



# 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.

Coos County Planning  
60 E. Second St.  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
[planning@co.coos.or.us](mailto: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: **Thursday, September 02, 2021**  
File No: PLA-20-031

Proposal: Request for a land use authorization for a Property Line Adjustment (Single Line Adjustment)

Applicant(s): Coos County  
250 N Baxter  
Coquille, OR 97423  
Surveyor(s): Michael L. Dado  
250 N Baxter  
Coquille, OR 97423

Staff Planner: Crystal Orr, Planner I

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 application with the fee is submitted by the Planning Department at 5 p.m. on **Tuesday, September 14, 2021**. Appeals are based on the applicable land use criteria. Coos County Zoning and Land Development Ordinance (CCZLDO) *General Compliance with Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and Property line adjustments are subject to CCZLDO Article 6.3 Property Line Adjustments.* **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information, please contact the staff planner listed in this notice.**

### Property Information

	<u>Property #1</u>	<u>Property #2</u>
Account Numbers	581105	581112
Map Numbers	26S142200-00700	26S142200-00603
Property Owners	COOS COUNTY C/O NATHANIEL GREENHALGH- JOHNSON	COOS COUNTY C/O NATHANIEL GREENHALGH- JOHNSON
Situs Addresses	62602 SEVEN DEVILS RD COOS BAY	None
Acreages	4.56 Acres	5.67 Acres
Zonings	RURAL RESIDENTIAL-2 (RR-2)	RURAL RESIDENTIAL-2 (RR-2)

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as 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. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

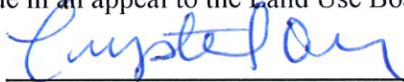
Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to 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. NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

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

<https://www.co.coos.or.us/planning/page/land-use-applications-submitted>. 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 St, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. If you wish to view any materials please contact the staff to make an appointment for viewing. 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, Planner I 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:



Crystal Orr, Planner I

Date: Thursday, September 02, 2021 .

**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 evidence associated as listed in the exhibits.**

#### EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

Exhibit C: Before & After Maps

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit D: PLA-21-031 Staff Report -**Findings of Fact and Conclusions**

Exhibit E: Application

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

The applicant (applicant includes property owner and any successor) 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.

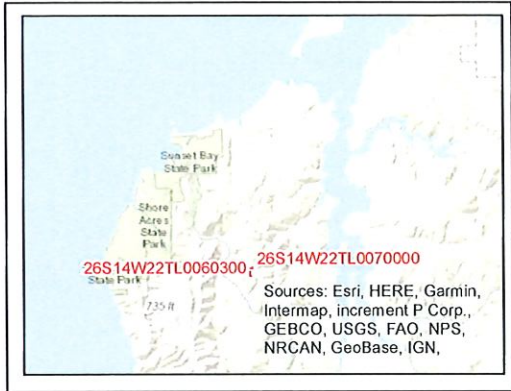
1. All applicable mapping and filing requirements shall be complied with as listed below. If a map is required, it shall be submitted to the Surveyor's office with the deeds. The deeds shall not be filed, and that map has the appropriate signatures. Copies of all recorded deeds shall be submitted as the final step in the process.
2. Map and Monuments Required:
  - a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared; and
  - b. The survey map shall show all structures within ten (10) feet of the adjusted line; and
  - c. The survey shall establish monuments to mark the adjusted line; and
  - d. If a survey is required, the deed shall be recorded, and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.
3. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required.
4. **Final approval** - The applicant shall submit proof that the requirements of the tentative approval have been met. Upon submittal by the applicant that all conditions of approval have been met along with the deed and map, if required, have been provided along with the recording fee to the Planning Director a final determination will be made. the Director shall advise the applicant in writing if the documents submitted are sufficient or if amendments are required.
  - a. **The following items shall be submitted to the Coos County Planning Department prior to one year of the tentative decision:**
    - i. A supplemental document explaining how all conditions of approval have been completed and the applicant is ready for a final determination; and
    - ii. The applicant or applicant's surveyor shall prepare and submit to the Planning Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required as explained under the Surveyor's comments; and
    - iii. A deed following the exact format found in Figure 1 of Section 6.3.175.
  - b. Once the required documents are received by the County Planning Department, they will be forwarded to the County Surveyor and Cartographer for final comments. If revisions are required, the applicant and/or representative will be notified as soon as the revisions are identified. If there are no revisions required Staff will sign the map and route the map and deed on the Surveyor's Office for completion and recording along with the recording fee. If there is no Survey Map required Planning Staff will submit the deed to the County Clerk's Office with the fee to be recorded.

