change whether or not a use is allowed.

If you have any questions please contact the Department by phone at 541-396-7770 or e-mail planning@co.coos.or.us.

Sincerely,

Jill Rolfe, Planning Director

COOS COUNTY PLANNING DEPARTMENT

ec: David Perry, DLCD
c: File

BOARD OF COMMISSIONERS
COUNTY OF COOS
STATE OF OREGON

1
2
3 IN THE MATTER OF AMENDING THE COOS)
4 COUNTY COMPREHENSIVE PLAN & COOS) ORDINANCE 13-07-002PL
5 COUNTY ZONING & LAND DEVELOPMENT)
6 ORDINANCE (Legislative Text Amendment))

7 This matter came before the Coos County Board of Commissioners (Board) sitting for the transaction of
8 business on July 18, 2013, concerning amendments to the Coos County Comprehensive Plan and Coos County
9 Zoning & Land Development Ordinance.

10 WHEREAS, the Board initiated legislative amendments to make clarification regarding site plan, plot plan
11 and sketch plan. The amendments further address the site plan design standards for industrial development that
12 have been deemed outdated.

13 WHEREAS, the proposed amendments were considered by the Planning Commission at a public hearing
14 on July 3, 2013, and following deliberation, the Planning Commission recommended the Board of Commissioners
15 approve the proposal as presented with no changes;

16 WHEREAS, the proposed legislative amendments complies with Coos County Zoning & Land
17 Development Ordinance Article 1.2 criteria for Legislative Amendments.

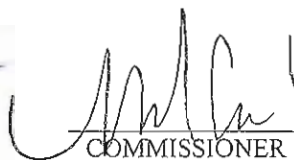
18 WHEREAS, all notices to have been provided pursuant to law;


19 NOW THEREFORE, THE BOARD OF COMMISSIONERS adopts the text changes found in Attachment
20 "A", incorporated herein.

21 ADOPTED this 18th day of July 2013

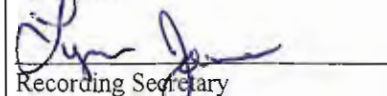
22 BOARD OF COMMISSIONERS

23 
COMMISSIONER

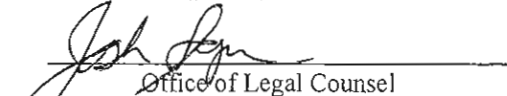

COMMISSIONER


COMMISSIONER

24 ATTEST:

25 
Recording Secretary

APPROVED AS TO FORM:


Office of Legal Counsel

Deleted language is ~~strikethrough~~ and the new language is ***bold/Italicized***.

Chapter 2 Definitions

~~SITE PLAN AND DESIGN: An application review required by some zoning use the AO (Airport Operations) districts. The application shall contain plans, drawings, sketches and other documents delineating the proposed development for which a site plan review is required.~~

PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- ***Owner's name, address, and phone number***
- ***Assessor's map and tax lot number***
- ***North arrow***
- ***Scale (Using standard engineering scale)***
- ***Accurate shape and dimensions of parcel or development site, including the lengths of all property lines***
- ***Any adjacent public or private roads, all easements and/or driveway locations (Include road names)***
- ***Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area)***
- ***All natural features, which may include, but are not limited to creeks, rivers, ponds, lakes, wetlands, ravines, and slopes and their distances to the existing and proposed development***
- ***Existing and proposed structures***
- ***Location of existing water source and distance from property lines and development***
- ***Location and dimension of all proposed and/or existing sewage facilities.***
- ***Setbacks for current and proposed development.***

Chapter 4

SECTION 4.2.600. Commercial-Industrial Zoning Districts.

The uses and activities regulated by the commercial-industrial zoning districts are set forth below:

TABLE 4.2e

COMMERCIAL-INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
High- intensity recreation	C-7,118	C-7,118	P[#]119	ACU-54,119	N

**** A site plan review is not necessary (CL-03-01, December 9, 2003)***

SECTION 4.2.700. Commercial-Industrial Zoning Districts within Rural Unincorporated Communities.

