

Oregon Dunes Sand Park, LLC

PO Box 97

Coos Bay, Or. 97420

October 14, 2019

RE: File Number: HBCU-19-003

Coos County Planning Department

250 N Baxter

Coos County Courthouse

Coquille, Or. 97423

Dear Mr. Stamp,

I wish to offer the following written testimony as an affected property owner (Oregon Dunes Sand Park, LLC) on Coos County Hearing File #HBCU-19-003. Oregon Dunes Sand Park (ODSP) owns several parcels in close proximity to the proposed Jordan Cove LNG Project. Specifically, we own one parcel (T25S-R13-Section 34C TL1700) that the project wishes to use during construction as a Laydown Area and Concrete Batch Plant.

Currently, a small portion (6 Acres +/-) of that parcel is occupied by an operating campground (Boxcar Hill Campground). This business operation is comprised of 61 serviced sites and 7 dry camping sites. ODSP owns nearly 100 acres of industrial zoned land which shares a common property line with the USFS and Oregon Dunes National Recreation Area (ODNRA).

The Laydown Area will comprise less than 20 acres and leave nearly 80 acres for continued commercialized recreational use with direct dune access to 6000+ acres of open riding area on the ODNRA.

ODSP intends to relocate and expand campground facilities up to a total of 277 campsites on a portion of our lands lying north of the proposed Boxcar Laydown Area. Please see attached Coos County Planning Zoning Compliance Letter # 19-306.

As we have enough land to accommodate the Boxcar Laydown Area *and* expand / enhance recreational amenities with direct access to the ODNRA, we believe this scenario provides a win-win for all parties concerned. Once the construction phase is complete, ODSP will resume control over the laydown area and make an independent business decision as to that site's future use.

Exhibit: 10
Date: 10/16/19

Therefore, ODSP strongly supports the applicant's request for permit approvals with appropriate conditions to allow planned developments and activities within the Coos Bay Estuary Management Plan (CBEMP) Zoning Districts as enumerated in File # HBCU-19-003.

Regards,

A handwritten signature in black ink, appearing to read 'R. Todd Goergen', with a long horizontal flourish extending to the right.

R. Todd Goergen, Managing Member

Oregon Dunes Sand Park, LLC

PO Box 97

Coos Bay, OR. 97420



COOS COUNTY PLANNING DEPARTMENT
 225 N. Adams, Coquille, Oregon 97423
 Mailing Address: 250 N. Baxter, Coquille, Oregon 97423
 (541) 396-7770/ TDD (800) 735-2900
 FAX: (541) 396-1022

