



Coos County Community Development
Mailing Address: 250 N. Baxter, Coquille, Oregon
60 E. Second St., Coquille OR 97423
Planning, Building, Onsite and Enforcement
Phone: 541-396-7770
Fax: 541-266-1146

WWW.CO.COOS.OR.US

TDD (800) 735-2900

NOTICE OF LAND USE DECISION

You have received this notice because you are an adjacent property owner or an interested party, and this notice is required to be provided pursuant to ORS 215.416. The proposal identified in this decision will be located on the subject property. Notice to Mortgagee, Lienholder, Vendor, or Seller: ORS Chapter 215 (ORS 215.513) requires that if you receive this notice, you must promptly forward it to the purchaser.

Wednesday, May 21, 2025

Dear Recipient: This land use notice is being sent to property owner(s), applicant(s), adjacent property owners (with notice distances from the subject property determined by zone area: Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, interested agencies, and any person who has requested notice. It informs any interested party about a decision or proposed action related to the use or development of land within the specified area, as identified under the subject property information.

The purpose of this notice is to inform you about the proposal and decision, provide information on where you can obtain further details, and outline the requirements if you wish to appeal the Director's decision to the Coos County Hearings Body. Any person who is adversely affected, aggrieved, or entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period provided below, pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department, the address is 250 N. Baxter, Coquille, OR 97423.

Please read all information carefully as this decision is important. (See the attached vicinity map for the location of the subject property.) This notice ensures that all affected or interested parties are aware of the decision and have an opportunity to review the details and provide any input or appeal as necessary.

File Number: P-24-006
Date: May 20, 2025
Applicant: Amani Martin (on behalf of Leigh A. Martin et al)
Surveyor: Douglas C. McMahan, Stuntzner Engineering & Forestry
Staff Planner: Jill Rolfe, Planning Director

Decision: Approved with Conditions. All decisions are based on the record. This decision is based on the existing record and will become final and effective at the close of the appeal period unless a complete application, along with the required fee, is submitted to the Planning Department by 5 p.m. on **Thursday, June 12, 2025.** Appeals are based on the applicable land use criteria.

Subject Property Information:

Account Number: 503306
Map Number: 26S130300-00101

Property Owner: MARTIN, LEIGH A ET AL
6540 SE 88TH AVE
PORTLAND, OR 97266-5340

Situs Address: 63412 RED DIKE RD COOS BAY, OR 97420

This notice shall be posted from May 21, 2025 to June 12, 2025

Acreage: 9.18 Acres
Zoning: RURAL RESIDENTIAL-2 (RR-2)
RURAL SHORELANDS (40-RS)
Special Considerations: FLOODPLAIN 100 yr - 2018 (FP)
NATIONAL WETLAND INVENTORY (NWI)
NH TSUNAMI (NHTHO)

Criteria

This decision complies with the Coos County Zoning and Land Development Ordinance (CCZLDO), specifically:

- **General Compliance:** Section 1.1.300 - Compliance with Comprehensive Plan and Ordinance Provisions, and Article 6.1 - Lawfully Created Lots or Parcels.
- **Development Standards:** Chapter IV, Section 4.3.225 General Siting Standards and Section 4.3.230 Additional Siting Standards (2) Rural Residential (RR) (a) Minimum Lot Size ii. 2 acres in the RR-2 district. A portion of this property is within the Coos Bay Estuary Management Plan but that portion is not part of the land division.
- **Land Division Review:** Chapter VI Lots and Parcels (Survey Standards Chapter VIII)
- **Road Standards:** Chapter VII Transportation, Access and Parking
- **Special Development Considerations:** Properties within Special Development Considerations and/or overlays must comply with the applicable review process outlined in Article 4.11.

Please note that civil matters, including property disputes that fall outside the criteria listed in this notice, will not be considered. The mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. 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.

The application, staff report, and any conditions can be found at the following link: <https://www.co.coos.or.us/community-dev>. The application and all documents and evidence in the record, including the staff report and applicable criteria, are available for inspection at no cost in the Planning Department, located at 60 E. Second, Coquille, Oregon. Copies may be purchased for 50 cents per page. The decision is based on the application submittal and information on record.

For more information, please contact Staff at (541) 396-7770.

Reviewed by: _____
Jill Rolfe, Director

Date: Wednesday, May 21, 2025

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The following Exhibits are only emailed or mailed to applicant, surveyor of record, representative, TRC, Planning Commission, Board of Commissioners and DLCD. Exhibit C is available upon request or on the website.

