



CITY OF COOS BAY
Community Development Division

500 Central Avenue
Coos Bay, OR 97420

541.269.8918
www.coosbay.org

PUBLIC HEARING NOTICE
Type III – Conditional Use, Variances & Site Plan Review

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Coos Bay as follows:

HEARING BODY: Planning Commission

MEETING DATE & TIME: Tuesday, June 9, 2020 at 6:00 p.m.
LOCATION: Virtual Microsoft Teams platform - attend by following the link available on the City's website at www.coosbay.org.

APPLICANT/OWNER: Gateway Oasis II, 2800 Niagara Lane North, Plymouth, MN 55447

REPRESENTATIVE: Brad Woodruff, Red Moon Development
6589 S. Kings Ranch Rd #103J Box 6, Gold Canyon, AZ 85118

SUBJECT PROPERTY: 800 Lindy Lane, Coos Bay, Oregon
T25S-R13W-S21C– Tax Lot 900 & 903 (Approx. 31.86 acres)
T25S-R13W-S28 – Tax Lot 600 (Approx. 40 acres)

SUBJECT: **LAND USE APPLICATION #187-20-000015-PLNG**
CONDITIONAL USE & SITE PLAN REVIEW
Establishment of a Manufactured Home Park (Approx. 450 units)

REQUEST SUMMARY: The applicant is proposing to establish a manufactured home park with approximately 450 units/spaces, a community building and storage area for residents use. Improvement include connection to the public water and sewer systems for service and discharge, improvement to Lindy Lane and Ocean Blvd and internal streets with sidewalks.

Approval of a Conditional Use Permit and a Site Development land use application is required, as well as, compliance with the State Manufacture Home Park Standards.

REVIEW CRITERIA: The Planning Commission decision will be based upon findings that substantiate the conclusions based on the criteria listed in CBMC Chapter 17.347 Conditional Use, and Chapter 17.365 Site Plan Review. The Planning Commission's decision may be appealed to the City Council as provided in Chapter 17.130.130.

PROCEDURE: The virtual public hearing will be conducted in accordance with a Type III process (CBMC Chapter 17.130.100) and all testimony must address the applicable decision criteria. Written comments addressing the findings necessary for a decision may be submitted by **noon on Tuesday, June 9, 2020**, and will be considered by the Planning Commission prior to their decision on the application. Failure to raise an issue in writing at the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue may preclude further appeal on that issue.

A copy of the staff report will be available as noted above and at City Hall seven (7) days prior to the hearing date. Upon request, information can be emailed or printed for a reasonable fee by the City. Direct your comments or request to Debbie Erler, Planner, Community Development Division at (541) 269-8918 or derler@coosbay.org.

LOCATION MAP

