



# NOTICE OF LAND USE DECISION

**You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.**

Planning Department  
60 E. Second St.  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
planning@co.coos.or.us

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

Date of Notice: **Tuesday, June 04, 2024**  
File No: P-24-007

Proposal: The request seeks authorization for a land use partitioning of the property into three (3) parcels based on a Measure 49 Claim which waives the minimum parcel size.

Applicant(s): GEIB, TENEILLE M ET AL

Surveyor: Troy Rambo  
PO Box 809  
North Bend, OR 97459

Staff Planner: Crystal Orr, Associate Planner

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Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete appeal application with the fee is submitted by the Planning Department at 5 p.m. on **Wednesday, June 19, 2024.** The request seeks authorization for a land use partitioning of the property into three (3) parcels based on a Measure 49 Claim which waives the minimum parcel size. Appeals are based on the applicable land use criteria. *Land Divisions are subject to approval under the Coos County Zoning and Land Development Ordinance (CCZLDO) Article 6.2 Land Divisions; Section 6.2.100 General Purpose; Section 6.2.125 Approval of Partitions, Planned Unit Development and Subdivision Required; Section 6.2.150 Conformity with Zoning Ordinances and Comprehensive Plan; Section 6.2.200 Application for Land Divisions; Section 6.2.350 Tentative Plat Requirements (Tentative Plan); Section 6.2.375 Review of Tentative Plan; Section 6.2.400 Access in Conjunction with a Land Division; Section 6.2.475 Access; Section 6.2.500 Easements; Section 6.2.525 Lots and Parcels; Section 6.2.550 Improvement Specifications; Section 6.2.800 Final Plat Regulations; Section 7.2, Table 7.2A Minimum Standards for New Roads and Driveways in Rural.*

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### **Subject Property Information**

File Number: P-24-007

Applicant: GEIB, TENEILLE M ET AL

Account Number: 1091600  
Map Number: 29S112000-00400

Property Owner: GEIB, TENEILLE M ET AL  
STONE, DARCIE  
725 ASH ST  
MYRTLE POINT, OR 97458-1174

Acreage: 5.19 Acres

Zoning: FOREST (F)

Special Considerations: ARCHAEOLOGICAL AREAS (ARC)  
FOREST MIXED USE (MU)

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The purpose of this notice is to inform you about the proposal and decision. You may receive more information about the proposal and its decision, as well as the requirements for appealing the decision made by the Director to the Coos County Hearings Body. Any person who is adversely affected, aggrieved, or entitled to written notice has the right to appeal the decision. This can be done by filing a written appeal in accordance with the instructions provided below, as outlined in the Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8.

If you intend to appeal, please follow the instructions and time frame specified in the CCZLDO Article 5.8. If you are mailing any documents related to your appeal to the Coos County Planning Department, please send them to the following address: 250 N. Baxter, Coquille, OR 97423. It's important to note that sending this notice does not permit an appeal directly to the Land Use Board of Appeals.

Notices mailed to the owners of real property as required by ORS 215 will be considered delivered to those owners whose names are listed in an affidavit of mailing. This affidavit must be executed by the individual appointed by the county's governing body to handle the mailing of these notices. The failure of the county's governing body to ensure that a notice is sent to an owner of a lot or parcel of property, especially those lots or parcels that have been newly created or have changed ownership since the last complete tax assessment roll was prepared, will not invalidate an ordinance. **ATTENTION MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: As per ORS CHAPTER 215 (ORS 215.513), it is mandatory that if you receive this notice, you are promptly required to forward it to the purchaser.**

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

<https://www.co.coos.or.us/community-dev/page/planning-department>

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 60 E Second 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. The name of the Coos County Planning Department representative to contact is Crystal Orr, Associate Planner and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

**Reviewed by:** \_\_\_\_\_ **Date: Tuesday, June 04, 2024**  
Crystal Orr, Associate Planner

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, application and all evidenced associated as listed in the exhibits.**

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The Exhibits below are mailed/ emailed to the Applicant, Board of Commissioners and Planning Commission only. Copies are available upon request or at the following

Exhibit C: Staff Report

Exhibit D: Comments Received

**EXHIBIT "A"**  
**Conditions of Approval**

The applicant must adhere to the stipulated conditions of approval. It is essential to note that any expenses related to meeting these conditions are the sole responsibility of the applicants. It is also important to understand that the applicants are not operating on behalf of the county, but rather as independent entities. If the applicant does not fulfill the conditions of approval or maintain compliance, there is a possibility that the permit could be revoked in accordance with the guidelines outlined in the Coos County Zoning and Land Development Ordinance. Please take the time to review the ensuing conditions of approval. Should you have any inquiries, please feel free to get in touch with the planning staff.

The applicant has met the applicable criteria, with the following conditions:

1. All necessary federal, state, and local permits shall be obtained.
2. Shall comply with all comments received and found as Exhibit "D" to this report.
3. Prior to submittal of the Final Plat the following conditions shall be completed:
  - a. Must comply with all comments within Exhibit D.
  - b. Applicant submits construction drawings for any new public roads or access easements to the Roadmaster. The County Roadmaster reviews construction drawings and applicable specifications for public roads and access easements, unless the Roadmaster waives this requirement;
  - c. Applicant constructs or bonds for required improvements; and
  - d. County Roadmaster inspects construction unless improvements are bonded;
4. All Final Plat shall meet the requirements SECTION 6.2.800 FINAL PLAT REGULATION AND REQUIREMENTS. Planning staff shall check off the requirements at the time of submittal and if not found to comply corrections shall be made prior to moving on to the Surveyor, Roadmaster and Assessor's Office for appropriate signatures. There may be corrections through the final plat process or taxes that are required to be paid.
5. All landowners' signatures shall be on the final plat.
6. Must comply with any requirements of the Coos County Assessor's Office, Coos County Road Department and Coos County Surveyors Office.
7. Shall comply with all conditions of approval for the Measure 49 Claim.

