



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
FAX (541) 396-1022 / TDD (800) 735-2900

NOTICE OF COOS COUNTY PUBLIC LAND USE HEARINGS

Notice is hereby given that the Coos County Hearings Officer will conduct a public hearing regarding File Number HBCU-19-003 on September 30, 2019 at 2:30 p.m. to take testimony on an application submitted by Jordan Cove Energy Project L.P. The development proposal that has been applied for are listed along with the applicable criteria. For details on the development proposal you may visit the Planning Department website or come to the office. The website address is <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment-Applications2019.aspx>.

This Application proposes the following developments and activities in the Coos Bay Estuary Management Plan (CBEMP) Zoning Districts:

- **Meteorological Station** located in Township 25 Range 13 Section 06 tax lot 101 which is zoned 4-Conservation Shoreland zone – Section 3.2.255, 3.2.256.A.15.a Low Intensity Utility (P-G) subject to Policies #14, #13, #30, #49, #50, #51, #17 and #18;
- **Laydown Areas** - Temporary areas for laydown will include offices, trailers, overflow parking, storage of construction materials and these areas are considered a “Special Temporary Use” in accordance with Sections 3.1.450.4 and 2.1.200 “Temporary Use”. They are located in:
 - Township 25S Range 13W Section 04 Tax lot 300 which is zoned 6-Water-Dependent Development.
 - Located in Township 25S Range 13W Section 18 tax lot 100, and a portion of tax lot 202 which is zoned 3-Water-Dependent Development.
 - Township 25S Range 13W Section 18 tax lot 202 portion of which is zoned 3-Non-Water Dependent Development;
- **Temporary Barge Berth** - Located in Township 25S Range 13W Section 04 (abutting tax lot 100) zoned 6-Development Aquatic zone. The temporary barge berth has been applied for as a “Special Temporary use” in accordance with Section 3.1.450.4;
- **Shoreline Stabilization** - Located in Township 25S Range 13W Section 00 Tax Lot 200 within the 5-Water-Dependent Development zone. Shoreline stabilization in the form of approximately 100-foot-long extension of the sheet pile bulkhead at the northwest corner of the slip and access channel. This activity is subject to Sections 3.2.260, 3.2.261, 3.2.262.B.6.c. (ACU-S,G) Policies #14, #27, #30, #20, #17, #18, #49, #50, #51, and #9;
- **Pile Dike** – The pile dike is rock apron located in Township 25S Range 13W Section 05 which is zoned 5-Development Aquatic zone. This activity is subject to Sections 3.2.270, 3.2.271.B.8.b (ACU-S) Policy #9 ;
- **Dredge transport lines** - Temporary dredge transport lines are considered a “Special Temporary Use” in accordance with Sections 3.1.450.4 and 2.1.200 “Temporary Use”. There are two different lines located in Township 25S Range 13W Sections 04/11A/12A and 12B crossing zones 6-Development Aquatic, 7-Natural Aquatic, 13B-Natural Aquatic, and 14-Development Aquatic zones;
- **Gas Processing (Industrial & Port Facilities)** - The gas processing is the private use of land for “processing” of natural gas located in Township 25S Range 13W Section 05 tax lot 200 which is

zoned 6-Water-Dependent Development Shorelands. This use is subject to Sections 3.2.275, 3.2.276.A.6 (ACU-S,G), Policies #17, #18, #23, #14, #27, #30, #49, #50, #51 and #16.

- **Wastewater Pipeline** - A wastewater pipeline (high-intensity utility) located in Township 25S Range 13W Sections 04 and 05 which is zoned 7-Development Shorelands and right-of-way. This use is subject to Sections 3.2.285, 3.2.286.A.15.b (P-G), Policies #14, #17, #18, #23, #27, #30, #49, #50 and #51;
- **Fires Station** - Located in Township 25S Range 13W Section 05 tax lot 200 which is zoned the 6-Water Dependent Shorelands. The Fire Station is an “Accessory Use” to the LNG Facility as listed under Section 3.1.450.5; and
- **Access Management** - Provision of primary access to the LNG Terminal in the 6-WD zone (driveway confirmation) – Chapter VII.