The uses and activities regulated by the commercial-industrial zoning districts are set forth below:

TABLE 4.2f

RURAL UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 CD-10	C-1	IND	CREMP IND	AO
High- intensity recreation	C-7,118	C-7,118	P 119	ACU- 54,119	N

*** A site plan review is not necessary (CL-03-01, December 9, 2003)**

SECTION 4.2.800. Commercial-Industrial Zoning Districts within Urban Unincorporated Communities.

The uses and activities regulated by the commercial-industrial zoning districts are set forth below:

TABLE 4.2g

URBAN UNINCORPORATED COMMUNITIES COMMERCIAL- INDUSTRIAL USE	ZONE DISTRICT				
	CD-5 / CD-10	C-1	IND	CREMP IND	AO
Recreation:					
passive	N	N	N	N	N
high intensity	C-7,118	C-7,118	P 119	ACU- 54,119	N

*** A site plan review is not necessary (CL-03-01, December 9, 2003)**

4.2.900 Review Standards

61. The proposed use may be established subject to the findings set forth below:
 - a. the proposed use must be compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions.
 - b. The proposed use will not force a significant change in or significantly increase the cost of accepted forestry practices on nearby lands devoted to forest uses.
 - c. The modification is necessary to preserve, protect or enhance the original historical character of the structure; and
 - d. The applicant has submitted **site plot** and architectural plans for the review.

62. The proposed use may be established subject to the findings set forth below:
- a. the proposed use must be compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions.
 - b. The proposed use will not force a significant change in or significantly increase the cost of accepted farming practices on nearby lands devoted to farm use.
 - c. The modification is necessary to preserve, protect or enhance the original historical character of the structure; and
 - d. the applicant has submitted **site plot** and architectural plans for review.
63. The proposed use may be established subject to the findings set forth below:
- a. the proposed use must be compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions.
 - b. The proposed use will not force a significant change in or significantly increase the cost of accepted farming-forestry practices on nearby lands devoted to farm-forest use.
 - c. The modification is necessary to preserve, protect or enhance the original historical character of the structure; and
 - d. The applicant has submitted **site plot** and architectural plans for review.
65. This may be permitted upon the establishment of a finding that the modification is necessary to preserve, protect or enhance the original historical character of the structure, based upon submission of a modification proposal and **site plot** and architectural plans.
104. Bed and breakfast facilities shall be subject to the following conditions:
- a. All "bed and breakfast facilities" shall be established within the primary residence.
 - b. Breakfast shall be the only meal served to overnight paying guests.
 - c. No cooking facilities shall be permitted in any rented room.

d. The maximum number of rooms, which may be rented shall not exceed four (4).

e. Off-street parking shall be provided as follows:

Two spaces for the owner/occupant, plus 1 space for each additional bedroom.

A site plot plan and a parking/traffic plan shall be submitted, delineating to address the following:

- i. the property boundaries,
- ii. access to the property,
- iii. location of all structures on the subject property,
- iv. required parking spaces.

The parking/traffic plan shall show required parking and traffic flow. All parking/traffic plans shall be reviewed by the Roadmaster to determine traffic safety.

In addition, for the RR-2, RR-5 and RC zones only.

f. One (1) non-illuminated sign shall be permitted not to exceed six (6) square feet of copy area (the words "hotel or motel" shall not be used).

g. A "bed and breakfast facility" must be conducted in such a manner so as not to give an outward appearance or outwardly manifest any characteristic of a motel, hotel, or other business.

106. Additional standards for "cottage industries" in the UR-2 zone:

a. a cottage industry approval shall vest exclusively with the owner of the land at the time of approval. The cottage industry shall not be conveyed or otherwise transferred to a subsequent landowner without a new conditional use permit.

b. **A site plot plan and a parking/traffic plan shall be submitted, delineating to address the following:**

- i. the property boundaries,
- ii. access to the property,
- iii. location of all structures on the subject property,
- iv. required parking spaces.

The parking/traffic plan shall show required parking and traffic flow. All parking/traffic plans shall be reviewed by the Roadmaster to determine traffic safety.