**EXHIBIT "B"**  
**Vicinity Map & Tentative Plat**

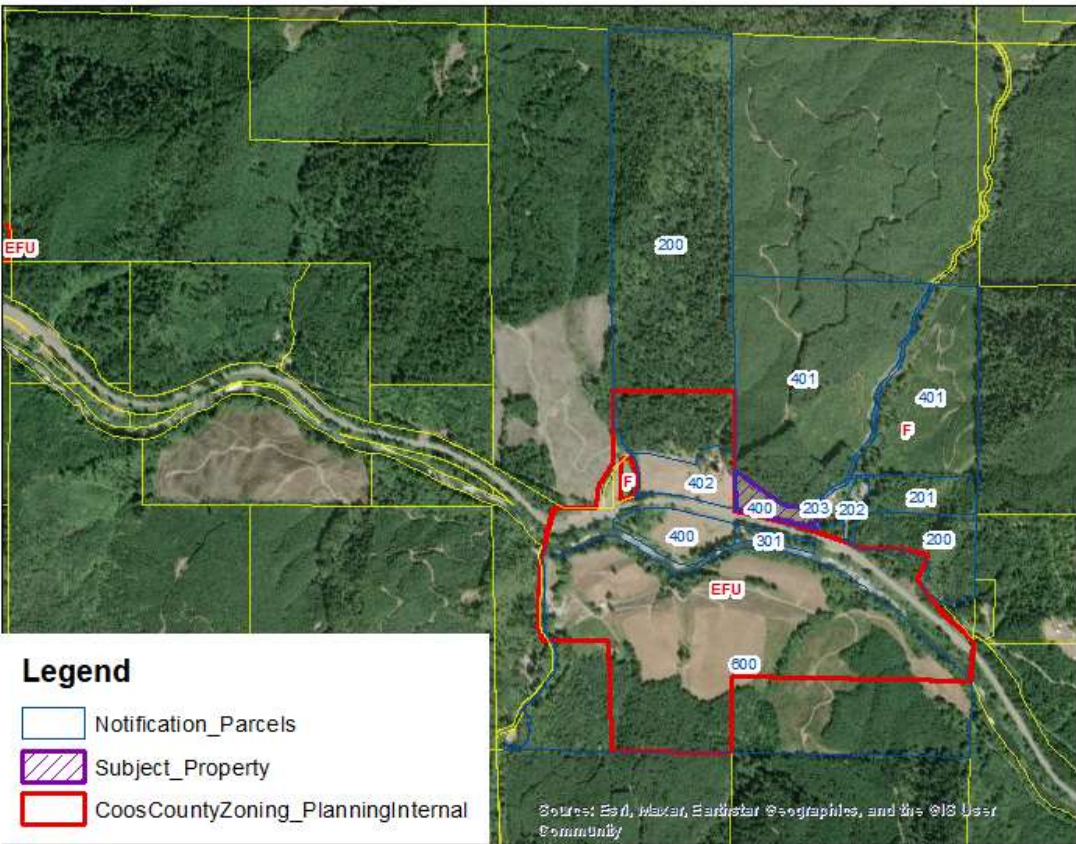


**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 250 N. Baxter, Coquille, Oregon 97423  
 Physical Address: 60 E. Second, Coquille Oregon  
 Phone: (541) 396-7770  
 TDD (800) 735-2900



File: P-24-007  
 Applicant/  
 Owner: GEIB, TENEILLE M ET AL  
 Date: 5/28/2024  
 Location: 29S Range 11W  
 Section 20 TL 400  
 Proposal: Partition





**EXHIBIT “C”  
STAFF REPORT  
FINDINGS OF FACT AND CONCLUSIONS**

**I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:**

**A. PROPOSAL:** *The applicant proposes a land division to divide the parent parcel into three (3) parcels for the purpose of creating building lots that were approved through a Measure 49 claim. The measure 49 claim did not authorize lots or parcels that exceed five (5) acres.  
Forest (F)*

*The intent of the Forest District is to include all inventoried "forestlands" not otherwise found to be needed (excepted) for other uses.*

*The purpose of the Forest zone is to conserve and protect forest land for forest uses. Some of the areas covered by the “F” zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.*

Article 5.13 MEASURE 49 CLAIMS AND PROCESS

*Measure 49 modifies Ballot Measure 37 (2004) to ensure that Oregon law provides just compensation for unfair burdens while retaining Oregon’s protections for farm and forest uses and the state’s water resources. Measure 49 has two main parts: the first part concerns Measure 37 claims that were filed on or before June 28, 2007; the second part addresses new Measure 49 claims. The first part of Measure 49 replaces the two alternate remedies of Measure 37 (a waiver of land use regulations or the payment of compensation) with an approval for claimants to establish a specific, but limited, number of home sites. This home site approval is provided as a form of compensation for land use regulations imposed after owners acquired their properties. It is available only for claimants who filed Measure 37 claims on or before June 28, 2007. The second part of Measure 49 concerns the filing of new claims, which may be based on land use regulations enacted only after January 1, 2007. As with Measure 37, Measure 49 provides either compensation or waivers for new land use regulations. However, Measure 49 defines the category of land use regulations that are eligible for relief more narrowly, to include only those regulations that limit residential uses of property or that restrict farming or forest practices. In addition, under Measure 49, relief is provided only if the owner demonstrates that the new regulations have reduced the value of property. For claims based on regulation of residential uses, claimants are exempted from regulation only to the extent necessary to allow additional residential development of a value comparable to the value lost as a result of the regulation.*

*The first part of Measure 49 applies to all Measure 37 claims that were filed on or before June 28, 2007, whether those claims were approved or pending. If a claimant elects to seek relief under Measure 49, the state must undertake a supplemental review of the relevant Measure 37 claim(s). The supplemental review will verify claimant ownership of the property, when the claimant acquired the property and the number of home sites that the claimant could have developed when the property was acquired. At the end of the supplemental review, the claimant will receive an order indicating what the claimant is approved for in terms of additional land divisions and/or dwellings. What claimants are approved for depends on where the property is located, when the claimant acquired the property and what the claimant asked for under Measure 37.*

*Most Measure 37 claims were filed for property located in rural parts of the state—land outside any UGB and any city. Claims for property located entirely outside any UGB and any city are eligible for relief under two options: an Express option that may allow up to three home sites, and a Conditional option that may allow up to 10 home sites. The Conditional option is not available for property with certain special designations and requires proof that the value of the claimant’s property was reduced. Under both options, however, the claimant must have had the right to develop the additional home sites*