This Application proposes the following developments and activities in the Balance of County Industrial Zone subject to the Coos County Zoning and Land Development Ordinance (CCZLDO) all uses in the Industrial Zones are subject to compliance with Sections 4.3.200, 4.3.220, 4.3.225, 4.3.330 and Special Development Considerations and Overlays identified in Section 4.11 (Section 4.11 is only applicable if a development or structure is identified as located in a mapped development consideration or overlay area and some mapped hazard areas are required to address Section 5.11 Geological Assessments):

- **Wastewater Pipeline** - An industrial wastewater pipeline located in Township 25S Range 13 Section 04 Tax lots 100 and Section 03 Tax lot 200. This use is listed in Section 4.3.200.98 and is subject to Section 4.3.210(76)(e) Utility Facility – Service Lines in conjunction with a Utility Facility;
- **Concrete Batch Plant** - A concrete batch plant is a listed use under “Mineral Processing of Aggregate” and this use is located in Township 25S Range 13 Section 34C Tax lot 1700. This use is listed in Section 4.3.200.79 and subject to Section 4.3.210(58) which requires a public hearing;
- **Emergency Preparedness Response Center** - Southwest Oregon Regional Safety Center (“SORSC”) is considered a safety, security, and emergency preparedness, management and response center which is a listed use in Section 4.3.200.103 and is subject to Section 4.3.210(30). The use is located in Township 25S Range 13 Section 03 Tax Lot 200;
- **Helipad** – This use is an accessory use to Emergency Services in Section 4.3.200.101 and is subject to Section 4.3.210(1), The helipad located in Township 25S Range 13 Section 03 Tax Lot 200
- **Offices** - Corporate and Administrative Offices Located in Township 25S Range 13W Section 03 Tax Lot 200. This use is listed in Section 4.3.200.57 and is subject to Section 4.3.210(64);
- **Temporary Housing** - Temporary workforce housing located in Township 25S Range 13W Section 03 Tax Lot 200 and Section 04 Tax Lot 100. This use is listed in Section 4.3.200.32 and is subject to Section 4.3.210(27) Temporary Dwelling;
- **Wastewater Treatment Facility** - A wastewater treatment facility located in Township 25S Range 13W Section 03 Tax Lot 200 and Section 04 Tax Lot 100. This is considered an accessory use as listed in Section 4.3.200.66 subject to Section 4.3.210(1);
- **Parking Lot** - A park and ride located in Township 24S Range 13W Section 15A Tax Lot 800. This is a listed use in Section 4.3.200.81 subject to Section 4.3.210(79); and
- **Laydown Areas** - Temporary construction lay down area located in Township 25S Range 13 Section 34C Tax lot 1700 This is considered an accessory use as listed in Section 4.3.200.101 subject to Section 4.3.210(1).

The hearing will be held in the large Conference Room of the Owen Building, 201 N. Adams St., Coquille, Oregon. A copy of the Staff Report will be available for review at the Planning Department at least seven (7) days prior to the scheduled hearing. Copies can be obtained for a fee of \$.50 per page, may be viewed online @ <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment-Applications2019.aspx> if available or viewed at the Planning Department at any time during regular business hours 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided for a fee of \$.50 per page.

The hearing is open to the public and testimony, evidence, or comments may be submitted either orally or in writing. It would be appreciated if any written materials could be submitted seven (7) days prior to the hearing date, testimony can be emailed to planning@co.coos.or.us, mailed to the Planning Department, 250 N. Baxter, Coquille, Oregon 97423, or delivered to 225 North Adams Street, Coquille, Oregon. Please include your signature, printed name and mailing address. All written comments or evidence received prior to the close of the evidentiary record will be included in the evidentiary record.

Anyone entering a signed petition(s) into the record is responsible for providing individual notice to the signee(s) of the petition(s). Please be aware that failure to raise an issue prior to the close of the evidentiary record, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue. An appeal of a Hearings Body decision shall be made pursuant to Article 5.8 of the CCZLDO.

Further explanation concerning any information contained in this notice can be obtained by contacting the Planning Staff members at (541) 396-7770, or by visiting the Planning Department. This notice was posted, mailed and published.