107. A convenience store in the REC zone shall be subject to the following standards:

- a. the use must be subordinate in size and scope to the primary use of the property and shall not exceed 2500 square feet in total floor area.
- b. ***A site plot plan and a parking/traffic plan shall be submitted, delineating to address the following:***
 - i. the property boundaries;
 - ii. access to the property;
 - iii. location of all structures on the property;
 - iv. a floor plan indicating the area(s) and square footage of existing and proposed uses; and
 - v. off-street parking (a minimum of 1 space per 200 square feet of total floor area, plus 1 space per employee).

The parking/traffic plan shall show required parking and traffic flow. All parking/traffic plans shall be reviewed by the Roadmaster to determine traffic safety.

- c. The use shall comply with the definition of a convenience store pursuant to Section 2.1.200 of this Ordinance.

SECTION 4.4.610. Site Plan Review. ~~A Site Plan Review pursuant to Article 5.6 shall be required for all uses within the IND District.~~ **RESERVED**

GENERAL LOCATION: LOWER BAY

ZONING DESIGNATION: 56-UW

ZONING DISTRICT: 56-URBAN WATER-DEPENDENT

SPECIFIC BOUNDARIES: Northern boundary - a line west from Spaw Boulevard. Southern boundary - a line west from a point 400-feet south of the junction of Cape Arago Highway and Grinnell Avenue.

SECTION 4.5.310. Management Objective: This shoreland district shall be managed so as to insure that the unique qualities of the district closest to deep water access for water-dependent uses are protected and utilized for such development. However, non-water-dependent uses may be allowed as per Policy #16a. Water-related and non-water-dependent/non-water-related uses shall be appropriate for portions of the district not "suitable for water-dependent uses". (see Inventory Map: "Goal #16/Goal #17 Development Priority Areas")

Development of the district shall be consistent with a **site plot** development plan that must be submitted to and reviewed by the County Planning. The **site plot** plan may only be approved if it protects the area's unique qualities for water-dependent uses; water-related and non-water-dependent/non-water-related uses may only be approved if such uses do not inhibit or preclude water-dependent uses of the shoreline, and are compatible with the overall development plan for the district.

GENERAL LOCATION: COOS RIVER

ZONING DESIGNATION: 19-D

ZONING DISTRICT: 19-DEVELOPMENT SHORELANDS

SPECIFIC BOUNDARIES: Northern Boundary - The northern most dike retaining the dredged material fill on the site known as Christianson Ranch. Southeastern Boundary - The southeastern end of the dike where the riparian vegetation begins at the border of Coos River.

SECTION 4.5.535. Management Objective: This district is a large parcel (152 acres) of filled, undeveloped property in a single ownership bordering on a maintained shallow-draft channel. While the site is presently suitable for pastureland, the Plan anticipates that these characteristics will make it an important water-dependent/water-related industrial site in the future. To protect the site for future industrial development the Plan designates it "D" (Development). The parcel's large size and the limitation on water access from only the Coos River shoreland makes it unlikely that the entire site can be utilized for only water-dependent/water-related uses.

Therefore, to assure that non-water-dependent/non-water-related uses that wish to locate on the site do not limit or preclude water-dependent uses of the shoreland, development must be consistent with a **site plot** plan that accomplishes this goal and is approved by the Coos County Board of Commissioners or their designee.

.....

GENERAL LOCATION: COOS RIVER

ZONING DESIGNATION: 19B-DA

ZONING DISTRICT: 19B-DEVELOPMENT AQUATIC

SPECIFIC BOUNDARIES: This district extends south to the Coos River navigation channel beginning at a line to the southwest that is opposite the southern tip of Bull Island and ending at a line to the southeast at the southeastern end of the Christianson Ranch dike. The boundary with the channel lies at -10 feet MLLW.