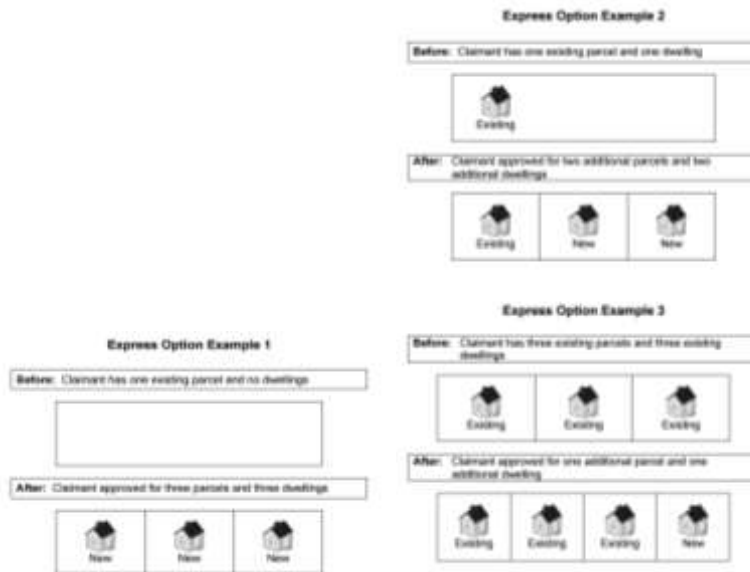
*when the property was acquired. Verifying what claimants could have done when they acquired their property is the main focus of the supplemental review under Measure 49.*

*A claimant with a Measure 37 waiver who has begun the development described in the waiver may proceed under Measure 37 if the use of the property complies with the waiver and the claimant has a common law vested right to complete and continue the use. In areas of the state outside a UGB, claimants must have waivers from both the local government and the state. Generally, claimants also will need to have received land use permits for their uses and to have at least begun construction of their uses, before they will have vested rights. Additional information concerning vested rights is contained in guidance from the state that is available on the DLCD website at <http://www.oregon.gov/LCD/MEASURE49>. Claims for non-residential uses filed under Measure 37 for property outside any UGB and any city may be amended to seek approval for residential uses under Measure 49. Other non-residential uses may continue only to the extent they are vested.*

*Measure 37 claims filed after June 28, 2007, are treated as new Measure 49 claims. Such claims are eligible for waivers or compensation under Measure 49 only if they are based on new land use regulations (those enacted after January 1, 2007) and only to the extent the claim demonstrates that the new regulation(s) has reduced the value of the property. New Measure 49 claims require proof that a regulation (those enacted after January 1, 2007) has reduced the value of your property. You have five years from the date the new regulation was enacted to file a new claim. Measure 49 requires public entities to compensate claimants for the effect of new land use regulations or to waive those regulations. However, the types of regulations that trigger claims are more limited under Measure 49. They include the following:*

- State statutes that establish a minimum lot or parcel size;*
- State statutes in ORS chapter 215 that restrict the residential use of private real property;*
- Provisions in the Comprehensive Plans, zoning ordinances or land division ordinances that restrict the residential use of private real property “zoned for residential use” ;*
- Certain statutes and rules that restrict forest practices or farming practices; and*
- Statewide planning goals and administrative rules of the Land Conservation and Development Commission.*

*Most common approved claims are referred to as the Express option. The number of lots, parcels or dwellings that may be approved under the Express option is limited to three. In addition, the number cannot exceed the number in the claimant’s Measure 37 claim or waiver, if one was issued. If the property already contains one or more dwellings or more than one parcel, then neither the total number of dwellings nor parcels can exceed three. However, if a claimant’s property already contains three or more parcels and three or more dwellings, the claimant may receive one more parcel and one more dwelling if the claimant otherwise qualifies under Measure 49. If a claimant’s property already contains three parcels and has two or fewer dwellings, the claimant can receive only additional dwellings. The following diagrams illustrate some possibilities under the Express option.*



*Section 5.13.100 once a claim has been received*

*Once a claimant has received an approval under Measure 49, there is no time limit on when the claimant may carry out the development of the property. However, if the claimant sells the property, the claim will transfer but the purchaser only has ten (10) years to complete the development. The division of the property, and any dwellings, approved under Measure 49 are treated as permitted uses even if they would not otherwise be allowed under the zoning for the property.*

*The claimant will still need to apply for a subdivision or partition approval to divide the property, and for a building and development permit for any dwellings. Subdivisions, partitions and dwellings approved under Measure 49 must comply with all current applicable siting and development standards, except to the extent that the application of the development standards would prohibit the use. (There is an exception to this exception, in that standards that are “reasonably necessary to protect public health or safety or carry out federal law” must be applied even if the effect would be to prohibit the use.) In addition, newly-created lots or parcels in an exclusive farm use (EFU), forest or mixed farm-forest zone may not exceed two acres, if located on land that is high-value farm- or forestland or in a ground water restricted area; or five acres otherwise. In addition, if the property is in an EFU, forest or mixed farm-forest zone, the new lots or parcels must be clustered “so as to maximize the suitability of the remnant lot or parcel for farm or forest use.” A claimant with home site approvals on more than one property may cluster some or all of the dwellings, lots or parcels to which the claimant is entitled on one of the properties.*

*Section 5.13.110 process*

*The applicant is required to submit a tentative plan regarding development that is based on a Measure 49 claim. The plan will be provided to the Department of Land Conservation and Development (DLCD) for a 30 day comment period. Sometimes Measure 49 claims mistakenly have counted tax lots as parcels in the claims. Tax lots do not create legal parcels. Staff will review the property to determine if there are legal parcels established already or if they will be required to be divided to meet the intent of the Measure 49 claim. This will be done at the time the tentative plan is completed.*

*Once that has expired and as long as there are no negative comments regarding compliance with the Measure 49 claim form DLCD an applicant may apply for a partition. The minimum lots sizes and*

*dimensions will be waived and replaced with the requirements of the waiver when creating and applying for a partition.*

*If any other land use actions are taken on the property under current law to site a dwelling, establish legally created parcels or land division this will reduce the number of dwellings and parcels granted by the Measure 49 claim.*

*Measure 49 claims do exempt health and safety rules such as hazards and road standards established in Article 4.11 and Chapter VII. Land divisions are subject to standards set out in Article 6.2.*

