



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

Jill Rolfe, Planning Director

NOTICE OF COOS COUNTY PUBLIC LAND USE HEARING FOR DELIBERATION

You have received this notice because you are either a party to the following application(s), an adjacent property owner, special district, or person with interest. Please read all the information contained in this notice as this matter may affect you.

The land use hearing for deliberation will take place on December 17, 2019 starting at 1:30 pm in the Owen Building Large Conference room (201 N. Adams Coquille). Please read this notice for important information regarding testimony and hearing dates.

Deliberation only:

The following case the Board of Commissioners will not be accepting public testimony on the merits but will be deliberating toward a decision. The Hearings Officer's recommendation will be posted on line seven days prior to deliberation. In the event the recommendation is not available the deliberation will be continued to a date and time certain.

HBCU-19-003 Jordan Cove Energy Project, LLC – 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 deliberation hearing will be held in the Conference Room of the Owen Building, 201 N. Adams St., Coquille, Oregon. **The Board of Commissioners may choose to reopen any of the records in these matters if they find it necessary to make a final decision. If the record is reopened it will follow the applicable procedures of Section 5.0.600 and Article 5.7.** A copy of the Hearings Officer Recommendation 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 or may be viewed online @ <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment-Applications2019.aspx>. The Planning Department is open from 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 and applicable criteria are available for inspection at no cost and will be provided for a fee of \$.50 per page.

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.

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

Coos County Staff Members

Jill Rolfe, Planning Director

Amy Dibble, Planner II

Crystal Orr, Planning Specialist



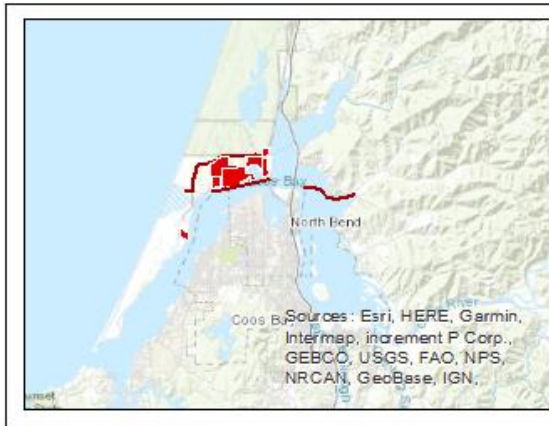
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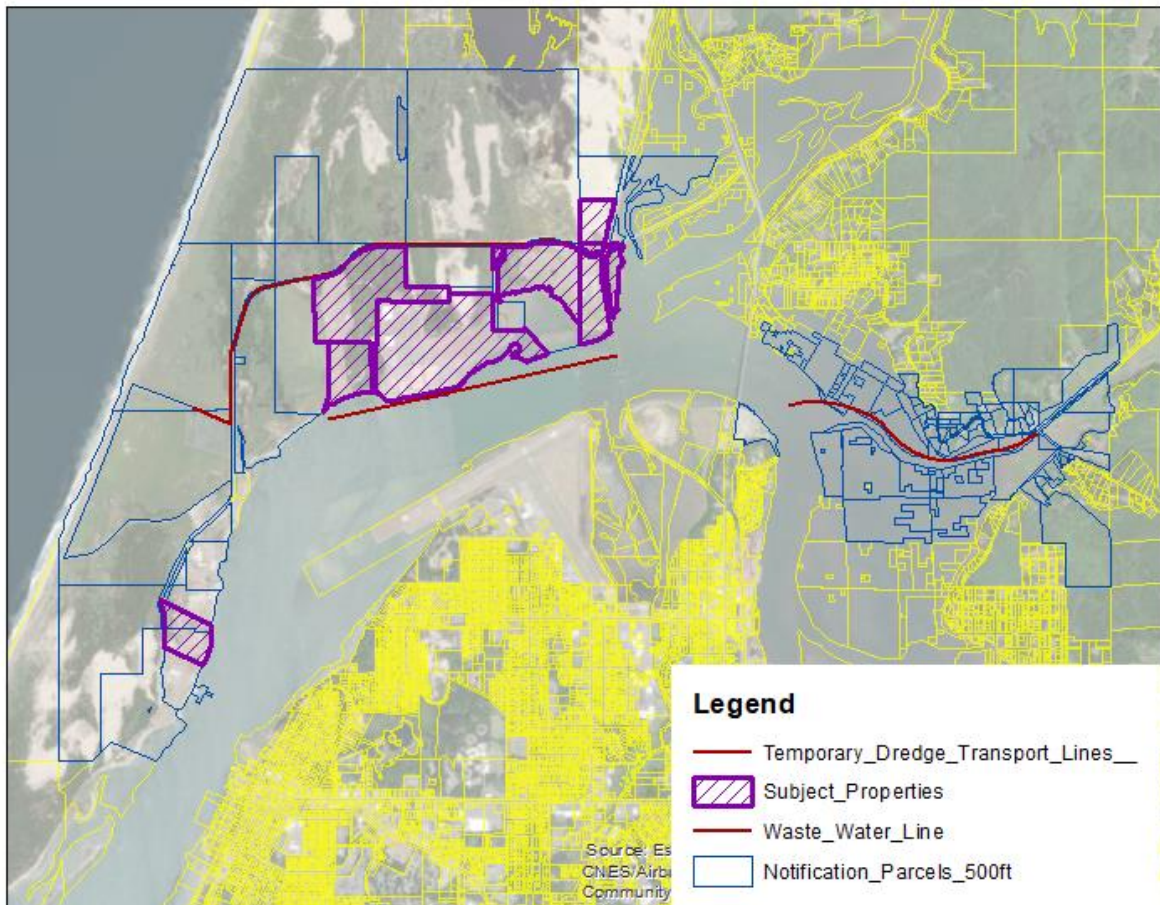


File: HBCU-19-003

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

Date: August 29, 2019

Proposal: Hearings Body Conditional Use





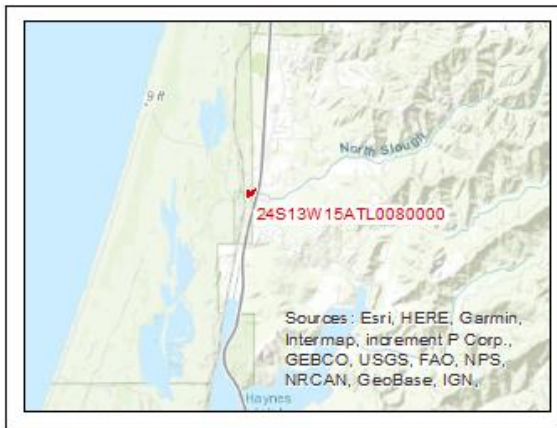
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