**EXHIBIT "B"  
VICINITY MAP**

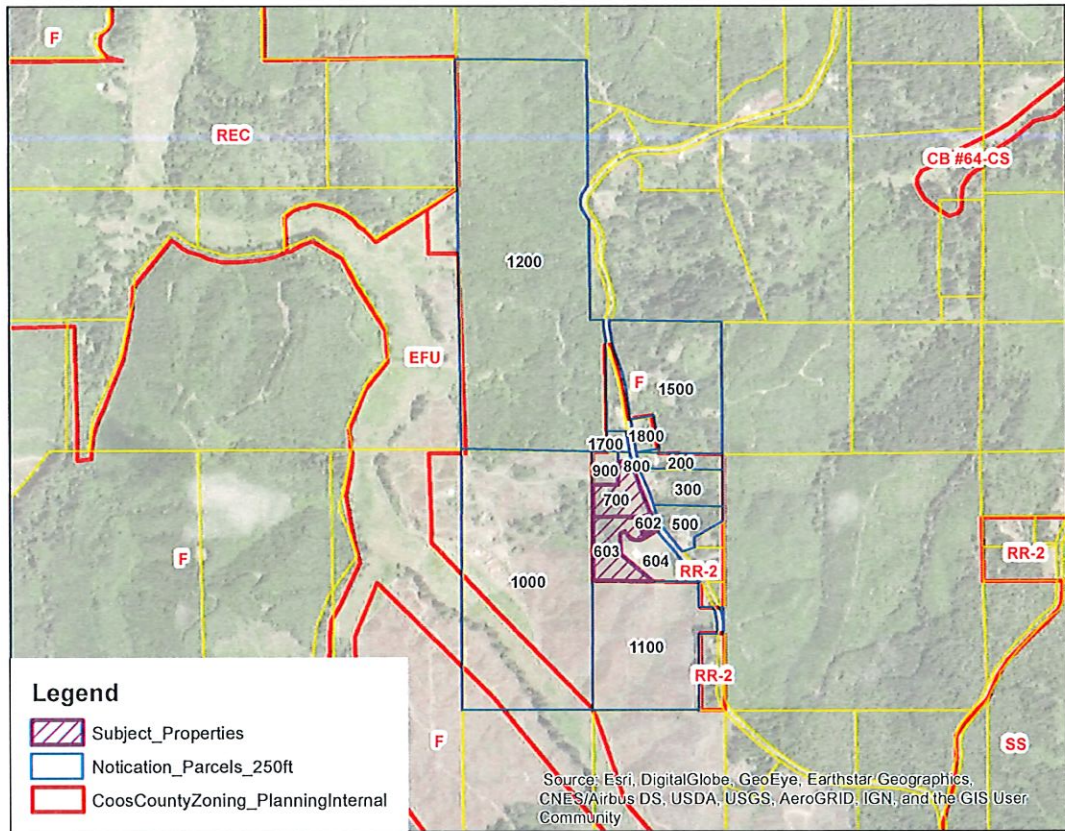


**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 225 N. Adams, Coquille, Oregon 97423  
Physical Address: 60 E. Second, Coquille Oregon  
Phone: (541) 396-7770  
TDD (800) 735-2900

