



## Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: 225 N. Adams, Coquille, Oregon

(541) 396-7770

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### NOTICE OF PUBLIC HEARINGS ON APPEALS

Notice is hereby given that public hearings will be held on **May 31, 2019 (1:30 p.m. for AP-19-002)** regarding the matters described in Item A (listed below). The hearing will be held in the Conference Room of the Owen Building, 201 N. Adams St., Coquille, Oregon.

**County File No. AP-19-002** – This hearing has been scheduled to review an appeal of a Planning Director’s decision to approve an extension EXT-18-012. On October 21, 2014, the Board of Commissioners adopted and signed Order No. 14-09-062PL, File No. HBCU-13-06, approving the Applicant’s request for a conditional use permits to authorize development of the Blue Ridge alternative alignment for a portion of the pipeline and to authorize associated facilities, subject to conditions of approval. Staff approved the application on March 8, 2019 and this appeal was received within the appeal period March 25, 2019). The appeal was filed by Kathy Dodds, Natalie Ranker, The Elk Lake Corporation, and Cary Norman on March 25, 2019. The appellants are represented by Tonia Moro.

#### Criteria

Amendment Rezone

- Coos County Zoning and Land Development Ordinance (CCZLDO)
  - § 5.2.600 Expiration and Extension of Conditional Uses
  - OAR 660-033-0140 Agricultural Land
    - Division 33 AGRICULTURAL LAND

660-033-0010 Purpose

The purpose of this division is to preserve and maintain agricultural lands as defined by Goal 3 for farm use, and to implement ORS 215.203 through 215.327 and 215.438 through 215.459 and 215.700 through 215.799.

- Article 5.8 Appeal Requirements
- Article 5.7 Public Hearings

This is the initial evidentiary hearing in this matter and the hearing is de novo. Due to time constraints a limited of fifteen minutes for the applicant and three to five minutes for all other parties may be imposed. Please be prepared to met the time limits with your testimony. Prior to the conclusion of the hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony regarding the application, and the Hearings Officer shall grant the request by either continuing the hearing or leaving the record open for additional written evidence, arguments or testimony for at least seven days.

“RAISE IT OR WAIVE IT”: Failure to raise an issue in a hearing, in person, or by letter, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based upon that issue. This means that in order to appeal the County’s decision to LUBA based upon a particular issue, you must raise that issue before the close of the record in this matter. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the County to respond to the issue before the close of the record in this matter precludes any action for damages in Circuit Court.

#### Submission of Written of Testimony and Evidence

All written testimony and evidence should be provided to Planning Staff by **May 21, 2019 at 5:00 p.m.** to allow for transmittal to the hearings officer. However, written testimony and evidence may be submitted at the hearing. To provide testimony by mail please address to Planning Department, Coos County Courthouse, 250 N. Baxter, Coquille, Oregon 97423, or testimony may be deliver to the Planning Department at 225 N. Adams, Coquille, Oregon.

Submission of written materials for consideration shall be provided in the form of one original hard copy and one exact copy or one original hard copy and one electronic copy. The County may, at its sole discretion, reject any materials that do not contain the requisite number of copies. It may be requested that the County make the requisite number of copies subject to the submitter paying the applicable copy charges. E-mail testimony may be submitted; however, it is the responsibility of the

person submitting the testimony to verify it has been received by Planning Staff by the applicable Deadline. All written testimony must contain the name of the person(s) submitting it and current mailing address for mailing of notice. All written evidence or testimony received prior to the close of the evidentiary record will be included in the evidentiary record. The decision shall be based on the application submittal and information on record.

A staff report discussing the application in relation to the identified approval criteria will be available seven days before the public meeting. 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.

For more information, the primary contact in this matter is Jill Rolfe, Planning Director. You may contact her or any other staff member at 541-396-7770 or by e-mail at [planning@co.coos.or.us](mailto:planning@co.coos.or.us). Information will be posted on the website at <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment--Applications2019.aspx>

COOS COUNTY PLANNING DEPARTMENT

*Jill Rolfe, Planning Director*

Coos County Staff Members

Jill Rolfe, Planning Director  
Amy Dibble, Planner II

Crystal Orr, Planning Specialist  
Sierra Brown, Planning Specialist

**POSTED & MAILED ON: May 10, 2019**

**POST THROUGH: May 31, 2019**



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