August 20, 2013

Andrew Stamp, Hearing Officer
Coos County Planning Dept.
225 N. Adams
Coquille, OR 97423

RE: Coos County File SP-12-02
    Appeals of Planning Director Decision


   Item 1  Development Shorelands (7D)
Planning Directors findings (p. 5 File #Acu-12-16/Acu-12-17/Acu-12-18)(Exhibit #13).

   “The application was found to be complete on August 9, 2013.” How can it be complete if it was missing item like the ones I’ve shown in my exhibits 14, 15, 16, 17, 18?

   Item 2  Floting Zone: Airport surfaces
Planning Directors findings (p.7)

   However, the North Bend airport is across the bay from the site. Staff has placed conditions of approval that the applicant will comply with any applicable federal, state and local regulations . . .

   Who will enforce the local regulations if not the Planning Director? Not the state and not the F.A.A.

   Item 4  Beaches and Dunes (p. 12)
The Planning Director approved authorization for fill.

   The application was incomplete as stated in Item 1.

7. Natural Hazards

   Findings: The only natural hazard identified on the site is wind erosion/deposition.
The Planning Director must know about the tsunami inundation zone and the information guide for developers and local government.

Development in Oregon's tsunami inundation zone:

State of Oregon, Department of Geology and Mineral Industries.

The Planning Director has failed to approach local Building Codes official for applicability of tsunami restrictions.

Chapter V Article 5.6
Design site plan review
Section 5.6.100 purpose & 5.6.200 site
Review and approval criteria

Finding "an integrated site plan for the utility and processing facilities achieves the optimum use and value of the land and improvements in satisfaction of the county's statement of purpose for the site review and approval criteria."

The Planning Director report shows Section 5.6.100 (1) but she overlooked –
(2) Conserve the county's natural beauty.
(3) Protect and enhance the county's appeal to tourist
(4) Stabilize and improve property values
(5) Achieve the beneficial influence of pleasant environments
(6) Foster civic pride
(7) Sustain the comfort, health, tranquility and contentment of residents
(8) Assure that proposed structures are harmonious with applicable zoning
(9) Protect riparian vegetation which is needed to stabilize the shoreline.

Without seeing any architect's drawings how can the Director make that statement.