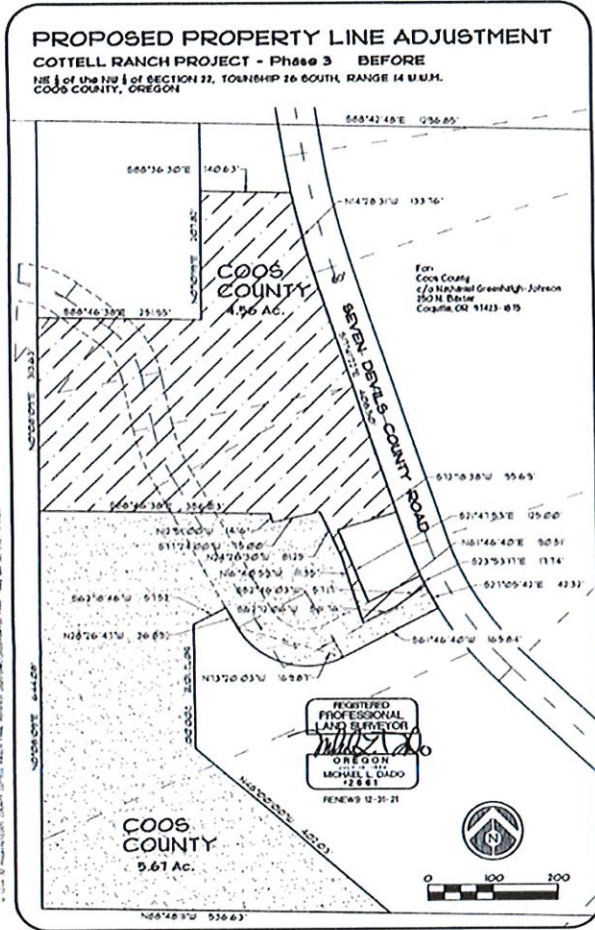


File: PLA-21-031  
Owner: Coos County  
Date: August 6, 2021  
Location: Township 26S Range 14W  
Section 22 TL 700 /600  
Proposal: Property Line Adjustment