**B. BACKGROUND/PROPERTY HISTORY:**

- On January 13, 1989, under ACU-89-03/ MP-89-13, the property was partitioned into three parcels: two non-forest parcels, one forest parcel, and the residual with no residence permitted.
- On August 3, 2006, a draft report was received for Measure 37 - M122724 (M37-06-22). On August 22, 2006, the final for M122724 was received from DLCDC (M37-06-22).
- On October 23, 2006, an archaeological notice was sent to the Coquille Tribes for proposed development, with no response received by November 23, 2006. On November 27, 2006, no objections were noted from the Coquille Tribes. On November 29, 2006, a formal response from the Coquille Tribes confirmed no objections.
- On August 21, 2007, under ZCL-07-414, a septic site evaluation was requested based on M37 waivers by the State of Oregon and Coos County. The applicant was made aware that any development based on M37 was at their own risk. At this time, no dwellings were present on the property, and no clearance for dwelling or septic system siting was provided.
- On June 18, 2013, research indicated an M49 claim was accepted for the property.
- On June 27, 2019, P-19-011 was received for a three-parcel partition. On August 21, 2019, a request for comments was sent to the Coquille Indian Tribe with a deadline of September 20, 2019. On December 4, 2019, a notice of decision for P-19-011 was sent, with a deadline of December 19, 2019.
- On July 23, 2021, RN-21-003 & AD-21-052, and on the same date, under CD-21-150, Parrish Dwellings for parcels 1-3 of P-19-011 were received. On July 27, 2021, the ZCL draft under CD-21-150 was filed in the electronic folder. The partition was not recorded in the required time frame and expired. The Road name was completed.
- On April 17, 2024, under ZCL-24-104, clearance was granted to perform a septic site evaluation for prospective parcels 1 through 3 within the attached land partition plat. The property is located within an Archaeological Notification Area; thus, the applicant/property owner and/or contractors must contact the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians and the Coquille Indian Tribe prior to any ground disturbing activity. This clearance does not authorize any type of development or installation of a septic system and does not guarantee compliance with any land use standards, but it does allow compliance with DEQ requirements for potential septic sites.
- On May 14, 2024, P-24-007 was initial application was received on May 14, 2024 and was considered complete on May 14, 2024. The "deemed complete" process primarily involves a preliminary review to ensure that all the necessary materials have been submitted, as described in the application instructions. It's important to note that this step doesn't encompass a comprehensive assessment of the criteria. The responsibility for providing sufficient evidence

lies with the applicant, and the specifics outlined in the application are examined during the official review period.

**C. LOCATION:** The property in question is located southeast of the City of Myrtle Point and is accessible through a private easement road, Linda Drive, which is off of Coos County maintained public road, King Creek Road.

**D. ZONING:** The property is zoned Forest (F).

***Section 4.2.500 Resource Zones***

***Forest (F)***

*The intent of the Forest District is to include all inventoried "forestlands" not otherwise found to be needed (excepted) for other uses.*

*The purpose of the Forest zone is to conserve and protect forest land for forest uses. Some of the areas covered by the "F" zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.*

**E. SITE DESCRIPTION AND SURROUNDING USES:** The subject property encompasses a total area of 5.19 acres according to available assessment information and the survey provided by Troy Rambo and is located southeast of the City of Myrtle Point. The surrounding properties are being utilized for residential & farm/forest uses

**F. COMMENTS:**

- a. **PUBLIC AGENCY:** All comments received can be found at Exhibit "D". No other public agency comments have been received at this time.
- b. **PUBLIC COMMENTS:** This property did not require any request for comments prior to the release of the decision.
- c. **LOCAL TRIBE COMMENTS:** This property did not require any request for comments prior to the release of the decision. At the time of development a request for comments will be required to be sent to the local tribes.

**II. GENERAL PROPERTY COMPLIANCE:**

**A. COMPLIANCE PURSUANT TO SECTION 1.1.300:**

*It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.*

**FINDING:** Currently, the property is in compliance. However, it's important to note that compliance is based on existing information. This doesn't necessarily rule out the possibility that there might be additional evidence beyond county records that could suggest noncompliance.

**B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:**

*"Lawfully established unit of land" means:*

1. *The unit of land was created:*
  - a. *Through an approved or pre-ordinance plat;*
  - b. *Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*

- c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.
- d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;
- e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.
- f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. "Navigable-for-title" or "title-navigable" means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.

**FINDING: This property has been lawfully established in accordance with CCZLDO §6.1.125.1.a, through an approved Minor Partition (MP-89-13).**

**STAFF FINDINGS AND CONCLUSIONS:**

**A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:**

The proposal is for a land partition creating two (2) parcels and is subject *Coos County Zoning and Land Development Ordinance (CCZLDO) Article 6.2 Land Divisions; Section 6.2.100 General Purpose; Section 6.2.125 Approval of Partitions, Planned Unit Development and Subdivision Required; Section 6.2.150 Conformity with Zoning Ordinances and Comprehensive Plan; Section 6.2.200 Application for Land Divisions; Section 6.2.350 Tentative Plat Requirements (Tentative Plan); Section 6.2.375 Review of Tentative Plan; Section 6.2.400 Access in Conjunction with a Land Division; Section 6.2.475 Access; Section 6.2.500 Easements; Section 6.2.525 Lots and Parcels; Section 6.2.550 Improvement Specifications; Section 6.2.800 Final Plat Regulations; Section 7.2, Table 7.2A Minimum Standards for New Roads and Driveways in Rural.*

**B. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:**

*SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps must be examined in order to determine how the inventory applies to the specific site*

*SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.*

**FINDING: The property is within the Archaeological Areas of Special Interest, which does not have any requirements to be addressed for a Land Division, but will require a request for comments to the local tribes prior to any land disturbing activities.**

**C. LAND DIVISION REQUIREMENTS (PARTITION REQUIREMENTS)**

*Coos County Zoning and Land Development Ordinance (CCZLDO)*

**i. GENERAL COMPLIANCE**

- **ARTICLE 6.2 LAND DIVISIONS** As authorized by law, including ORS Chapters 92, 197 and 215, subdivisions, land partitions and streets created for the purpose of partitioning land shall be approved in accordance with this Ordinance. This Article applies to all land within the unincorporated territory of the County. A person desiring to subdivide land, to partition land, or to

create a street or a private road shall submit preliminary plans and final documents for approval as provided in this ordinance and state statutes.

