



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

PUBLIC HEARING ON APPEAL
Appeal File No. AP-15-03
Application File Nos. ACU-14-21
1:30 PM on October 9, 2015
Owen Building Large Conference Room
201 N. Adams, Coquille OR 97423

You have received this notice because you are either a party to one of 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 location of the subject property is identified on the attached map(s). For copies of the appeal and other materials related to these appeals please visit the website at:

<http://www.co.coos.or.us/Departments/Planning.aspx>

Date of Notice: September 8, 2015

Applicant: Jordan Cove Energy Project L.P.

Appellants: Kathleen Eymann, Attorney for Jody McCaffree

The Application Proposals

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 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).

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

Submission of Written of Testimony and Evidence

At the request of the Hearings Officer all pre-hearing testimony and evidence shall be submitted to the Planning Department by September 29, 2015 at 5:00 p.m. To provide testimony by mail please address to Planning Department, Coos County Courthouse, 250 N. Baxter, Coquille, Oregon 97423, or testimony may be delivered to the Planning Department at 225 N. Adams., Coquille, Oregon.

Submission of written materials for consideration shall be provided in the form of one original hard copy and one exact copy or one original hard copy and one electronic copy. The County may, at its sole discretion, reject any materials that do not contain the requisite number of copies. It may be requested that the County make the requisite number of copies subject to the submitter paying the applicable copy charges. E-mail testimony may be submitted; however, it is the responsibility of the person submitting the testimony to verify it has been received by Planning Staff by the applicable Deadline. All written testimony must contain the name of the person(s) submitting it and current mailing address for mailing of notice. All written evidence or testimony received prior to the close of the

evidentiary record will be included in the evidentiary record. The decision shall be based on the application submittal and information on record.

Conduct of Hearing

1. Hearings Officer will commence hearing.
2. Hearings Officer will disclose any conflicts of interest, *ex parte* contacts, and biases, abstentions or challenges to impartiality.
3. Staff will provide the relevant criteria.
4. Testimony from applicant/proponents of the project.
5. Testimony from opponents.
6. Neutral Parties.
7. Questions from the Hearings Officer.
8. Hearings Officer will announce whether the record will be closed; record will be held open; or the public hearing will be continued.
9. Rebuttal by the proponent/applicant (if there is no continuance).

This is the initial evidentiary hearing in this matter. Prior to the conclusion of the hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony regarding the application, and the Hearings Officer shall grant the request by either continuing the hearing or leaving the record open for additional written evidence, arguments or testimony for at least seven days.

“RAISE IT OR WAIVE IT”: Failure to raise an issue in a hearing, in person, or by letter, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based upon that issue. This means that in order to appeal the County’s decision to LUBA based upon a particular issue, you must raise that issue before the close of the record in this matter. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the County to respond to the issue before the close of the record in this matter precludes any action for damages in Circuit Court.

A staff report discussing the application in relation to the identified approval criteria will be available seven days before the public meeting. 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.

For more information, the primary contact in this matter is Jill Rolfe, Planning Director. You may contact her or any other staff member at 541-396-7770 or by e-mail at planning@co.coos.or.us. Information will be posted on the website at <http://www.co.coos.or.us/Departments/Planning/2015Applications.aspx>

COOS COUNTY PLANNING DEPARTMENT

Jill Rolfe, Planning Director

Coos County Staff Members

Jill Rolfe, Planning Director
Amy Dibble, Planner I
Alex Murphy, GIS Planner
Troy May, Planning Assistant

POSTED & MAILED ON: September 8, 2015

POST THROUGH: October 9, 2015



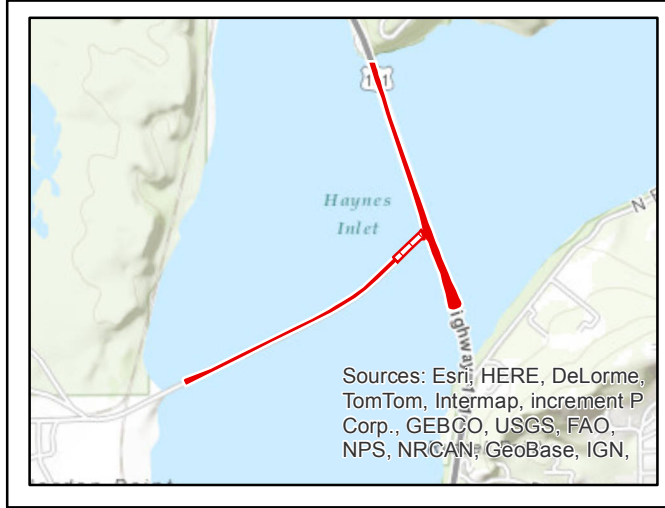
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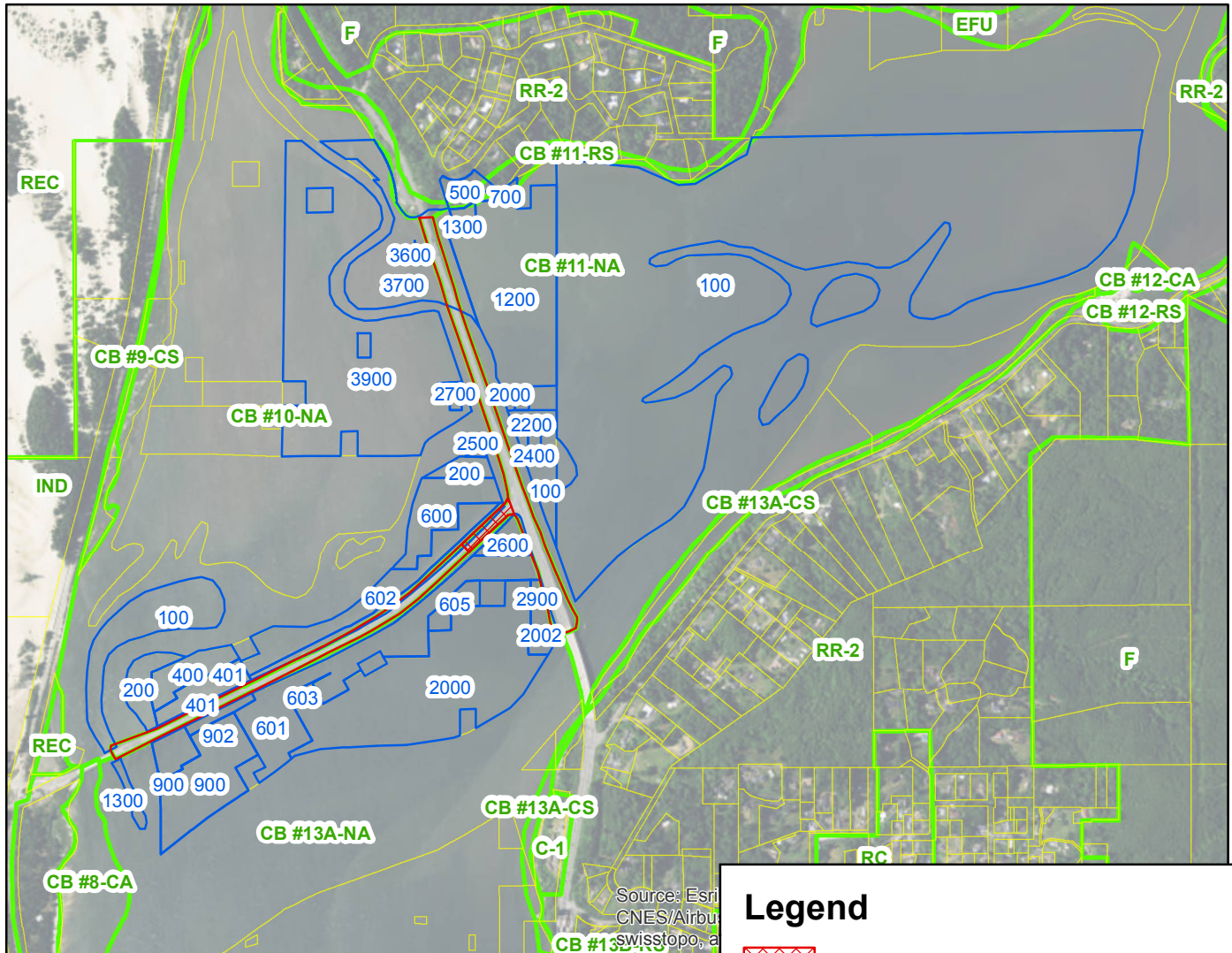
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File:	ACU-15-21
Applicant:	Jordan Cove Energy Project LP/ Perkins Coie
Owner:	Coos County
Date:	September 8, 2015
Location:	Township 24S Range 13W Section 34D
Proposal:	Appeal Administrative Conditional Use: Add Turn Lane to Transpacific Pkwy



Source: Esri, CNES/Airbus, swisstopo, a

Legend

 ACU-15-21 - Approximate Project Area