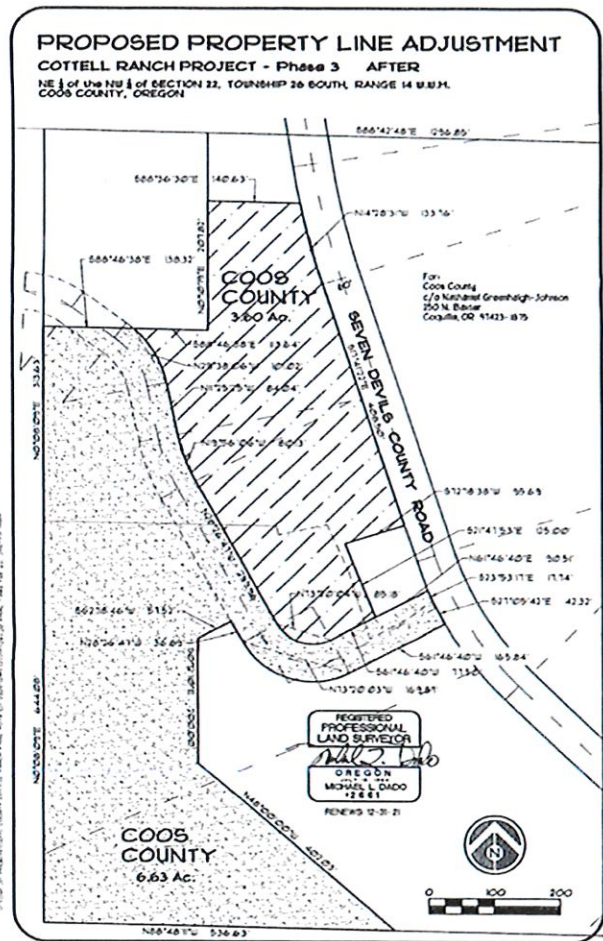


**EXHIBIT "C"**  
**BEFORE & AFTER MAPS**

**Before**



**After**



**EXHIBIT "D"**  
**FINDINGS OF FACT AND CONCLUSIONS**

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

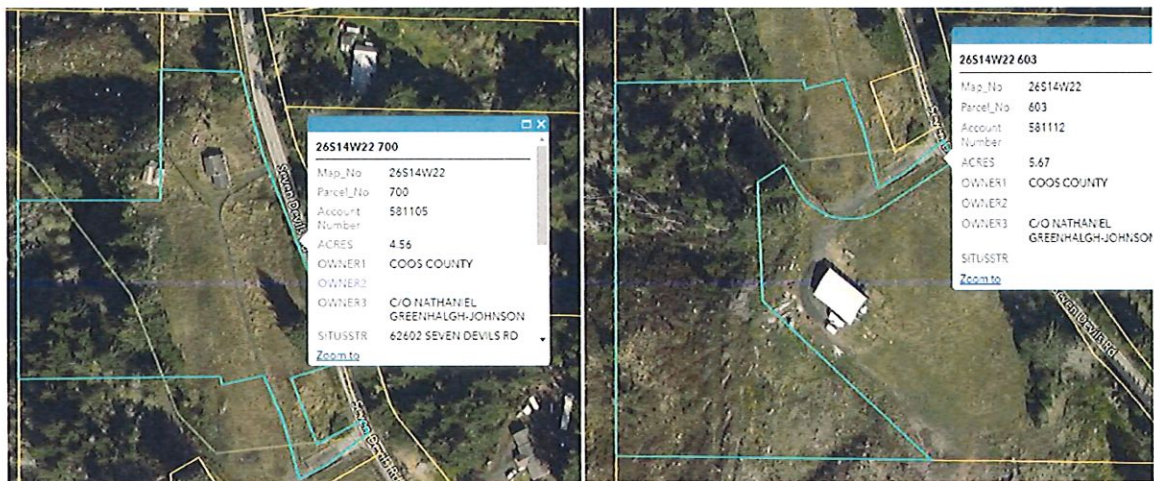
**A. Proposal:** The proposal is a request for Planning Director Approval of a Property Line Adjustment between two (2) lawfully created units of land. The reconfiguration will allow future sales by separating more level buildable land from steeper forested land.

**B. BACKGROUND INFORMATION:**

Coos County acquired ownership of Tax lot 603 in 2019 and it was 5.02 acres. The Planning Director approved a Property Line Adjustment (Application Number PLA-20-002) which changed the acreage to 5.67 acres. There is no development on this property.

Coos County acquired ownership of Tax lot 700 in 2019. The property was .92 acres and then it was approved for a Property Line Adjustment (Application Number PLA-20-019). The adjustment resulted in an increase in acreage to 4.56. According to the assessment records the property is developed with a 1940's Single-Family Dwelling.

The aerial images confirm the dwelling on the property.



On July 7, 2021, the current Applications were received. The application was deemed complete within the 30-day time frame (August 6, 2021) as explained in the Coos County Zoning and Land Development Ordinance Section 5.0.200 (ORS 215.427) and 5.0.250. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

**C. LOCATION:** These units of land are located southwest of the City of Coos Bay off. The parcels have access off of Seven Devils Road, which is a Coos County maintained public road.

**D. ZONING:** Both units of land are zoned Rural Residential-2 (RR-2).

**ARTICLE 4.2 – ZONING PURPOSE AND INTENT**

*Section 4.2.100 Residential*

*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.*

**E. SITE DESCRIPTION AND SURROUNDING USES:**

Tax lot 603 currently consists of 5.67 acres and is zoned Rural Residential -2 (RR-2). Tax lot 700 consist of 4.56 and is zoned Rural Residential-2.

The surrounding parcels are all like sized and zoned Rural Residential-2 except for the parcel to the west, which is zoned Forest and is much larger (80 acres). Many of the surrounding parcels, including the Forest zoned parcel to the west are also owned by Coos County.

- F. COMMENTS:** The only comments requested were from the County Surveyor and County Assessor's Office. All comments can be found at Attachment E. No other comments were required to be requested prior to the release of the decision.

**II. 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:** Staff has reviewed the property history and the county files to determine at the time of this report this property is compliant. This does not mean that there is not additional information that was unavailable during this review that would make the properties non-complaint.

**A. 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:** The Tax Lots were lawfully created pursuant to 6.1.125.1.e by deed Tax Lot 700 was created in deed document 76-4-6551 and Tax Lot 603 created by deed document 84-4-0875 and reconfigured through a property line adjustment.