- *SECTION 6.2.100 GENERAL PURPOSE: All divisions of land shall conform to the Comprehensive Plan of Coos County with respect to the type and intensity of use, population densities, locations and sizes of public areas, rights-of-way and improvements of streets, and any other aspects governed by Comprehensive Plan goals, policies, or maps.*
- *SECTION 6.2.125 APPROVAL OF PARTITIONS PLANNED UNIT DEVELOPMENTS (RESIDENTIAL AND RECREATIONAL) AND SUBDIVISIONS REQUIRED:*
  1. *No person shall divide land, except after approval of such division pursuant to this Article.*
  2. *No person shall sell any lot in any subdivision or convey any interest in a parcel in any partition until the plat of the subdivision or partition or declaration of partition described in Section 6.2.825 has been acknowledged and recorded with the recording officer of Coos County.*
    - a. *No person shall negotiate to sell any lot in a subdivision until a tentative plan has been approved.*
    - b. *A person may negotiate to sell any parcel in a partition prior to the approval of the tentative plan.*
    - c. *In negotiating to sell a lot in a subdivision or convey any interest in a parcel in any partition, a person may use the approved tentative plan for such subdivision or partition. [OR-92-07-012PL]*
  3. *No person shall create a road or street for the purpose of land division without the approval of the County.*
  4. *Coos County shall refrain from issuing any permit or approval for any application other than approval pursuant to this Section, including building permits or verification letters for any parcel of land not complying with this Section. [OR-93-12-017PL 2/23/94]*
  5. *A Traffic Impact Study (TIS) may be required in accordance with § 7.1.350*
- *SECTION 6.2.150 CONFORMITY WITH THE ZONING ORDINANCE AND COMPREHENSIVE PLAN:*
  1. *All divisions of land, regardless of the number of lots or parcels, shall conform in all respects with the applicable regulations and specifications of Chapters 3, 4 and 7, including uses of land, lot size and dimensions, space for off-street parking, landscaping and other requirements as may be set forth; and*
  2. *Whenever any department of the County finds that the provisions of an Article have apparently been or may be violated by any person, the director of said department shall report such findings to the Planning Department Director for investigation and enforcement.*

**FINDING:** Upon receiving the application submission, a thorough review of the proposal was conducted to ensure its alignment with all requirements stipulated by the comprehensive plan and ordinances. The Roadmaster did not deem a traffic impact study necessary. The standards for road development undergo assessment by the Roadmaster before final approval in the form of the Final Plat signature.

**Given the ample size of the property, it is deemed suitable to accommodate the proposed project. As of now, the property is considered compliant with relevant regulations. The ongoing review process is geared towards verifying that the proposal can indeed satisfy the criteria that apply.**

- *SECTION 6.2.300 GENERAL OUTLINE: The following is a general outline of the process for the review of land divisions in Coos County:*
  1. *Application is filed and reviewed for completeness pursuant to §5.0.200; and*

2. *Technical Review Committee (TRC) reviews tentative plans within 30 days from the date the application has been deemed complete. The Planning Director may extend this timeline if needed; and*
3. *Planning Director makes a decision unless subject to limited land use notice. If subject to limited land use notice pursuant to Article 5.0 a notice of decision will be mailed out within seven days of the expiration of the limited land use notice; and*
4. *Applicant submits construction drawings for any new public roads or access easements to the Roadmaster. The County Roadmaster reviews construction drawings and applicable specifications for public roads and access easements; and*
5. *Applicant constructs or bonds for required improvements; and*
6. *County Roadmaster inspects construction unless improvements are bonded; and*
7. *Applicant submits final plat after all conditions of approval have been completed; and*
8. *Planning Department coordinates review of final plat by affected County Departments; and*
9. *Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications; and*
10. *Planning Director reviews final plats for partitions not proposing public dedications; and*
11. *If the final plat is approved, the applicant shall comply with Section 6.2.825 and file the plat with the County Clerk. (OR 92-07-012PL)*

**FINDING: The application was officially received on May 14, 2024, and subsequently underwent a review to ascertain its completeness. Following the reception of a duly completed application, the prescribed process detailed earlier was followed accordingly. The issuance of a notice of decision signifies that the applicant is required to adhere to the steps four (4) to eleven (11).**

- **SECTION 6.2.350 TENTATIVE PLAT REQUIREMENTS:**

1. *Application Requirements*

- a. *An application and a tentative plat for approval shall be initiated as provided in Section 5.0.150 of this ordinance.*
- b. *The applicant shall file with the Director the original and four (4) additional copies of the tentative map on 11" X 17" paper for partitions and 18" x 24" paper for subdivisions.*
- c. *The tentative plat shall be clearly and legibly drawn. It shall show all required information to scale so that the Approving Authority may have an adequate understanding of what is proposed. Under ordinary circumstances, the scale shall use a typical engineer scale (example 1" = 50').*

2. *Information required for tentative plat.*

- a. *All Land Divisions*

- i. *North arrow, scale and date of the drawing.*
- ii. *Appropriate identification clearly stating the map is a tentative plat.*
- iii. *Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.*
- iv. *The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].*
- v. *The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.*
- vi. *Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.*
- vii. *The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.*
- viii. *The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries.*

- ix. Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.
  - x. Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any.
  - xi. Easements, together with their dimensions, purpose and restrictions on use. xii. Zoning classification of the land and Comprehensive Plan map designation. xiii. Draft of proposed restrictions and covenants affecting the plat.
  - xiv. Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards.
  - xv. A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.
- b. Subdivisions (must address subsection a & b)
- i. The proposed name of the subdivision must be on the plat.
  - ii. The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
  - iii. Private streets and all restrictions or reservations relating to such private streets.
  - iv. Proposed Subdivision proposed lots, approximate dimensions, size and boundaries. Residential lots shall be numbered consecutively. Lots that are to be used for other than residential purposes shall be identified with letter designations.
  - v. Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
  - vi. The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
  - vii. Proposed means and location of sewage disposal and water supply systems.

### 3. Development Phasing

#### a. Subdivisions shall:

- i. provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.
- ii. Time limitations for the various phases must meet the following requirements:
  - 1. Phase 1 final plat shall be approved within twenty-four (24) months of preliminary approval.
  - 2. Phase 2 final plat shall be approved within thirty-six (36) months of preliminary approval.
  - 3. Phase 3 final plat shall be approved within forty-eight (48) months of preliminary approval.

#### b. Partitions shall:

- i. Provide all phasing for partitions. If phasing is proposed, then road standards for subdivisions shall apply.
- ii. If a land division is proposed on a property that has been partitioned in the prior three years, then the partition shall be reviewed pursuant to subdivision criteria.