SECTION 4.5.541. Uses, Activities and Special Conditions. Table 19B-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 19B-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to “policy numbers” refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

SPECIAL CONDITIONS

Uses:

1. Aquaculture is allowed whether dredging or fill or other alteration of the estuary is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes or racks) is subject to Policy #4a.
3. Construction of docks shall be allowed only if findings are made which document that the docks do not conflict with the log storage or future industrial use of the shoreland.
4. If the use is water-related or non-dependent/non-related and does not require fill, findings must be made that the use is consistent with the resource capabilities and purposes of this district. Fill is not permitted for non-water-dependent use.
5. This use shall normally be limited to log storage only. Log dumping shall be allowed when authorized in conjunction with an approved **site plot** plan for development.

.....

GENERAL LOCATION: COOS RIVER

ZONING DESIGNATION: 20A-WD

ZONING DISTRICT: 20A-WATER DEPENDENT DEVELOPMENT SHORELANDS

SPECIFIC BOUNDARIES: This district is the Harbor Tug and Barge facility on the south shore of Coos River Eastern Boundary - The Chandler Bridge; Western Boundary - 1,000-feet west from the eastern boundary.

SECTION 4.5.555. Management Objective: This area is suited and appropriate for industrial development; and has limited suitability for water-dependent/water-related uses; expansion of existing tugs and barge business situated along the south shore of Coos River shall be allowed. Non-water-dependent/non-water-related industrial uses shall be allowed for the area situated between Coos River Highway No. 241 and Coos River Market Road No. 26, subject only to **site plot** plan review **pursuant to Article 5.6**, when such non-water-dependent/non-water-related industrial uses are found to meet the applicable "general conditions" set forth at Section 4.5.556.

SECTION 4.5.676. Uses, Activities and Special Conditions. Table 32-D sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table 32-D also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Plan Policies set forth in the Coos Bay Estuary Management Plan.

A. Uses

1.	Agriculture	P-G
2.	Airports	N
3.	Aquaculture	ACU-S, G
4.	Commercial	ACU-S, G
5.	Dryland moorage	P-G
6.	Industrial and port facilities	P-G
7.	Land transportation facilities	P-G
8.	Log storage/sorting yard (land)	P-G
9.	Marinas	N
10.	Mining/mineral extraction	N
11.	Recreation facilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G
12.	Residential	N
13.	Solid waste disposal	ACU-S, G
14.	Timber farming/harvesting	P-G
15.	Utilities	
	a. Low-intensity	P-G
	b. High-intensity	P-G

B. Activities

1.	Stream alteration	P-G
2.	Dikes	
	a. New construction	P-G
	b. Maintenance/repair	P-G
3.	Dredged material disposal	N
4.	Excavation to create new water surface	P-G
5.	Fill	P-G
6.	Shoreline stabilization	
	a. Vegetative	P-G
	b. Riprap	ACU-S, G
	c. Retaining wall	ACU-S, G
7.	Navigation aids	P-G
8.	Mitigation	P-G
9.	Restoration	
	a. Active	ACU-S, G
	b. Passive	P-G
10.	Land divisions	
	a. Partition	ACU-S, G
	b. Subdivision	ACU-S, G
	c. Planned Unit Development	ACU-S, G
	d. Recreation PUD	N

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

1. Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18.
2. All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.
3. Uses in this district are only permitted as stated in Policy #14, "General policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.
4. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
5. In rural areas (outside of UGBs) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.

SPECIAL CONDITIONS

Uses:

3. Aquaculture is allowed whether dredging or fill or other alteration of the estuary is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes and racks.) is subject to Policy #4a.
4. Non-water-dependent commercial uses shall be allowed (subject to General Condition #4, above) only if findings are made that they are located so as not to preclude water-dependent uses.
5. New or expanded log storage shall only be permitted after review and approval by the Department of Environmental Quality (see Policy #5c).
6. All "Industrial and port facility" development shall require a **Site Plot Plan Review pursuant to Article 5.6.**
13. This use shall be limited to storage of wood wastes from wood products operations.

Activities:

- 6b.,6c. These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".
- 9a. Active restoration shall be allowed only when consistent with Policy #22b.
10. Land divisions are only permitted when they meet the conditions of Policy #15.