**III. STAFF FINDINGS AND CONCLUSIONS:**

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

The proposal is for Planning Director Approval of a single Property Line Adjustment. The proposal is subject to Coos County Zoning and Land Development (CCZLDO) Article 6.3 Property Line Adjustments.

**B. Criteria and standards for Property Line Adjustments**

• **SECTION 6.3.100 PROPERTY LINE ADJUSTMENTS:**

*As set forth in ORS 92.190(3), the common boundary line between lots or parcels may be adjusted in accordance with this section without the replatting procedures in ORS 92.180 and 92.185 or the vacation procedures in ORS Ch. 368. Once a lot or parcel line has been adjusted, the adjusted line shall be the boundary or property line, not the original line. The Director has authority to approve a line adjustment as an Administrative Action unless the application is required to correct an encroachment. In that circumstance the only applicable criteria is Sections 6.3.125.1, 6.3.150 and 6.3.175. Encroachments do not require notice.*

• **SECTION 6.3.125 PROCEDURE:**

1. *An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:*
  - a. *Reason for the line adjustment;*
  - b. *Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;*
  - c. *A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;*
  - d. *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. The Planning Director may waive any portion of the this requirement if*
  - e. *the property is large and does not have a lien holder. A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.*

**FINDING:** According to the application the request is for of a single Property Line Adjustment. The purpose is to move the common boundary line to reconfigure the units of land for future sales, separating more level buildable land from steeper forested land. A property report for both units of land was not received, but the applicable easements are listed and neither parcel has a lien holder; therefore, the Planning Director has waived the requirement. The application was received on July 7, 2021, and deemed complete on August 6, 2021, finding that all application requirements were met.

**Therefore, all criteria have been satisfied.**

2. *A line adjustment is permitted only where an additional unit of land is not created and where the lot or parcel reduced in size by the adjustment complies with the requirements of the applicable zone except that a line adjustment for the purpose of exchange or transfer of land between resource landowners shall be allowed so long as:*
  - a. *No parcel is reduced in size contrary to a condition under which it was formed;*
  - b. *The resulting parcel sizes do not change the existing land use pattern (e.g. two conforming parcels must remain conforming); and*
  - c. *Two non-conforming parcels may remain non-conforming; and, two parcels, one conforming and one non-conforming, may remain as such regardless of which parcel is non-conforming after the exchange or transfer).*

**FINDING:** The units of land were created (by deed or land division) and have no conditions other than they are conforming and shall remain conforming unless they meet an exception in the criteria. Both units of land are conforming as the minimum parcel/lot size is two (2) acres based on the zoning. Property #1 which is Tax Lot 700 will be reduced to 3.60 acres which remains larger than the minimum parcel/lot size in the RR-2 Zoning District. Property #2 which is tax lot 603 will increase to 6.63 acres which is more than the minimum parcel/lot size in the RR-2 Zoning District. Therefore, the result of this adjustment will not change the conformance status of the parcels, both parcels will continue to be conforming. The boundary change will not change the land use pattern.

Therefore, this request complies with the criteria under this section.

3. *An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment.*

**FINDING:** This adjustment will not create an encroachment. Therefore, this request complies with this criterion under this section.

4. *A line adjustment for a lot or parcel that contains a dwelling, not on a public sanitation system, and is less than an acre before the adjustment and further reduced as a result of the adjustment shall obtain documentation from Department of Environmental Quality (DEQ) that the sanitation system will still meet their requirements.*

**FINDING:** Tax lot 700 does have a dwelling, but the parcel will continue to be larger than the minimum lot size of two (2) acres. Tax lot 603 does not contain any dwellings at this time and will continue to be larger than the minimum lot size of two (2) acres. Therefore, this condition does not apply.