COOS COUNTY PLANNING DEPARTMENT

Jill Rolfe, Planning Director

Coos County Staff Members

Jill Rolfe, Planning Director

Amy Dibble, Planner II

Crystal Orr, Planning Specialist

POSTED & MAILED ON: September 10, 2019

POST THROUGH: September 30, 2019



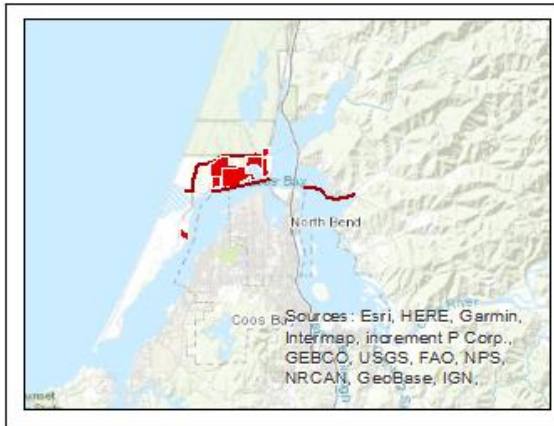
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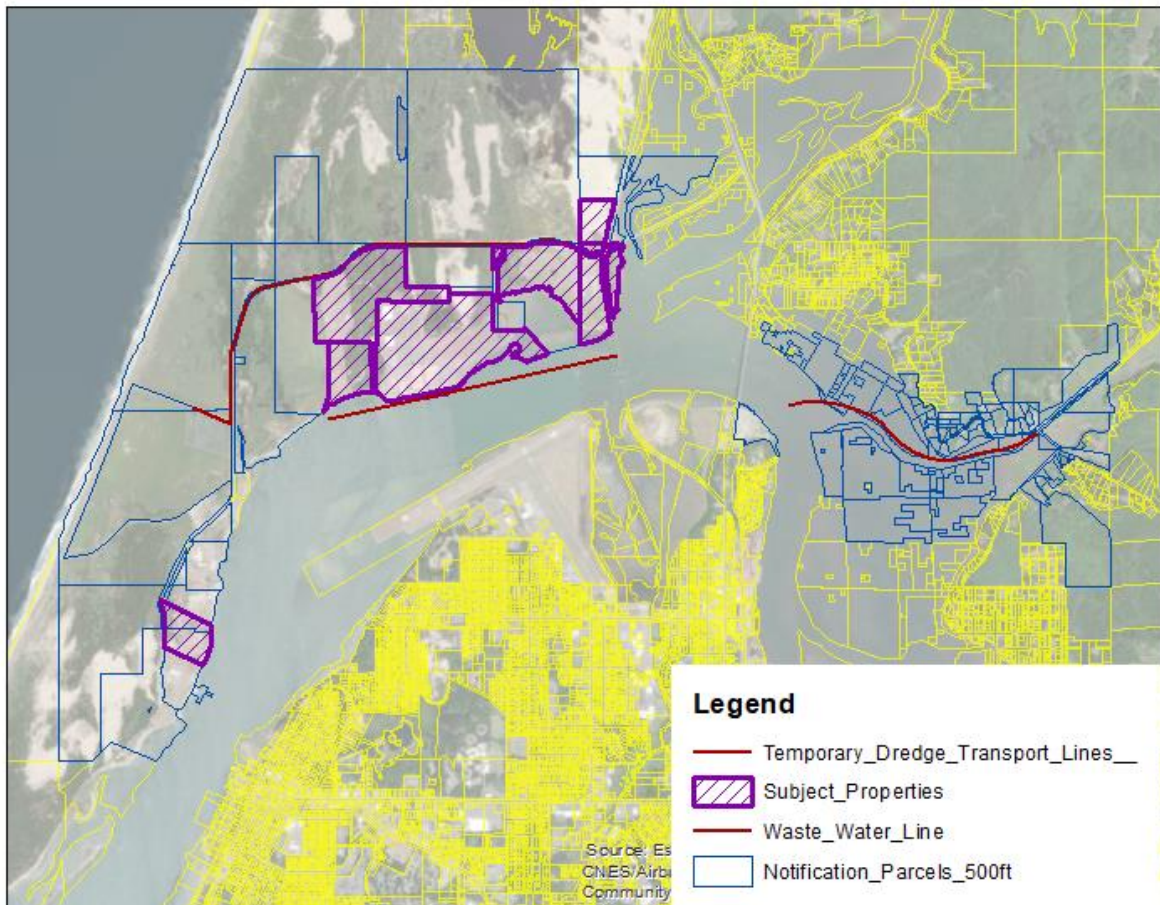


File: HBCU-19-003

Applicant/
Representative: Jordan Cove Energy Project L.P/
PerkinsCoie

Date: August 29, 2019

Proposal: Hearings Body Conditional Use





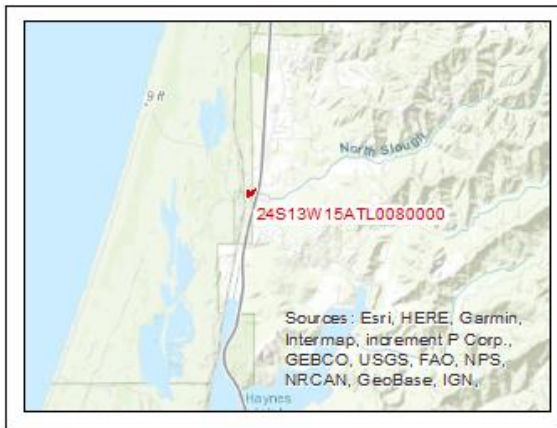
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