



Coos County Planning Department

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Jill Rolfe, Planning Director

NOTICE OF PLANNING DIRECTOR'S DECISION/PUBLIC NOTICE

This notice is to serve as public notice and decision notice and if you have received this notice by mail it is because you are a participant, adjacent property owner, special district, agency with interest, or person with interest in regard to the following land use application. Please read all information carefully as this decision may affect you. (See the vicinity map on the reverse side for the location of the subject property).

On Thursday, August 13, 2015 the Coos County Planning Director rendered a decision to approve this applicaiton for an Administrative Conditional Use application file number ACU-15-21, submitted by Perkins Coie LLP. The applicant seeks approval of an administrative conditional use (ACU) to widen the causeway at the intersection of Transpacific Parkway and US Highway 101 allowing construction of a dedicated eastbound right-turn lane at the intersection. This was a recommended by Oregon Department of Transportation (ODOT) as mitigation for transportation impacts associated with the liquefied natural gas facility project. The components of the project consist of widening the land transportation facility which entails using fill and riprap. The area where the work will take place is zoned 11-Rural Shorelands (11-RS).

The application, staff report and any conditions can be found at the following link:

<http://www.co.coos.or.us/Departments/Planning/2015Applications.aspx> or by visiting the Coos County Planning Department's home page.

RELEVANT CRITERIA:

Coos County Zoning and Land Development Ordinance (CCZLDO)

- § 3.2.401 Uses, Activities and Special Conditions (11-RS)
 - A. Uses
 - § Land transportation facility is permitted subject to general conditions.
- § 3.2.401 Uses, Activities and Special Conditions (11-RS)
 - B. Activities
 - 5. Fill - ACU-S, G
 - 6. Shoreline stabilization
 - b. Riprap – ACU-S, G

GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. *Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18.*
2. *All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation.*

The following condition applies to all permitted uses.

3. *Where "agricultural lands" or "forest lands" occur within this district as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.*

4. *Uses in this district are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan uses are only allowed subject to the findings in this policy.*
5. *In rural areas (outside of UGBs) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.*

SPECIAL CONDITIONS:

Activities:

- 3.,5. *Fill and dredge material disposal shall not be allowed in areas of "wet meadow" wetland, as identified in the "Special Considerations Map", except as otherwise allowed in Policy #19.*
- 6b.,6c. *These activities are permitted subject to the findings required by Policy #9, "Solutions to Erosion and Flooding Problems".*

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. The decision is based on the application submittal and information on record.

APPEAL INFORMATION

Pursuant to Article 5.8 of the LDO, this decision may be appealed to the Coos County Hearings Body within 15 days of the date notice of this decision is mailed, by filing an appeal on the appropriate form, along with the required filing fee. This means appeals must be received in the Planning Department by 5:00 p.m. on **Friday, August 28, 2015**; otherwise, the appeal is not timely and will not be considered. The decision on this application will not be final until the period for filing an appeal has expired. Pursuant to Oregon Revised Statutes (ORS) 197.830, the decision cannot be appealed directly to the Land Use Board of Appeals.

Further explanation concerning any information contained in this notice can be obtained by contacting the Planning Department at (541) 396-7770, or by visiting the Planning Department between the hours of 8:00 AM – 5:00 PM (closed noon – 1:00 PM), Monday through Friday. The staff report in this matter was completed by Alex Murphy, Planning Technician.

COOS COUNTY PLANNING DEPARTMENT

 Planning Director

Coos County Staff Members

Jill Rolfe, Planning Director

Amy Dibble, Planner I

Alex Murphy, GIS Planner I

Troy May, Planning Assistant

POSTED & MAILED ON: Thursday, August 13, 2015
POST THROUGH: Friday, August 28, 2015