

From: [Crystal Shoji](#)
To: [Chris MacWhorter](#)
Subject: FW: Application for Coos County Planning - Roadmaster Response
Date: Thursday, January 12, 2023 1:59:50 PM
Attachments: [Exhibit G 750-foot Study Area Map Zoning.pdf](#)
[Exhibit B Supplemental Doc-Randol 11-17-22.pdf](#)

This Message originated outside your organization.

From: Crystal Shoji <crystal@shojiplanning.com>
Sent: Thursday, January 12, 2023 1:22 PM
To: 'pslater@co.coos.or.us' <pslater@co.coos.or.us>
Cc: Jill Rolfe (jrolfe@co.coos.or.us) <jrolfe@co.coos.or.us>; cmacwhorter@gmail.com
Subject: Application for Coos County Planning - Roadmaster Response

TO: PAUL SLATER, COOS COUNTY ROADMASTER
FROM: CRYSTAL SHOJI, SHOJI PLANNING, LLC

This is regarding an application for Comprehensive Plan map amendment / Rezone on the map of property described as Township 27S, Range 14W, Section 28B, Tax Lot 100. An application has been submitted to the Coos County Planning Department. There is no development proposed at this time. Below is the applicant's response to Section 7.1.250 regarding materials required for applications. We are responding to the requirements of Section 7.1.250, which we believe will apply at the time of proposed development of Subject Property. There is no site plan at this time. This zone change is requested to bring Subject Property into zoning that is similar to the size of other lots within the exception area where it is located. We appreciate the priority that is needed for roads for the future of Coos County. We are asking for a waiver from items 2 – 4 of Section 7.1.250 to be considered as part of any development request for Subject Property. We hope that the information included is what is needed. If you would like to see the entire application, it can be accessed at the following link: <https://www.dropbox.com/sh/oja46r7r1v2tmed/AACJ689xLWpFu7Yipqumy07Wa?dl=0>

SECTION 7.1.250 MATERIALS REQUIRED FOR AN APPLICATION:

A traffic plan (item 1) will be required for all rezones, recreational vehicle parks, campgrounds, mobile home parks, land divisions, industrial developments, commercial developments and high intensity development plans. The Roadmaster in consultation with the Planning Director will have discretion to waive items 2 through 4 based on the findings that the increase in development is diminimus to the existing development.

- *Traffic Plan - A parking/traffic plan shall be submitted to address all of the following:*
 - a. *Property boundaries;*
 - *Response: We have identified the Subject Property which is shown on Exhibit G included with this email . We understand that a survey would be needed at the time of any partitioning. At this time there is no specific use proposed for this property and no specific site plan for how the property is to be used or divided. The property is currently zoned for residential (RR-5). The application that we have submitted to Coos County is for a zone change to (RR-2). This particular*

property is part of an Exception area designated by Coos County that already has a number of lots that are zoned (RR-2). No development is proposed at this time. Specific development to change the boundaries for a partition, subdivision, or to get a building permit for residential use would come to the Road Department. The applicant will comply with all Coos County Roadmaster requirements when that happens.

- b. *Location of all structures on the subject property;*
 - There are no structures currently on the Subject Property.

- c. *Required parking spaces;*
 - There are no uses proposed to be placed on the Subject Property at this time. All proposed uses will be subject to future permits from Coos County Planning and review and requirements of the Coos County Roadmaster. The applicant will comply with the requirements of the Coos County Roadmaster at that time.

- d. *Current utilities and proposed utilities;*
 - We have provided a listing of service providers, page 28 of the application. There are no current utilities and no proposed utilities for this zone change. The applicants will comply with all requirements from utility providers and Coos County at the time of future applications for uses on the property.

- e. *Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition);*
 - Goal 12 Transportation, pages 28, 29 and 30 in the application address the TSP and possible trip generation if and when there is a proposal to subdivide or otherwise partition the property to provide lots for four more dwellings than currently allowed. Trip generation shows that this could add 36 daily traffic trips if and when there is full development over time. Any applications to partition or subdivide Subject Property would be subject to an application approved by the Coos County Planning Department and the requirements of the Coos County Roadmaster at the time of an application.

- f. *The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if applicable;*
 - There is no site plan at this time; no use is proposed in this application. Bicycle and pedestrian facilities are not applicable at this time. They may be required by the Coos County Planning Department or the Roadmaster in conjunction with an application for a use of the property. The applicants will comply with all requirements.

- g. *Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;*

The applicant is requesting a waiver of the Traffic Study based upon the information provided above for compliance with SECTION 7.1.250, Attached Exhibits, and the purpose of this particular application, which involves Comprehensive Plan and zoning map changes, but no proposed use permitted use of the site at this time.

- *Access Analysis completed by a registered traffic engineer.*
The applicant is requesting a waiver of the Access Analysis based upon the information provided above for compliance with SECTION 7.1.250, Attached Exhibits, and the purpose of this particular application, which involves Comprehensive Plan and zoning map changes, but no proposed use permitted use of the site or proposed access at this time
- *Sight Distance Certification from a registered traffic engineer.*
The applicant is requesting a waiver of Sight Distance Certification from a registered traffic engineer based upon the information provided above for compliance with SECTION 7.1.250, Attached Exhibits, and the purpose of this particular application, which involves Comprehensive Plan and zoning map changes, but no proposed use permitted use of the site at this time.

Please contact me for further information, questions or other at this email, or the telephone number listed below.

Crystal Shoji, AICP
Shoji Planning, LLC
P.O. Box 462
Coos Bay, OR 97420
(541) 267-2491

www.shojiplanning.com