5. *In resource lands, a unit of land containing a dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.*
  - a. *A resource unit of land less than 160 acres and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;*
  - b. *A resource unit of land 160 acres or greater and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted below 160 acres with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;*
  - c. *A resource unit of land 160 acres or greater and containing a dwelling approved as a 160-acre dwelling, or approved for construction of a 160-acre dwelling, cannot be reduced below 160 acres for the purpose of qualifying the vacant unit for a 160-acre dwelling.*

**FINDING:** The property is not within resource lands. Therefore, this criterion does not apply.

6. *Same Designation: A line adjustment shall only be permitted where the sale or transfer of ownership is made between abutting owners of like designated lands, residential lands, commercial lands, industrial lands, resource lands, and estuary zoned lands unless an existing structure encroaches over an existing property boundary or the boundary line adjustment is required to comply with requirements of the State Department of Environmental Quality for a subsurface sewage system.*

**FINDING:** The parcels are both like zoned; therefore, this criterion has been met.

• **SECTION 6.3.150 EASEMENTS AND ACCESS:**

*A line adjustment shall have no effect on existing easements or access. Access shall not be eliminated through a property line adjustment process. If an access is potentially affected, then an easement may be created for access to comply with this criterion.*

**FINDING:** Both parcels have an easement that allows access to tax lot 900 & 1000. The adjustment will transfer a portion of the easement from tax lot 700 to tax lot 603. Thus, the easement will remain intact. Therefore, this criterion has been met.

**C. 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 have to 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:** There is not structural or earthmoving development as part of this proposal. Therefore, Special Development Considerations and Overlays are not relevant criteria for this proposal.

**IV. DECISION:**

The proposed Property Line Adjustment meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit "A" of this report.

**V. EXPIRATION:**

This is a tentative approval that is valid for up to one year. To finalize this decision the applicant shall comply with the approval and filing requirements found in the conditions of approval in Exhibit "A" of this report once the appeal period has expired and an appeal has not be filed.

**VI. NOTICE REQUIREMENTS:**

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: Coos Fire Protective Association, Coos Bay School District, and Coos Bay-North Bend Water Board.

A Notice of Decision and Staff Report will be provided to the following: Applicants/Owners, Department of Land Conservation and Development, Planning Commission, Board of Commissioners, Coos County Surveyor and Coos County Assessor's Office.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

Exhibit E  
Application



**PROPERTY LINE ADJUSTMENT**  
SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:  
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL:  
PLANNING@COOS.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: PLA-21-031

Date Received: 7/7/21 Receipt #: Invoice Received by: AD

This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed.  
(If payment is received on line a file number is required prior to submittal)

**LAND INFORMATION**

**A. Land Owner(s)** Coos County  
Mailing address: 250 N. Baxter, Coquille, OR 97423  
Phone: 541.396.7586 Email: mdado@co.coos.or.us  
Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:  
26S  14W  22  Select Select 700  
Tax Account Number(s): 581105 Zone: Select Zone Rural Residential-2 (RR-2)   
Acreage Prior to Adjustment: 4.56 Acreage After the Adjustment 3.60

**B. Land Owner(s)** Coos County  
Mailing address: 250 N. Baxter, Coquille, OR 97423  
Phone: 541.396.7586 Email: mdado@co.coos.or.us  
Township: Range: Section: ¼ Section: 1/16 Section:  
26S  14W  22  Select Select 603  
Tax Account Number(s) 581112 Zone Rural Residential-2 (RR-2)   
Acreage Prior to Adjustment: 5.67 Acreage After the Adjustment 6.63

**C. Surveyor** Michael L. Dado  
Mailing Address 250 N. Baxter, Coquille, OR 97423  
Phone #: 541.396.7586 Email: mdado@co.coos.or.us

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

To reconfigure existing parcels for future sales, separating more buildable land from steeper forest lands

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A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.

A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan needs reflect structures as follows:

1. Within Farm and Forest at least within 30 feet of the property boundaries.
2. Within Rural Residential at least 10 feet of the property boundaries.
3. Within Controlled Development at least within 20 feet of the boundaries.
4. Within Estuary Zones at least within 10 feet of the boundaries.
5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. *This shall be for both properties.* At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1: Coos County  
\_\_\_\_\_  
\_\_\_\_\_  
Property 2:  
\_\_\_\_\_  
\_\_\_\_\_

Please answer the following:

- |  |   |  |
|--|---|--|
| Will the adjustment create an additional Unit of land?       | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Does property 2 currently meet the mimimum parcel/lot size?  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |

Was property one created through a land division? