November 16, 2014  
Coos County Commissioners  
Coos County Courthouse  
250 N. Baxter Street  
Coquille, OR 97423

RE: AM-14-10 and AM 14-11 Coos County Zoning Ordinance

Dear Commissioners,

First, I want to thank you for granting the extra time to review the proposed changes to the County Zoning Ordinance.

Please add this letter to the official comments on the proposed zoning ordinance changes.

Here is the list of the sections that concern me along with my comments:

Sec. 1.3.225 states “Complainant must own property in Coos County outside the city limits.” This criteria excludes a large proportion of the taxpayers and doesn’t protect their notification rights. This section should be eliminated because this decision effects all residents regardless if they are homeowners outside the city limits.

Chapter II New Definitions includes “Commercial Power Generating Facility”. If this is meant to separate smaller generation for homes, apartments, small businesses and things that do little damage to the environment or create minimal nuisance to county residents, it should be refined. Projects like the South Dunes Power Plant are definitely commercial since it will exist solely to make money for a large foreign corporation and benefit their foreign customers. It should not be exempt in any way from protections for the public and regulations meant to control damage by commercial generation.

Section 4.1.130 subsection 1a. deletes the word “minor” and I do not think it should. In Subsection 1b. I oppose making “changes” an “administrative decision”. In subsection 2, “changes to Coastal Shore-lands Boundary” should trigger notification of the public as it does in Chapter V.

Sec. 4.11.125 subsection 7 Natural Hazards should include our tsunami zone and the threats that it indicates. Both should be added to the Purpose Statement and included in the list of potential natural disaster hazards.
Sec 5.0.175 sparked a recommendation from the Planning Commission to insert the word “public” before the words transportation, utility, and entity. I support this because for our county government to allow no notification on a permit or zoning that includes eminent domain is particularly egregious if it concerns private property taken by a private entity.

The property owners notifications that are listed by footage are inadequate. I have recently seen problems with this issue, within the system in North Bend, concerning the workers’ camp for Jordan Cove. Because the cost of the notification is on the applicant, why can’t the county insert language that they will cover costs when projects affect large groups of citizens or perhaps the whole county? Something that says the county make take that prerogative would be good.

Please remember that Jordan Cove is a private company exporting LNG off our coast and through some of the most beautiful territory in the land along its 230-mile path. The idea that contractors would clear-cut public and private forest, tunnel under hundreds of rivers and streams and plow across more than 400 parcels of privately owned land in the face of global climate change with the proof presenting in extreme weather becoming a natural phenomena in the 21st century. If we focus on renewable energy and low-impact solar and wind plants then America may again stand as a beacon of freedom for which it has been so revered world wide. Instead of splicing up documents to meet the needs and desires of mega corporations our county ordinances need to be protecting the citizens of Coos County.

Sincerely,

JenMarie Frangopoulos