

**CITY OF COOS BAY PLANNING COMMISSION
JULY 14, 2020 DECISION AND FINAL ORDER
AUTHORIZING A CONDITIONAL USE PERMIT
AND
SITE PLAN REVIEW PERMIT FOR PROJECT
#187-20-000015-PLNG**

Planning Commission final action is for the development of a 450-unit manufactured home Park with a clubhouse, children's play area, and all required private and public improvements associated with the development. Located at 800 Lindy Lane on Map 25S-13W-28, TL 600 and Map 25S-13W-21C TL 900, 902 & 903, the project as conditioned will be consistent with the 2002 Oregon Manufactured Dwelling and Parks Specialty Code, City of Coos Bay Development Standards, Coos Bay-North Bend Waterboard Standards, State Fire Code, and the State of Oregon Department of Environmental Quality and requirements of special studies noted in the Project July 14, 2020 staff report.

The July 14, 2020 Planning Commission staff report and the applicant's submittal incorporated herein by reference, the Planning Commission hereby repeals the project #187-20-000015-PLNG June 9, 2020's Final Order and adopts this July 14, 2020 Final Order approving land use application #187-20-000015-PLNG. The entire staff report with the project findings and conditions for approval can be viewed at [http://coosbay.org/uploads/PDF/07.14.2020.SR20-015.CUP.SPR.800.Lindy Lane \(1\).pdf](http://coosbay.org/uploads/PDF/07.14.2020.SR20-015.CUP.SPR.800.Lindy Lane (1).pdf)

Planning Commission Vote:

Motion maker: Commissioner Marineau
Second: Commissioner Berg

Yea: Commissioners Miller, Aguirre, Marineau, Berg, and Wortman
Nay:
Abstain:
Absent: Commissioner Hood and Commissioner Davis.

APPEAL PROVISION: The July 14, 2020 Planning Commission Final Order may be appealed to the Coos Bay City Council by an affected party, by the applicant or applicant's representative or by any person, agency or firm with standing who offered oral or written testimony before the Planning Commission closed the public record in the case. (CBMC 17.130.130(2))

The party must file an intent to appeal with the City Recorder, which includes the required \$450 deposit, within fifteen (15) days from the date of the final decision on the project, which would be July 29, 2020. Any appeal heard by the city council must be heard within the 120-day calendar days after the date the subject application was accepted by the City as technically complete. (CBMC 17.130.130(1)).

The appeal and its associated appeal form and fee can be provided in person at the City Recorder's office no later than 5 PM on July 29, 2020 at City Hall located at 500 Central Ave in Coos Bay. The appeal and its associated form and fee can be mailed to the same address. The appeal shall include the appropriate fee required by the City and the following information:

- (a) An appeal form provided for that purpose by the city;
- (b) The case number as designated by the city;
- (c) The name of the applicant;
- (d) The name, address and signature of each appellant;
- (e) The reasons why each aspect is in error as a matter of fact or law; and
- (f) The evidence relied on to prove the error.

The scope of the review shall be limited to the issues raised in the request for appeal. The City Council will consider the record that was created during the Planning Commission review process, and oral or written arguments submitted at the City Council appeal hearing that are relevant to the issues under review. To review the entire appeal process, see Coos Bay Municipal Code Chapter 17.130.130. Questions regarding the appeal procedure may be directed to the Public Works and Development Department, City Hall, 500 Central, Coos Bay, Oregon or phone (541) 269-1181.

EFFECTIVE DATE OF APPROVAL: Per CBMC Chapter 17.130.140 Expiration and extension of decisions: "Unless the Planning Commission's approval is appealed, and except as otherwise expressly provided by the Coos Bay Development Code or the decision in question, decisions made pursuant to this chapter expire two years after the effective date of the decision" (July 14, 2022)" unless, within that time, the applicant or a successor in interest files an application for an extension of the decision or submits an application for project review or a building permit, or undertakes substantial development of the use authorized by the decision.

Per CBMC Chapter 17.347.050 an approved conditional use permit is specific to the subject property and cannot be transferred to another property.

Date: July 15, 2020



Carolyn Johnson
Community Development Administrator