

Sept. 30, 2019

Coos County Planning Department  
Attn: Hearings Officer Andrew Stamp  
225 N. Adams St  
Coquille, OR. 97423  
RE: HBCU-19-003, Coos County application for various actions by Jordan Cove Energy Project

Dear Mr. Stamp,

Following are two concerns I have with this application of the Jordan Cove Energy Project.

1) Concrete Batch Plant:

On Page 36 of 112 the applicant states: "The single use to the west is a commercial campground facility, and discussions with the owner and operator indicate that they support the proposed use at this location and foresee no incompatibility. Thus, the concrete batch plant is compatible with surrounding uses."

However, in the applicant's June 10, 2019 submittal to the City of North Bend (North Bend Record No. FP4-19 and CBE 5-19) in Exhibit G, page 428 of 1623, you will find a KBJ diagram dated July 3, 2017 that clearly shows the applicant has planned to use that entire referenced commercial campground facility for a concrete batch plant and a laydown area since July, 2017. That is a serious discrepancy between these two applications, making it unclear what the intentions of the applicant are at this location. The text of the statement under consideration for this application indicates the Boxcar Hill Campground would continue in full operation serving many visitors who enjoy their recreational pursuits in the Oregon Dunes National Recreation Area. But the KBJ diagram shows the Boxcar Hill Campground will cease to exist, given the industrial uses of a construction laydown area and concrete batch plant. This planned combined use is apparently still current as it is part of the recent North Bend application. If the County Commission approves the applicant's claim, what will be the actual future status of this location, which is important and almost irreplaceable to visiting recreationists who camp where they enjoy such ready access to the Oregon Dunes? If this facility will be consumed by the plans of the applicant, how could this be considered a "compatible use"? It's not likely the many visitors who had relied on this campground during their visits to our area would consider that to be true. Also, the County definition of "Compatibility" presented in the section on this issue in the JCEP application should be given sober consideration. It states: "The test is where the proposed use is compatible with the existing surrounding uses and not potential or future uses...". In this test I also feel the applicant fails.

2) Laydown Areas:

JCEP states on page 12 of this Coos County application that the Boxcar Hill Campground will also serve as a laydown area for offices, trailers, overflow parking, storage, and fabrication. It is planned to occupy the southern end of the property, with the northern end converted to the

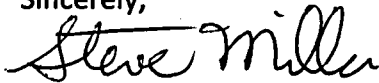
Exhibit  
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above concrete batch plant. The combined activities of the laydown area and concrete batch plant will effectively eliminate the Boxcar Hill Campground. This project activity, along with the proposed concrete plant fail the test in our County's definition of "Compatibility" as it applies to the applicant's proposed project. While JCEP asserts this activity is temporary, 4-5 years of the campground's absence (if it ever came back) would be long enough to effectively remove it from the experience of many who want to camp at the Oregon Dunes and from the contributions it would make to our local economy.

Thank you for your consideration of my comments, which I hope may be helpful in your work on behalf of the citizens of our county.

Sincerely,

A handwritten signature in black ink that reads "Steve Miller". The signature is written in a cursive style with a horizontal line through the middle of the first name.

Steve Miller  
1556 N. 20<sup>th</sup> St.  
Coos Bay, OR. 97420