**Finding: This section underwent a preliminary review before the application was officially considered complete. The applicant is asking for re-approval of a partition that was previously approved (P-19-011). There are no recorded lienholders associated with the property. Since this partition was previously approved Staff chose not to have a Technical Review Committee meeting. Consequently, the proposal is adhering to the established schedule.**

ii. **LAND DIVISION APPROVAL CRITERIA**

• *Section 6.2.375 Review of Tentative Plan:*

1. *Distribution to Affected Bodies. The Planning Department shall furnish a copy of the tentative plan to all affected special districts and cities which have a coordination agreement with Coos County; and*
2. *Within twenty (20) days of postmark, each city, special district and County Department receiving a copy of the tentative plan should submit a written statement to the Planning Department with respect to any matter, information, or recommendation deemed necessary for the applicant's or public's benefit.*
3. *The Planning Department shall make copies of all written statements available to the applicant and others interested.*

**FINDING: The application was distributed to all affected bodies including special districts and agencies and/or departments that the County has an agreement with. Comments have been summarized below and can be found at Attachment "D".**

• **Coos County Cartographer, Jorene Smith provided the following written comments:**

1. *Everything appears to be in order.*
2. *The current taxes must be paid in full before the Assessor can sign the plat.*
3. *Please be advised that there is a potential for additional tax on this property.*
4. *We assume the initial point, legal description and signature block will be shown on the final plat.*
5. *Please be advised that a processing fee of \$225.00 will be required before the Assessor signs the final plat.*

*Please note these comments were from the 2019 partition and the processing fee for the final plat may have changed.*

• **Coos County Surveyor, Mike Dado provided the following written comments:**

*I have no objections to this proposed Land Partition. The proposed easement must be monumented.*

*Please note these comments were from the 2019 partition, Staff did reach out to Mr. Dado and he stated that he had no further comments on the current proposed partition (P-24-007).*

• **Coos County Roadmaster, Paul Slater did not provide written comments, as a condition of approval any requirements from the Coos County Road Department must be adhered to. The prior Roadmaster did provide comments, they can be found within Exhibit D, but Staff cannot ensure that comments from the current Roadmaster will be the same.**

• **Oregon Department of Environmental Quality, Gregory H Alton did not provide comments.**

• **Coos Health and Wellness, Richard Hallmark Environmental Health Program Manager did not provide comments.**

4. *Planning Director Review. The Planning Director, after reviewing the tentative plan and comments, may approve, conditionally approve, or disapprove any application. The Planning Director shall take action within forty-five (45) days of the date the application was accepted as complete, unless additional time is deemed necessary to complete the review.*

**FINDING: The application was received on May 14, 2024 and deemed complete on May 14, 2024. This report is adhering to the aforementioned schedule for review.**

5. *Criteria for Approval of tentative land division plan*

- a. *A decision on the tentative land division plan application shall be made and notices shall be processed as required in Chapter 5.0 of this ordinance.*

**FINDING: The tentative land division plan is found to comply with the requirements of this article and other articles pertaining to mapping and access with conditions of approval. The decision will be processed accordingly.**

- b. The preliminary subdivision plan shall be approved if the Approving Authority finds the following:
  - i. The information required by this Article has been provided;*
  - ii. The design and development standards this chapter have been met; and*
  - iii. Applicable transportation standards in chapter VII have been or will be complied with;*
  - iv. Minimum parcel/lot sizes and requirements have been complied with for the zoning district.*
  - v. If the preliminary plan provides for development in more than one phase, the Approving Authority makes findings and conclusions that such phasing is necessary due to the nature of the development, and that the applicant will be able to comply with the proposed time limitations.**

**FINDING: The subject property falls under the Forest (F) zoning classification. This zoning designation requires that new lots or parcels contain a minimum of 80 acres. This proposal does not meet the minimum parcel/lot sizes, but the subject property was approved for a Measure 49 Claim that allows them to divide the parent parcel into three (3) units of land, and site a dwelling on each unit of land. The tentative land division maps show that all proposed parcels will meet the minimum lot width and depth of 50 feet and minimum street frontage of 30 feet. The Tentative partition outlines that Parcel 1 will encompass 2.07 acres, Parcel 2 will span 1.50 acres, and Parcel 3 will contain 1.38 acres. This is not a phased partition.**

- c. In granting tentative approval, the Approving Authority may impose conditions of approval deemed necessary to carry out the Comprehensive Plan and the provisions of this ordinance. Such conditions may include the construction of offsite public improvements, or money equivalent, deemed necessary, either immediately or in the future, as a result of the proposed development and shall be reasonably conceived to fulfill public needs emanating from the proposed development in the following respects:
  - i. Protection of the public from the potentially deleterious effects of the proposed development;*  
*or*
  - ii. Fulfillment of the need for public service demands created by the proposed development.**

**FINDING: The application has been conditioned to ensure the proposal complies with the Coos County Comprehensive Plan and Implementing Ordinance.**

- 6. Conditional Approval. The Planning Director may impose special conditions upon the approval of a tentative plan when it is established that such conditions are necessary to protect health, safety or welfare. Conditions may include but are not limited to the following:
  - a. roadway and plat design modifications;*
  - b. utility design modifications;*
  - c. conditions deemed necessary to provide safeguards against documented geologic hazards;*
  - d. other conditions deemed necessary to implement the objectives of the Comprehensive Plan.**

**Finding: All parcels will have access through Linda Drive, which is a privately maintained easement road along the north property line of the parcel. Linda Drive has an existing 20 foot paved surface, in order to meet the minimum standards for a new roadway within table 7.2A Rural, the private easement (Linda Drive) right of way width must be 40 feet. The Coos County Roadmaster is the determining body on whether the roadways in question meet the requirements. Paul Slater, Coos County Roadmaster will review the roadways before signing the final plat.**

7. *Effective Date. Unless the action of the Planning Director is appealed, the action shall be effective upon the expiration of the appeal period pursuant to Article 5.8. Following approval of a tentative plan, the applicant may proceed with preparation of any required construction drawings. Development as per the tentative plan may yet be subject to approval of the supplemental information as required by Section 6.5.250(5) and approval of construction drawings as required by Section 6.5.350. [OR-92-07-012PL]*

**Finding: The effective date for this tentative approval will be June 19, 2024 unless an appeal is received.**

6. *Duration of Preliminary Subdivision Plan Approval*

- a. *Approval of a preliminary subdivision plan shall be valid for twenty-four (24) months from the date of approval of the preliminary plan, provided that if the approved preliminary plan provides for phased development, the approval shall be valid for the time specified for each phase. Each phase shall be valid for an additional twenty-four (24) months from the date of approval of the preliminary plan. For example, if there were three phases each phase has 24 months from the date of the decision of the prior phase (decision of the first phase was on 10/11/13 then phase two has until 10/11/15 and phase three would have until 10/11/17 to be completed). An applicant may choose to set a lesser time limit, but this represents the maximum time allowed for phasing.*
- b. *If any time limitation is exceeded, approval of the tentative plan, or of the phase of the preliminary tentative plan, and any subsequent phases, shall be void. Any subsequent proposal by the applicant for division of the property shall require new Administrative Action.*