SECTION 4.5.677. Land Development Standards. The requirements set forth in Table 4.5 shall govern development in the 32-D district.

SECTION 4.8.300 Administrative Conditional Uses

- P. * Modification of an historic structure where:
1. The modification is necessary to preserve, protect or enhance the original historical character of the structure;
 2. The use must be compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions; and
 3. A **site plot** plan and architectural plans must be submitted for review.

* This use may also be permitted in CREMP F. In addition to the above, CREMP Policies 14, 17, 23 and 27 may be applicable. CREMP Policy 27a also applies in segment 13.

SECTION 4.8.350 Hearings Body Conditional Uses

- O. * Bed and breakfast subject to the following conditions:
1. All “bed and breakfast facilities” shall be established within the primary residence.
 2. Breakfast shall be the only meal served to overnight paying guests.
 3. No cooking facilities shall be permitted in any rented room.
 4. The maximum number of rooms which may be rented shall not exceed four (4).
 5. Off-street parking shall be provided as follows:

Two spaces for the owner/occupant, plus 1 space for each additional bedroom.

A **site plot** plan shall be submitted, delineating:

- a. the property boundaries,
- b. access to the property,
- c. location of all structures on the subject property,
- d. required parking spaces.

SECTION 4.9.300 Administrative Conditional Uses

- N. * Modification of historic structure where:
- a. The modification is necessary to preserve, protect or enhance the original historical character of the structure;
 - b. The use must be compatible with surrounding uses or may be made compatible to surrounding uses through the imposition of conditions; and
 - c. A **site plot** plan and architectural plans must be submitted for review.

This use may be permitted in CREMP EFU. In addition to the above. CREMP Policies 14, 23, 27, 18, 19, and 22 may be applicable.

CHAPTER 5 ADMINISTRATION

ARTICLE 5.6 ~~DESIGN AND SITE PLAN REVIEW RESERVED~~

Chapter 7 Streets and Roads

Section 7.1.550 Access Management

Section 5

4. For County road facilities, Coos County may reduce required separation distance of access points where they prove impractical, provided all of the following requirements are met:
 - a. Joint access driveways and cross access easements are provided in accordance with this section;
 - b. The **site parking/traffic** plan incorporates a unified access and circulation system in accordance with this section;
 - c. The property owner enters into a written agreement with Coos County, recorded with the deed, that pre-existing connections on the site will be closed and eliminated after construction of each side of the joint use driveway.

Section 13. **Site Plan** Review Procedures for Access Management

1. Applicants shall submit a preliminary **site a parking/traffic** plan for review by the planning department. At a minimum, the site plan shall show:

SECTION 7.1.560 Bicycle and Pedestrian Circulation.

Site Plan and Parking/Traffic Plan Elements:

1. The location and design of bicycle and pedestrian facilities shall be indicated on the ~~site plan~~ **parking/parking plan**.
2. Pedestrian Access and Circulation. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques.
3. All **site parking/traffic plans (industrial and commercial)** shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems.

Chapter 9 Residential parks, campgrounds, etc.

ARTICLE 9.1. MOBILE HOME PARK STANDARDS.

SECTION 9.1.100. Criteria for Locating Mobile Home Parks. Notwithstanding any other Ordinance provision, manufactured dwelling parks shall be subject to requirements set-forth in Oregon Administrative Rule (OAR) 918-600-005 through 918-600-0095.

A manufactured dwelling park shall be located on a lot or parcel which meets the minimum required to accommodate the density of the zoning district.

An application for a manufactured dwelling park shall be reviewed as a Hearings Body conditional use and shall include the submittal of a preliminary ~~site plot~~ plan to be drawn as specified by OAR Division 600. The submitted ~~site plot~~ plan shall include setbacks as required by the Oregon Manufactured Dwelling Standard In-Park Fire Separation Matrix (Table 903). (OR 01-02-004PL 6/13/01)

ARTICLE 9.2. RECREATIONAL VEHICULAR PARK AND CAMPGROUND

SECTION 9.2.050 Recreational Vehicular Park and Campground Review.

