NOTICE OF PLANNING DIRECTOR'S DECISION/PUBLIC NOTICE

This notice is to serve as public notice and decision notice and if you have received this notice by mail it is because you are a participant, adjacent property owner, special district, agency with interest, or person with interest in regard to the following land use application. Please read all information carefully as this decision may affect you. (See the attached vicinity map for the location of the subject property).

NOTICE IS HEREBY GIVEN on November 15, 2012, the Coos County Interim Planning Director has approved, with conditions, file numbers SP-12-02. The conditions are explained in the staff report which is on line at http://www.co.coos.or.us/Departments/Planning.aspx under pending applications.

The application request is for a site plan review for an integrated utility facility for generation of power for public sale and processing facility. The property is identified as Township 25 Range 13 Section 03/04 Tax Lots 200/100. The applicant is Steve Donovan, SHN Consulting Engineers & Geologist and the property owner is Weyerhaeuser NR Company. The subject properties are zoned Industrial (IND) and CBEMP 7-Development (7-D); however, the development will be located in the IND portion of the property.

The applicant is requesting to site a utility facility Project that will include the generation and distribution of electricity plus the processing of natural gas, a natural resource, into a condition suitable for liquefaction prior to distribution. The production or generation of conditioned gas for distribution also falls within the definition of "utility facility". A utility facility has several different definitions in LDO Section 2.1.100. This facility will be a facility of the generation and distribution of a public or private service, including electricity and conditioned gas, and may include the generation and distribution of power for public sale. This type of utility facility is listed as permitted in LDO Section 4.2.600, Table 4.2e. The processing component of the Project can also be characterized as a processing facility use that is also listed in Table 4.2e as a permitted use. Whether the gas conditioning is characterized as a utility facility use or a resource processing facility use is not meaningful, because either use characterization is subject to the same review criteria under an integrated site plan. Even though these are uses listed as permitted uses in LDO Table 4.2e, LDO Section 4.2.100 explains that other regulations may under Article 4.6 Overlay Zones; Article 4.7 Special Considerations; Chapter V, Administration (Article 5.6 Design and Site Plan Review); and Article 4.4 General Development Standards which requires Chapter 10 to be considered in this review process as well. After reviewing all of the applicable sections it was determined that an administrative site plan review was required by LDO Section 4.4.610. Staff is reviewing the application under all applicable standards and criteria found in this report.

<table>
<thead>
<tr>
<th>APPLICABLE CRITERIA</th>
<th>Coos County Zoning and Land Development Ordinance (LDO) and Coos County Comprehensive Plan (CCCP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDO Section 4.2.600, Table 4.2e</td>
<td>Commercial-Industrial Zoning Districts – Utility Facility Generation of Power for public sale</td>
</tr>
<tr>
<td>Article 4.6</td>
<td>Overlay Zones</td>
</tr>
<tr>
<td>Article 4.7</td>
<td>Special Considerations</td>
</tr>
<tr>
<td>LDO Table 4.4-c</td>
<td>Property Development Standards Commercial – Industrial zones</td>
</tr>
<tr>
<td>Chapter V, Article 5.6</td>
<td>Design and Site Plan Review</td>
</tr>
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<tr>
<td>Chapter X</td>
<td>Off-street Parking</td>
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</tbody>
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The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page.

**APPEAL INFORMATION**
Pursuant to Article 5.8 of the LDO, this decision may be appealed to the Coos County Hearings Body within 15 days of the date notice of this decision is mailed, by filing a Notice of Appeal (NOA) with the Planning Department on the NOA form provided by the Department, along with the required filing fee. This means appeals must be received in the Planning Department by 5:00 p.m. on **November 30, 2012**; otherwise, the appeal is not timely and will not be considered. Appeals should be submitted in the form of one (1) original and fourteen (14) copies. If copies are not provided, the Planning Department will make the copies at a cost of 50 cents per page billed to the submitter. The decision on this application will not be final until the period for filing an appeal has expired. Pursuant to Oregon Revised Statutes (ORS) 197.830, the decision cannot be appealed directly to the Land Use Board of Appeals.

Further explanation concerning any information contained in this notice can be obtained by contacting the Planning Department at (541) 396-7770, or by visiting the Planning Department between the hours of 8:00 AM – 5:00 PM (closed noon – 1:00 PM), Monday through Friday.

**COOS COUNTY PLANNING DEPARTMENT**

**Jill Rolfe, Interim Planning Director**

Coos County Staff Members
Jill Rolfe, Interim Planning Director
Debby Darling, Planning Tech
Amy Dibble, Planning Aide

POSTED & MAILED ON: November 15, 2013
POST THROUGH: November 30, 2012
COOS COUNTY PLANNING DEPARTMENT
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423
Physical Address: 225 N. Adams, Coquille Oregon
Phone: (541) 396-7770
Fax: (541) 396-1022/TDD (800) 735-2900

File: SP-12-02
Applicant/Owner: SHN Consulting Engineers/Geologists/Weyerhaeuser NR Company
Location: Township 25S Range 13W
Section 3/4 TL 200/100
Proposal: Site Plan Review for integrated power generation and processing facility