7. *Granting of Extensions.*

- a. *An applicant may request an extension of the validity of a tentative land division plan approval or, if the preliminary plan provides for phased development, an extension of the validity of a tentative approval with respect to the phase the applicant is then developing. Such request shall be considered a Ministerial Action and shall be submitted to the Director, in writing, prior to expiration of such approval, stating the reason why an extension should be granted.*
- b. *The Director may grant an extension of up to twelve (12) months in the validity of a tentative plan approval or, if the tentative plan provides for phased development, an extension of up to twelve (12) months in the validity of a tentative plan approval with respect to the phase then being developed, if it is determined that a change of conditions, for which the applicant was not responsible, would prevent the applicant from obtaining final plat approval within the original time limitation.*

**Finding: This land division is not a phase partition and shall be valid until February 5, 2025, as the Measure 49 Claim is only valid until that date. An extension cannot be granted, as a Measure 49 Claim cannot be extended.**

- **Section 6.2.400 Access in Conjunction with a Land Division:**

*All access shall conform to the provisions under Article 6.2 and Chapter VII.*

- **Section 6.2.475 Access:**

*Each unit of land proposed to be created shall have access by way of a County Road except as provided below:*

1. *Local Access Road: A unit of land created by subdivision or partitioning may have access by way of an existing local access road provided:*
  - a. *The local access road was open to public use on January 1, 1986.*
  - b. *Use of the local access road is not restricted by adopted policies of the Comprehensive Plan.*

- c. *The local access road is constructed to the private road standard contained in Article VII. However, if the road will, or could in the future, provide service to more than three (3) units of land in an urban unincorporated area or more than ten (10) units of land in a rural residential area, the finished top surface width shall be a minimum of 18 feet and turnouts shall not be required.*
  - d. *If the Approving Authority determines that the existing development pattern, topography, physical characteristics of the land, applicable land use regulations, or other circumstances affecting the area served by the local access road prevent the road from being used to provide access to more than three (3) units of land in an urban unincorporated area or more than ten (10) units of land in a rural residential area, the Approving Authority may allow the local access road to be constructed to the same standards that are required for private roads, pursuant to Article VII.*
  - e. *Additional right-of-way is provided along the frontage of the subject property when such is required to meet the minimum right-of-way requirements for a County road.*
  - f. *The applicant agrees to participate in a private maintenance program for the local access road and executes any documents required by the Approving Authority to insure such participation.*
  - g. *The applicant agrees to participate in any local improvement district which may be formed under ORS 371.605 to 371.660 or the Coos County Local Assessment Ordinance to improve the local access road to County Road standards. The applicant shall execute any documents required by the Approving Authority, including a waiver of remonstrance, to insure such participation.*
2. *In addition to the requirements above, approval of a subdivision served by a local access road shall require:*
    - a. *All interior streets in the subdivision that require dedication shall be built to the County standard such that they may be incorporated into the County Road maintenance system.*
    - b. *The subdivision shall be subject to adequate restrictive covenants or other similar device which require interior streets to be maintained by lot owners in accordance with County standards. Such restrictive covenants shall be enforceable by the County.*
  3. *Any access approval request under this section shall be reviewed to assure that no development occurs in known natural hazard areas without appropriate safeguards. The Planning Director or designee may condition its approval of a request on the provision of such safeguards, or otherwise condition approval of such requests to insure compatibility with the objectives of this ordinance, and the Coos County Comprehensive Plan.*

**FINDING: All parcels will have access through the private easement road, Linda Drive. There are no known natural hazards on the property. Therefore, the criteria has been addressed.**

- **Section 6.2.500 Easements:**

*Easements may include but are not limited to the following:*

1. *Private Road Access information is found in Chapter VII (Roads or Streets).*
2. *Utility Easements. Easements including but not limited to sewers, water mains and electrical lines shall be at least fifteen (15) feet wide, except for utility pole tieback easements which may be reduced to six (6) feet in width.*
3. *Pedestrian and Bicycle Ways. When necessary for public convenience, safety or if designated on an adopted County or State recreation or transportation system plan, the County Planning Director will require a developer of a subdivision, PUD, and office park complex to dedicate to the public, public access easements ten (10) feet in width. Said easements may be deemed necessary to provide access:*
  - a. *through unusually long or oddly shaped lots or parcels;*
  - b. *to schools, parks, or other public areas;*

- c. *for pedestrian travel adjacent to streets;*
  - d. *to water bodies or other natural amenities;*
  - e. *between streets or cul-de-sacs; or*
  - f. *between office structures and through parking facilities.*
4. *Slope Easements. Necessary when right-of-way slope construction extends outside of the normal right-of-way.*

**Finding: Linda Drive is a privately maintained easement road. The Coos County Roadmaster shall make the determination that the easement road meets the minimum requirements listed within Table 7.2A.**

**There is no proposed pedestrian or bicycle path as part of this request and the county does not find it is necessary for convenience, safety or and this area is not adopted as part of the State recreational or transportations system plan for these types of improvements.**

**Therefore, based on staff’s review the above criteria have addressed the access and easement criteria.**

- ***Section 6.2.525 Lots and Parcels:***

- 1. *Lot and parcel sizes shall meet the minimum lot sizes as established by the applicable zoning district.*
- 2. *Within an Urban Growth Boundary, no lot area, yard, offstreet parking and loading area or other open space which is required by this Ordinance for one use shall be used as the required lot area, yard or other open space for another use, such as utility easements, access easements, road and street right-of-ways or septic drain fields.*
- 3. *Outside of the urban growth boundary no lot area, yard, offstreet parking and loading area or other open space which is required by this ordinance for one use shall be used as the required lot area, yard or other open space for another use. This does not include utility easements, private road access easements or septic drainfields; but does include all public road and street right-of-ways.*
- 4. *Panhandle lots or parcels shall be an acceptable method of land division. More than two contiguous panhandles (as opposed to the panhandle “lots” themselves) shall not be permitted. Where two panhandles are contiguous, the County may require easements and construction of an access road. Panhandles are also referred to flag lots.*
- 5. *Dimensional Standards. The property will comply with development standards set out in the applicable zoning districts.*

**Finding: This proposal does not meet the minimum parcel/ lot sizes, but the subject property was approved for a Measure 49 Claim that allows them to divide the parent parcel into three (3) units of land, and site a dwelling on each unit of land. The Tentative partition outlines that Parcel 1 will encompass 2.07 acres, Parcel 2 will span 1.50 acres, and Parcel 3 will contain 1.38 acres.**

**The General Siting Standards, outlined in Coos County's Zoning and Land Development Ordinance Section 4.3.225(4), necessitate that new lots or parcels adhere to requirements pertaining to street frontage, lot width, lot depth, and lot size. All parcels involved in this partition have not successfully met these standards (minimum lot width and depth of 50 feet, as well as the minimum street frontage of 30 feet). As a condition of approval all lots must meet this requirement on the Final Partition Plat.**

- ***Section 6.2.550 Improvement Specifications:***

*Improvements shall conform to the following standards:*

1. *Proof of an adequate supply of potable water. Water supply systems, both public and private, shall conform to the requirements of state law. Adequate water supply may be accomplished with storage tanks. Water requirement of Section 6.2.800(3).*
2. *Sewage disposal systems, both public and private, shall conform to the requirements of state law.*
3. *Grading shall be performed, and drainage facilities installed (i.e. French drains, catch basins, etc.) as is necessary to provide proper drainage within the partitioned area.*
4. *The installation of storm sewers may be required where necessary to ensure proper drainage, to conform to an established or proposed drainage system or to eliminate threat to the public health and safety.*
5. *Streets or roads shall conform to the improvement standards stated in Chapter VII of this Ordinance. The county may deny, approve or approve with conditions a development proposal in order to minimize impacts to and protect transportation facilities. Any application that is expected to impact the state highway system must be provided to the Oregon Department of Transportation for their review and comment regarding conformance with state access management and mobility standards.*
6. *Sidewalks of an all-weather material not less than five (5) feet in width, nor more than eight (8) feet in width shall be constructed as close to the center of pedestrian and bicycle ways as practical, when required.*
7. *Erosion prevention. When necessary to prevent erosion, all cuts and fills and other graded areas shall be protected from erosion by appropriate seeding or planting of grass shrubs, trees or other soil stabilizing vegetation. (OR 98-12-009PL)*

**Finding: The applicant submitted a request for a waiver to the water supply requirements. Proof in the form of water well logs that water could be provided in the future was included with the application documents.**

**No drainage issues have been identified on this property. A grading and storm water plan are not required at this time; however, grading, drainage, and erosion prevention may be required if and when new development takes place.**

**Sidewalks are not required as part of this partition.**

**Therefore, the criterion for a tentative plan has been met.**

**iii. TRANSPORTATION, ACCESS AND PARKING**

- ***SECTION 7.1.225 authority & Responsibility for Determining Compliance with this Chapter:***

*The Coos County Roadmaster has the authority to impose any conditions on any permit required by Chapter VII that is deemed necessary to meet the standards of the American Association of State Highway and Transportation Officials (AASHTO standards) or make the road safe for travel. The Coos County Roadmaster may modify the minimum standards if it is found that the lesser standard is compatible with the area.*

*The Coos County Roadmaster shall be responsible for determining compliance with the provisions of this chapter. When road and driveway improvements are required by this ordinance, the Roadmaster shall provide the Planning Director with written notice when the provisions of this chapter have been satisfied with respect to an application and/or any other matter under review.*

*If discretion is used to determine a standard or modification of a standard, then a notice of administrative approval will be mailed and is appealable.*

**Finding: The Coos County Roadmaster did not provide comments, all Road Department requirements must be met. Road Department requirements will be reviewed by the County Roadmaster prior to the Roadmaster signing the final plat.**

**REQUIREMENTS:**

A notice of decision will be provided to property owners within 750 feet of the subject properties and the following agencies, special district, or parties: Bridge Rural Fire Department

The following will receive the decision and all attachments: Property Owners and Applicant; Applicant's Surveyor; Board of Commissioners; Planning Commission; Department of Land Conservation and Development; County Road Department; County Surveyor; County Assessor; and Oregon Department of Transportation.

**Exhibit "D"**  
**Comments**



**PUBLIC WORKS**  
**ROAD - SOLID WASTE**  
250 N Baxter Street, Coquille, Oregon 97423  
(541) 396-7665  
FAX (541) 396-1023  
**JOHN ROWE**  
Director / Roadmaster

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October 24, 2019

Jill Rolfe  
Planning Director

Re: Tentative Plat Review – Partition P-19-011  
T29S, R11W, Section 20 TL 400  
Applicant: Norman Parrish

Comments

The roadway and hammer head turnaround in the proposed 40 ft. easement shall meet the requirements in the CCZLDO Chapter VII Table 7.2A.

Thank you,

*John Rowe*  
John Rowe  
Roadmaster



## COOS COUNTY ASSESSOR'S OFFICE

250 North Baxter Street, Coquille, Oregon 97423

(541) 396-7901

FAX (541)396-6071/TDD 1-800-735-2900

**STEVE JANSEN**  
ASSESSOR

October 9, 2019

Planning Department  
Crystal Orr

Re: Tentative Partition Plat (P-19-011)  
Account # - 1091600  
Map # - 29-11-20 TL400

Dear Crystal,

Our office has reviewed the above referenced tentative partition plat and have found the following items that need attention:

1. Everything appears to be in order.
2. The current taxes must be paid in full before the Assessor can sign the plat.
3. Please be advised that there is a potential for additional tax on this property.
4. We assume the initial point, legal description and signature block will be shown on the final plat.
5. Please be advised that a processing fee of \$225.00 will be required before the Assessor signs the final plat.

Sincerely,

Jorene Smith  
Cadastral Cartographer

CC: Mike Dado, County Surveyor  
Troy Rambo, Surveyor  
File



**COOS COUNTY SURVEYOR**  
250 N. Baxter Street, Coquille, Oregon 97423

**Michael L. Dado**  
541-396-7586  
Email [coosurvey@co.coos.or.us](mailto:coosurvey@co.coos.or.us)

October 9, 2019

To: Crystal Orr

Re: Land Partition P-19-011  
Norman Parrish  
29-11- 20, TL 400

Crystal,

I have no objections to this proposed Land Partition. The proposed easement must be monumented.

I have no further comments at this time.

Very truly yours

Michael L. Dado