Notwithstanding any other Ordinance provision, Recreational Vehicular Parks and Campgrounds shall be subject to requirements set-forth in Oregon Administrative Rule (OAR) 918-650-0000 through 918-650-0085. These standards shall apply in-lieu of the parent zoning district.

An application for a Recreational Vehicular Park and Campground shall be reviewed as a Hearings Body conditional use and shall include the submittal of a

preliminary site **plot plan** drawn as specified by OAR Division 650. (OR 01-02-004PL 6/13/01)

APPENDIX 2 CREMP POLICIES

• Policy #30: Restricting Actions in Beach and Dune Areas with "Limited Development Suitability"; and Special Consideration for Sensitive Beach and Dune Resources

- I. Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" on the Coquille River Estuary Special Considerations Map only upon the establishment of findings that shall include at least:
 - a. type of use proposed and the adverse effects it might have on the site and adjacent areas; and
 - b. temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation; and
 - c. need for methods for protecting the surrounding area from any adverse effects of the development; and
 - d. hazards to life, public and private property, and the natural environment which may be caused by the proposed use; and
 - e. whether drawdown of groundwater would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies.

Implementation shall occur through a **site plan Administrative Conditional Use** review process, which shall include submission of a site investigation report by the developer that addresses the five considerations above.

APPENDIX 3 CBEMP PLAN POLICIES

#18 Protection of Historical, Cultural and Archaeological Sites

Local government shall provide protection to historical, cultural and archaeological sites and shall continue to refrain from widespread dissemination of site-specific information about identified archaeological sites.

- I. This strategy shall be implemented by requiring review of all development proposals involving a cultural, archaeological or historical site, to determine whether the project as proposed would protect the cultural, archaeological and historical values of the site.
- II. The development proposal, when submitted shall include a Site **Plot Plan** Application, showing, at a minimum, all areas proposed for excavation, clearing and construction. Within three (3) working days of receipt of the development proposal, the local

government shall notify the Coquille Indian Tribe and Coos, Siuslaw, Lower Umpqua Tribe(s) in writing, together with a copy of the **Site Plot Plan Application**. 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.

"Appropriate measures" may include, but shall not be limited to the following:

- a. Retaining the prehistoric and/or historic structure in situ or moving it intact to another site; or
- b. Paving over the site without disturbance of any human remains or cultural objects upon the written consent of the Tribe(s); or
- c. Clustering development so as to avoid disturbing the site; or
- d. Setting the site aside for non-impacting activities, such as storage; or
- e. If permitted pursuant to the substantive and procedural requirements of ORS 97.750, contracting with a qualified archaeologist to excavate the site and remove any cultural objects and human remains, reinterring the human remains at the developer's expense; or
- f. Using civil means to ensure adequate protection of the resources, such as acquisition of easements, public dedications, or transfer of title.

If a previously unknown or unrecorded archaeological site is encountered in the development process, the above measures shall still apply. Land development activities, which violate the intent of this strategy shall be subject to penalties prescribed in ORS 97.990.

III. Upon receipt of the statement by the Tribe(s), or upon expiration of the Tribe(s) thirty day response period, the local government shall **review the plot plan** ~~conduct an administrative review of the Site Plan Application~~ and shall:

- a. Approve the development proposal if no adverse impacts have been identified, as long as consistent with other portions of this plan, or
- b. Approve the development proposal subject to appropriate measures agreed upon by the landowner and the Tribe(s), as well as any additional measures deemed necessary by the local government to protect the cultural, historical and archaeological values of the site. If the property owner and the Tribe(s) can not agree on the appropriate measures, then the governing body shall hold a quasi-judicial hearing to resolve the dispute. The hearing shall be a public hearing at which the governing body shall determine by preponderance of evidence whether the development project may be allowed to proceed, subject to any

modifications deemed necessary by the governing body to protect the cultural, historical and archaeological values of the site.

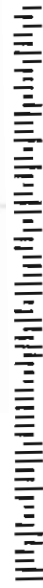
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