Exhibit C: Staff Report

EXHIBIT "A"
Conditions of Approval

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff. It is the applicants' responsibility to ensure that all necessary federal, state, and local permits are obtained.

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

1. Prior to submittal of the Final Plat the following conditions as discussed by the TRC shall be completed:
 - a. Submit an onsite site evaluation for the proposed drainfield on Parcel 2.
 - b. Include all required easements with legal descriptions and dimensions.
 - c. Correct survey errors (closure, bearings, distances).
 - d. Ensure the access easement is at least 30 feet wide and drawn as a panhandle with appropriate adjustments to Parcel 1.
 - e. Meet all driveway and access standards per CCZLDO Chapter VII, Table 7.2A.
 - f. Clearly map the floodplain, tsunami hazard area, and wetlands on the plat.
 - g. Install a tsunami evacuation sign with documentation of placement.
 - h. Submit maps electronically to Planning, Surveyor, Assessor, and Road Department prior to final submittal.
 - i. Comply with CCZLDO Section 6.2.800 regarding final plat regulations.
 - j. Pay applicable taxes and submit the \$300 fee to the Assessor for land division review.

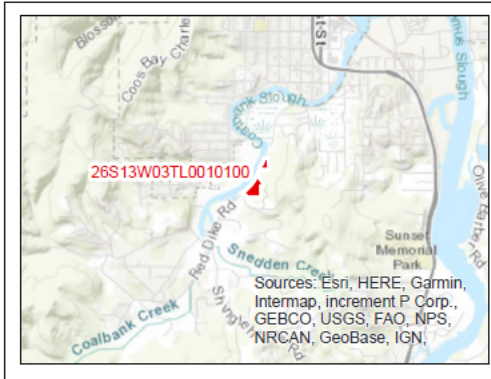
2. All Final Plat shall meet the requirements SECTION 6.2.800 FINAL PLAT REGULATION AND REQUIREMENTS. Planning staff shall check off the requirements at the time of submittal and if not found to comply corrections shall be made prior to moving on to the Surveyor, Roadmaster and Assessor's Office for appropriate signatures. There may be corrections through the final plat process or taxes that are required to be paid. All landowners' signatures shall be on the final plat.

EXHIBIT "B"
Vicinity Map and Tentative Partition Map
 (not to scale)

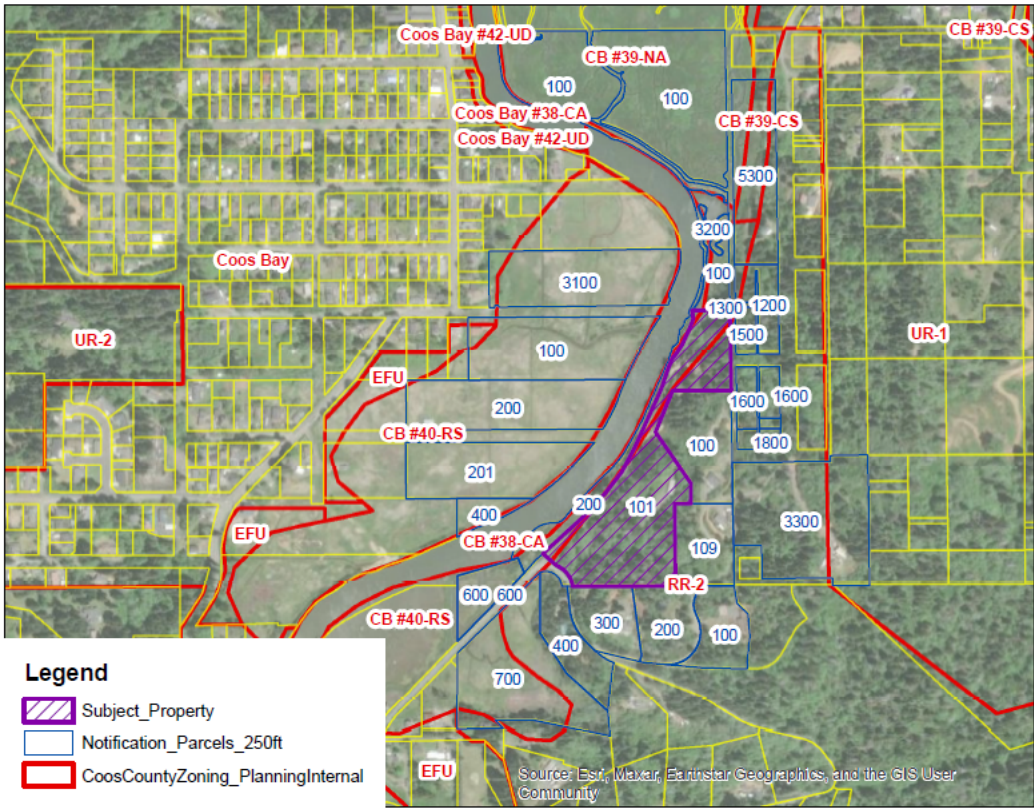


COOS COUNTY COMMUNITY DEVELOPMENT

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-24-006
Owner/ Owner:	Martin, Leigh A ET AL/ Martin, Amani
Date:	May 8, 2025
Location:	Township 26S Range 13W Section 03 TL 101
Proposal:	Partition

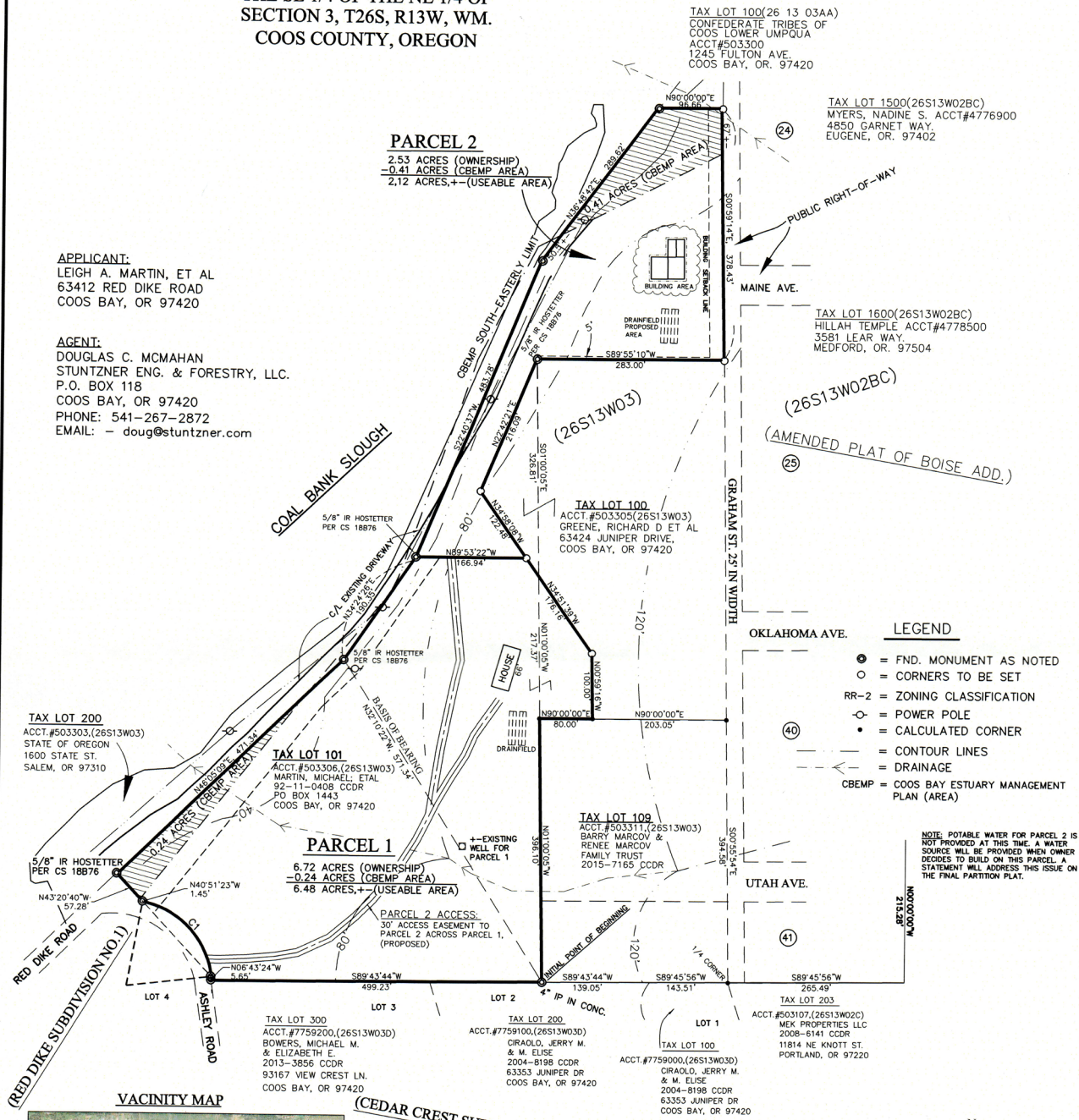


TENTATIVE PARTITION PLAT

LOCATED IN:
 THE SE 1/4 OF THE NE 1/4 OF
 SECTION 3, T26S, R13W, WM.
 COOS COUNTY, OREGON

APPLICANT:
 LEIGH A. MARTIN, ET AL
 63412 RED DIKE ROAD
 COOS BAY, OR 97420

AGENT:
 DOUGLAS C. MCMAHAN
 STUNTZNER ENG. & FORESTRY, LLC.
 P.O. BOX 118
 COOS BAY, OR 97420
 PHONE: 541-267-2872
 EMAIL: - doug@stuntzner.com

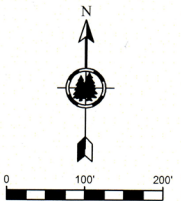


(CEDAR CREST SUBDIVISION, PHASE I)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	129.08'	163.85'	153.07'	N43°05'20" W	72°43'48"

REGISTERED PROFESSIONAL LAND SURVEYOR
 Douglas C. McMaham
 OREGON
 JULY 18, 1990
 DOUGLAS C. MCMAHAM
 No. 10719
 RENEWS 12/31/24



Stuntzner Engineering & Forestry, LLC
 705 S. 4TH ST.
 P.O. BOX 118
 COOS BAY, OREGON 97420
 PHONE: (541) 267-2872
 FAX: (541) 267-0568
 www.stuntzner.com
 Engineering - Land Surveying - Forestry - Land Planning - Water Rights

Job Information:
 JOB # 124-3-21
 DATE MAY 1, 2024
 DRAWN BY DOM
 CHECKED BY ARM

Client Information:
 PREPARED FOR LEIGH A. MARTIN, ET AL
 63412 RED DIKE ROAD
 COOS BAY, OR 97420

File Name: Main Tentative Partition Plat
Sheet: 1 OF 1

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

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

A. PROPOSAL: The applicant is requesting approval of a two-parcel partition of a 9.18-acre parcel located at 63412 Red Dike Road, Coos Bay, Oregon. A shared driveway easement is proposed to access Parcel 2, which will include a future home site and drainfield area.

B. LOCATION: The property is located south of the City of Bandon off of Ashely Road.

C. ZONING: Rural Residential-2 (RR-2)

Rural Residential (RR)

There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.

The purpose of the “RR-2” and “RR-5” districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.

The “RR-2” district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.

A portion of the property is within the Coos Bay Estuary Management; however, the portion will remain included in Parcel 1 and is not part of the land division.

D. SITE DESCRIPTION AND SURROUNDING USES: The property contains a total of 9.18 acers with .24 in the Coos Bay Estuary Management Plan.

E. COMMENTS: All comments are on file with the department. There were no comments received beyond the Technical Review Committee process. These comments are covered in that section of the report.

During the Technical Review Committee the following items were identified that needed to be corrected or submitted prior to final plat:

- a. Submit an onsite site evaluation for the proposed drainfield on Parcel 2.
- b. Include all required easements with legal descriptions and dimensions.
- c. Correct survey errors (closure, bearings, distances).
- d. Ensure the access easement is at least 30 feet wide and drawn as a panhandle with appropriate adjustments to Parcel 1.
- e. Meet all driveway and access standards per CCZLDO Chapter VII, Table 7.2A.
- f. Clearly map the floodplain, tsunami hazard area, and wetlands on the plat.

- g. Install a tsunami evacuation sign with documentation of placement.
- h. Submit maps electronically to Planning, Surveyor, Assessor, and Road Department prior to final submittal.
- i. Comply with CCZLDO Section 6.2.800 regarding final plat regulations.
- j. Pay applicable taxes and submit the \$300 fee to the Assessor for land division review.

II. STAFF RESPONSE TO COMPLIANCE TO THE APPLICABLE CRITERIA:

- **General Compliance: Section 1.1.300 - Compliance with Comprehensive Plan and Ordinance Provisions, and Article 6.1 - Lawfully Created Lots or Parcels.**

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.

STAFF RESPONSE TO GENERAL COMPLIANCE: Pursuant to the records available this property is in compliance. The proposal meets the minimum parcel size of 2 acres required for RR-2 zoning. Both parcels exceed this threshold. CBEMP restrictions and setbacks apply along the western boundary (Coalbank Slough).

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.*

STAFF RESPONSE TO LAWFULLY CREATED LOTS AND PARCELS: The subject parcel was lawfully created as acknowledged by the County during a property line adjustment in 2007 (File No. PLA-07-041).

SECTION 4.3.230 ADDITIONAL SITING STANDARDS

This section has specific siting standards and criteria set by the zoning district for USES, ACTIVITIES and DEVELOPMENT:

- (2) *Rural Residential (RR) – The following siting standards apply to all USES, activities and development in the RR zoning districts:*
 - a. *Minimum Lot/Parcel Size:*
 - i. *5 acres in the RR-5 district*
 - ii. *2 acres in the RR-2 district*

STAFF RESPONSE TO CRITERIA FOR PURPOSE: The applicant has proposed to exceed the two-acre minimum parcel size. Therefore, the applicant has complied with this requirement. Therefore, this criterion has been met.

- **Land Division Review: Chapter VI Lots and Parcels**

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 6.2.375 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.*
 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.*
 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.*
 - b. *The preliminary plan shall be approved if the Approving Authority finds the following:*
 - a. *The information required by this Article has been provided;*
 - b. *The design and development standards this chapter have been met; and*

- c. *Applicable transportation standards in chapter VII have been or will be complied with;*
 - d. *Minimum parcel/lot sizes and requirements have been complied with for the zoning district.*
 - e. *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.*
- 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.*
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.*
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]*
8. *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.*
9. *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.*

STAFF RESPONSE TO CRITERIA: The Planning Staff distributed copies of the tentative plan to all relevant special districts and cities that have a coordination agreement with Coos County, as required. This ensures that all affected parties are informed and have the opportunity to review the plan.

The Director reviewed the application, tentative plan, and all submitted comments, conditionally approving the plan after the Technical Review Committee meeting.

The Director, acting as the Approving Authority, determined that not all necessary information was provided, resulting in the imposition of conditions. Therefore, special conditions were applied where necessary to protect health, safety, and welfare, including modifications to roadway and plat design, utility design, and safeguards against geologic hazards. These conditions aligned with the objectives of the Comprehensive Plan. All issues were raised with the applicant's surveyor at the Technical Review Committee meeting.

The action of the Director will become effective upon the expiration of the appeal period, as defined in the notice of decision, unless an appeal is filed. Following approval, the applicant proceeded with the preparation of required construction drawings and the development process based on the tentative plan.

The approval of the preliminary plat is valid for 24 months, with specific timelines adhered to for phased developments. Any phase that exceeds the time limitation is subject to new Administrative Action as required. If a final plat cannot be completed and filed as required, an extension may be granted for up to 12 months when applicants provide valid reasons for delays beyond their control. Extensions are granted in accordance with the stipulated procedures.

The staff has adhered to all requirements of Section 6.2.375 in the review and approval process of the tentative plan. All steps were conducted in compliance with the ordinance, ensuring a thorough and lawful process.

SECTION 6.2.575 Land Division Technical Review Committee:

- 1. Establishment. The land division Technical Review Committee (TRC) is established to act in a technical review capacity for the Board of Commissioners, and is authorized to perform such functions as provided for in this Ordinance. The TRC shall meet within 30 days of the application being deemed complete. The TRC shall consist of the following members or their duly authorized representatives:*
 - a. Director or Planning Staff Member, who shall serve as Chair;*
 - b. Director – County Public Works (i.e., Roadmaster);*
 - c. County Surveyor;*
 - d. County Assessor;*
 - e. County Counsel;*
 - f. Health Department Staff (water and sanitation issues);*
 - g. County Planning Commission Chairman;*
 - h. Department of Environmental Quality (DEQ);*
 - i. Oregon Department of Transportation (if access is proposed from a state facility)*
 - j. Representative of Affected City (if located in an urban growth area); and*
 - k. Representative of Affected Special District.*

- 2. Responsibility of TRC. The TRC shall examine all tentative (preliminary) partition plats, subdivision plats, and planned unit development plats, and assist the Planning Director in rendering a decision relating to the approval, conditional approval, or disapproval of said applications. In case of a variance request, the TRC shall form a committee recommendation to the Planning Director. The applicant shall be given notice of any TRC meeting pertaining to his or her request. In the event a committee member is unable to attend the meeting written comments should be made prior the meeting.*

STAFF RESPONSE TO CRITERIA: Members of the Technical Review Committee (TRC) met on April 14, 2025, to review Sections 6.2.400 through 6.2.550. The purpose of this review was to evaluate these sections in relation to the specific applications under consideration. Members present included Community Development staff (Land Use, Building, and Onsite), the Roadmaster, the County Surveyor, and staff from the County Assessor’s Office.

Members of the Technical Review Committee (TRC) met on April 14, 2025, to review Sections 6.2.400 through 6.2.550 of the Coos County Zoning and Land Development Ordinance (CCZLDO) in relation to the specific applications under consideration.

- **The purpose of the TRC is to assist the Planning Director with:**
 - **Approvals**
 - **Conditional approvals**
 - **Denials of applications**
 - **Variance requests (providing recommendations to the Director)**

- **The Planning Director may impose conditions of approval to protect public health, safety, or welfare, including:**
 - **Modifications to roadway and plat design**
 - **Modifications to utility design**
 - **Safeguards against documented geologic hazards**
 - **Other conditions to implement the Comprehensive Plan**
- **During the TRC meeting:**
 - **All conditions are reviewed and become conditions of approval**
 - **Applicants receive notice to allow participation**
 - **Absent members are encouraged to submit written comments in advance**

TRC Review Format:

1. Roadway and Utility Design Modifications Required

- **Access requirements:**
 - **If access is to a state highway, ODOT will be asked to participate**
 - **If access is from a city street, the city will be asked to participate**
 - **Panhandles may be permitted**
- **Road standards:**
 - **Grading must be performed; drainage facilities installed (e.g., French drains, catch basins)**
 - **Must conform to Chapter VII improvements**
 - **Sidewalks, pedestrian paths, and bicycle ways required when applicable**
 - **Slope easements required when right-of-way slopes extend beyond standard limits**
- **Utility easements must be reviewed**
- **Road naming must be completed, if applicable**

2. Geologic Hazards That Must Be Considered

- **Natural hazards must be identified on the plat and considered during development**
- **Erosion prevention measures (cuts and fills for roads) must be addressed when necessary**

Items Identified by the TRC to Be Corrected or Submitted Prior to Final Plat Approval:

- **Submit an on-site evaluation for the proposed drainfield on Parcel 2**
- **Include all required easements with legal descriptions and dimensions**
- **Correct survey errors, including closure, bearings, and distances**
- **Ensure access easement is at least 30 feet wide and shown as a panhandle; adjust Parcel 1 accordingly**
- **Meet all driveway and access standards per Chapter VII, Table 7.2A of the CCZLDO**
- **Clearly identify the floodplain, tsunami hazard area, and wetlands on the plat**
- **Install a tsunami evacuation sign and provide documentation of placement**
- **Submit digital maps to the Planning Department, County Surveyor, Assessor, and Road Department prior to final submittal**
- **Comply with Section 6.2.800 (Final Plat Regulations)**
- **Pay applicable taxes and submit the \$300 land division review fee to the Assessor**

Conclusion:

- **The TRC did not identify any additional issues requiring resolution.**
- **All final plats must comply with CCZLDO Section 6.2.800 – Final Plat Regulations.**

III. CONCLUSION:

After a thorough review, the land division request has been found to comply with all applicable zoning and land development standards as outlined in the Coos County Comprehensive Plan and Implementing Ordinance. The proposal meets the criteria for density, lot area, and dimensional standards of the Coos County Zoning and Land Development Ordinance and Transportation System Plan. All special development considerations and overlays have been properly identified and addressed.

Overall, the proposed land division aligns with county development policies and objectives subject to the conditions outlined in this report.

IV. NOTICE OF DECISION

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special district, or parties: Libby RFPD, Port of Coos Bay and Coos Bay School District.

The following will receive the decision and all attachments: Property Owners and the Surveyor.

The following will receive the decision and all the attachments through email delivery: 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.