ZCL-19-306
DATE: 9/16/19
VALID FOR TWO YEARS
FROM THIS DATE

COOS COUNTY ZONING COMPLIANCE LETTER

APPLICANT				Oregon Dunes Sand Park, LLC					
APPLICANT ADDRESS				PO Box 97					
CITY/STATE/ZIP				Coos Bay, OR 97420					
PHONE NUMBER OF APPLICANT				541-290-0463					
ACCOUNT #'S				185603, 185801, 185604, 185601, 185607					
TOWNSHIP	RANGE	SECTION	TAX LOT	24S1334B0-01400, 24S1334B0-01500, 24S1334B0-01600, 24S1334C0-01600, 24S1334C0-01700					
PROPERTY OWNER(S)				OREGON DUNES SAND PARK, LLC PO BOX 97 COOS BAY, OR 97420-0010					
SITUS ADDRESS				92799 TRANSPACIFIC PKWY NORTH BEND, OR 97459					
ACREAGE				17.60 Acres, 3.53 Acres, 6.3 Acres, 37.50 Acres, 19.45 Acres					
PROPERTY ZONING				INDUSTRIAL (IND)					
SPECIAL CONSIDERATIONS				BEACHES/DUNES - LIMITED (BDL) COASTAL SHORELAND BOUNDARY (CSB) FLOODPLAIN (FP) NATIONAL WETLAND INVENTORY SITE (NWI)					
EXISTING DEVELOPMENT /IMPROVEMENTS						<input checked="" type="checkbox"/> YES		<input type="checkbox"/> NO	
RESIDENTIAL		OTHER		WATER SOURCE		SANITATION TYPE			
<input type="checkbox"/> CONVENTIONAL DWELLING		<input type="checkbox"/> COMMERCIAL		<input type="checkbox"/> WELL/SPRING		<input checked="" type="checkbox"/> SEPTIC			
<input type="checkbox"/> MANUFACTURE/MOBILE		<input type="checkbox"/> INDUSTRIAL		<input type="checkbox"/> PUBLIC WATER		<input type="checkbox"/> PUBLIC SANITATION			
<input type="checkbox"/> ACCESSORY		<input type="checkbox"/> FARM/AG		<input checked="" type="checkbox"/> OTHER RV Park/ Sand Park					
SET BACK AND SPECIAL SITING REQUIREMENTS									
<input checked="" type="checkbox"/> 50 FT RIPARIAN VEGETATION - ALL BUILDINGS SHALL MAINTAIN A 50 FT. MINIMUM SETBACK FROM ALL ESTUARINE WETLANDS, STREAMS, LAKES, OR RIVERS.									
<input type="checkbox"/> ALL BUILDINGS OR STRUCTURES WITH THE EXCEPTION OF FENCES SHALL BE SETBACK A MINIMUM OF 35 FT. FROM ANY ROAD RIGHT-OF-WAY CENTERLINE OR A MINIMUM OF 5 FT. FROM ANY ROAD RIGHT-OF-WAY LINE, WHICHEVER IS THE GREATER DISTANCE.									
<input type="checkbox"/> 20 FT FRONT (road from which you access your property)			<input type="checkbox"/> 5 FT SIDE			<input type="checkbox"/> 5 FT REAR			
<input type="checkbox"/> CORNER - IF PROPERTY IS A CORNER LOT THEN YOU MUST MAINTAIN 15 FT FROM THE SECONDARY ROAD (LANE, DRIVE, STREET OR ALLEY)									
<input type="checkbox"/> 30 FT - CONSTRUCT AND MAINTAIN A PRIMARY FIREBREAK OF AT LEAST 30FT. RADIUS AROUND ALL PROPOSED STRUCTURES (INCLUDING DECKS).									
<input type="checkbox"/> 100 FT - A SECONDARY FIREBREAK OF AT LEAST 100 FT. AROUND THE PRIMARY FIREBREAK.									
<input type="checkbox"/> 35 FT HEIGHT RESTRICTION (AIRPORT AND UGB)					<input type="checkbox"/> SLOPE				
<input type="checkbox"/> OTHER /COMMENT									

COOS COUNTY HAS REVIEWED THE REQUESTED USE AND DETERMINED THAT ALL APPLICATIONS

AND/OR REQUIREMENTS HAVE BEEN COMPLETED. THEREFORE, THE USE IS CONSISTENT WITH THE COOS COUNTY COMPREHENSIVE PLAN AND IMPLEMENTING ORDINANCE. THIS COMPLIANCE LETTER AUTHORIZES CLEARANCE FOR THE USE AND ALLOWS THE PROPERTY OWNER/APPLICANT TO OBTAIN THE FOLLOWING AGENCY PERMITS. THIS LETTER MUST BE PRESENTED TO STATE AGENCIES AT THE TIME YOU ARE REQUESTING AN AUTHORIZATIONS OR PERMITS FOR DEVELOPMENT.

DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) OR SANITATION DISTRICTS

<input type="checkbox"/> SITE EVALUATION ONLY	<input checked="" type="checkbox"/> INSTALL NEW /REPLACE /REPAIR SEPTIC
<input type="checkbox"/> CONNECT TO CHARLESTON SANITATION	<input type="checkbox"/> CONNECT TO BUNKER HILL SANITATION
<input type="checkbox"/> AS NEEDED FOR MEDICAL HARDSHIP *	<input type="checkbox"/> OTHER:

COOS COUNTY MAY PROVIDE CLEARANCE TO OBTAIN PERMITS FROM OTHER AGENCIES BUT THAT DOES NOT MEAN THAT IT IS A GUARANTEE THAT AGENCY WILL APPROVE YOUR PERMIT.


STATE BUILDING CODES AGENCY PERMITS TO ALLOW

<input type="checkbox"/> SINGLE FAMILY DWELLING or <input type="checkbox"/> MULTI FAMILY DWELLING	<input type="checkbox"/> New	<input type="checkbox"/> Repair	<input type="checkbox"/> Alter
<input type="checkbox"/> MANUFACTURE DWELLING/ MOBILE (NOT MANUFACTURE STRUCTURE)			
<input type="checkbox"/> HARDSHIP - TEMPORARY - RV, MOBILE, MANUFACTURE, PARK MODEL *			
<input type="checkbox"/> FARM/AG BUILDING	<input type="checkbox"/> ACCESSORY STRUCTURE	<input type="checkbox"/> OTHER AS DEFINED IN NOTES	

PLANNING STAFF NOTES AND/OR CONDITIONS: Clearance to expand existing RV Park as approved through ACU-17-009.(Only tax lots granted approval through ACU-17-009) Clearance to install a new Sanitary Waste Disposal System.

ACKNOWLEDGEMENT STATEMENT: PERTAINING TO THE SUBJECT PROPERTY DESCRIBED ABOVE, I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF RECORD OR AN AGENT HAVING CONSENT OF THE LEGAL OWNER OF RECORD AND I AM AUTHORIZED TO OBTAIN THIS ZONING COMPLIANCE LETTER SO AS TO OBTAIN NECESSARY PERMITS FOR DEVELOPMENT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND/OR THE BUILDING CODES AGENCY. THE STATEMENTS WITHIN THIS FORM ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT ANY PERMITS AND/OR AUTHORIZATION FOR DEVELOPMENT ISSUED BY THE PLANNING DEPARTMENT MAY BE REVOKED IF IT IS DETERMINED THAT IT WAS ISSUED BASED ON FALSE STATEMENTS, MISREPRESENTATIONS OR IN ERROR. AS A CONDITION FOR THE ISSUANCE OF THIS ZONING COMPLIANCE LETTER THE UNDERSIGNED HEREBY AGREES TO HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS WHICH SERVE AS ACCESS TO THE SUBJECT PROPERTY. THIS COMPLIANCE LETTER IS ONLY GOOD FOR TWO YEARS FROM THE DATE IT WAS ISSUED EXCEPT **IF THIS LETTER WAS ISSUED FOR A MEDICAL HARDSHIP DWELLING IT IS THE APPLICANTS RESPONSIBILITY TO UPDATE IT EVERY TWO YEARS.**

RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST MANAGEMENT PRACTICES: I HEREBY ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURRING ON ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY

APPLICANTS SIGNATURE: 

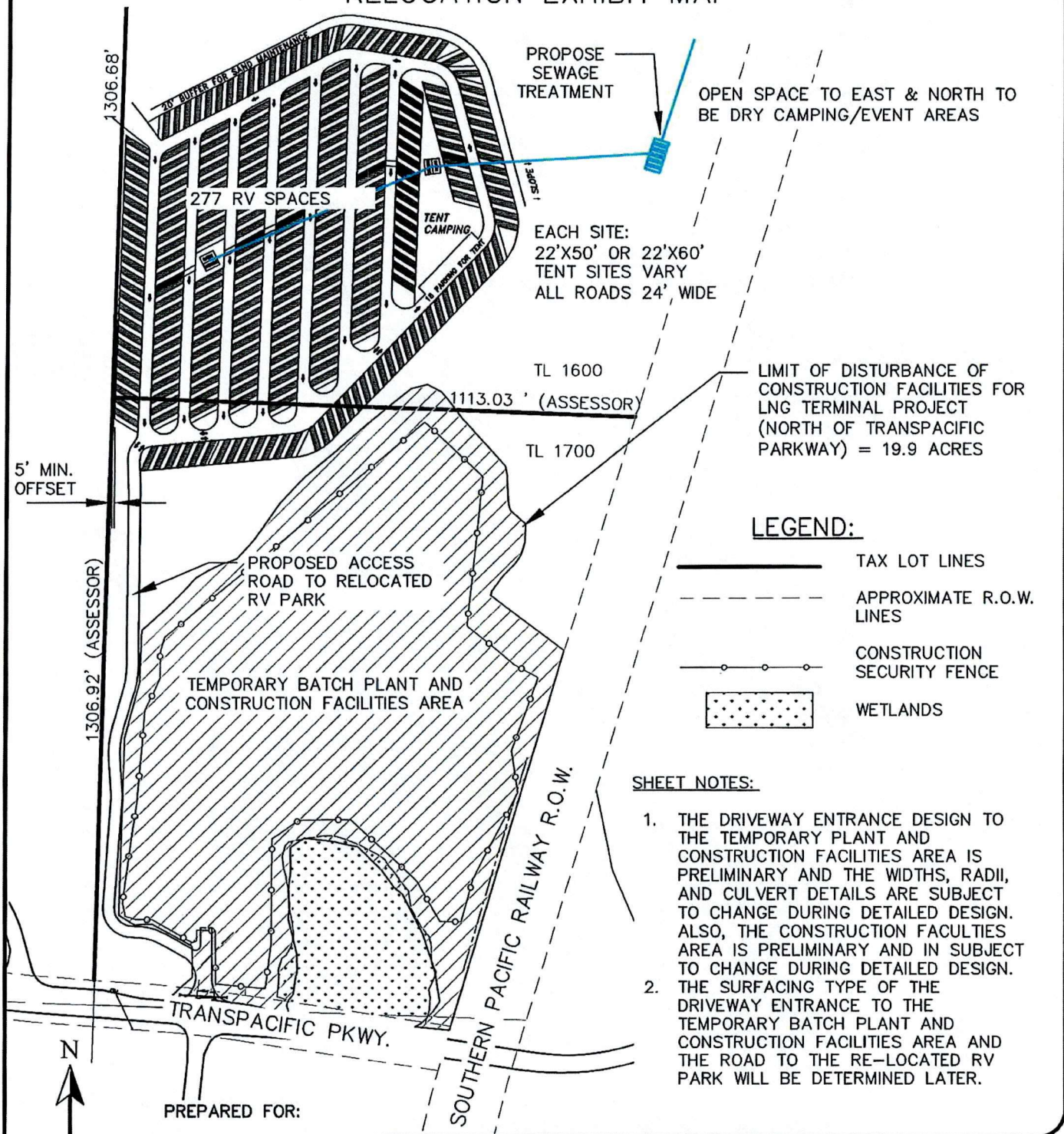
COOS COUNTY COMPLIANCE
 The Coos County Planning Department finds that the proposed uses comply with applicable provisions of the Coos County Zoning and Land Development Ordinance. The information contained on this form reflects the status of the subject property and land use regulations that exist at the time of issue.

AUTHORIZED SIGNATURE: 
 Title: Planning Specialist

Date: 9/16/19


Receipt No.:	Fee: \$	<input type="checkbox"/> Check No.	<input type="checkbox"/> Cash	<input type="checkbox"/>
<input type="checkbox"/> Scan	<input type="checkbox"/> Assessor's office	<input type="checkbox"/> Logged on Helion	<input type="checkbox"/> DEQ	<input type="checkbox"/> Building Codes

BOXCAR HILL DRIVEWAY IMPROVEMENTS AND RV PARK RELOCATION EXHIBIT MAP



PREPARED FOR:
TODD GOERGEN
OREGON DUNES SANDPARK, LLC
P.O. BOX 97
COOS BAY, OREGON, 97420
(541)290-0463

Stuntzner
Engineering & Forestry, LLC



705 S. 4TH ST. PHONE: (541) 267-2872
P.O. BOX 118 FAX: (541) 267-0588
COOS BAY, OREGON 97420 www.stuntzner.com
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 111-004	PREPARED FOR: TODD GOERGEN
DATE: SEPT. 2019	OREGON DUNES SANDPARK, LLC
DRAWN BY: SIE	P.O. BOX 97, COOS BAY, OR, 97420
CHECKED BY: ABM	FILE NAME: Georgen BoxCar Hill 9.4.19 Changes ABM.dwg SHEET 1 OF 2

SANITARY WASTE SYSTEM

28 27
23 24

SPRAY SYSTEM
SETBACK 50'
FROM PROPERTY LINE
AND 200'+ FROM BAY

TL 1400

PROPOSED IRRIGATION WASTE
DISPOSAL SYSTEM 11 ACRES

TL 1500

TL 1600

LINE FROM
SEWAGE TREATMENT

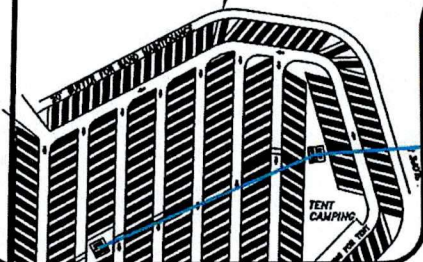
TL 1700

TL 1600

T24-R13-S34B

T24-R13-S34C

RELOCATED
RV PARK



Stuntzner

Engineering
& Forestry, LLC



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P.O. BOX 118
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PHONE: (541) 267-2872
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JOB #: 111-004
DATE: SEPT. 2019
DRAWN BY: SIE
CHECKED BY: ABM

PREPARED
FOR:

TODD GOERGEN
OREGON DUNES SANDPARK, LLC
P.O. BOX 97, COOS BAY, OR, 97420

FILE NAME: Georgen BoxCar Hill 9.4.19 Changes ABM.dwg SHEET 2 OF 2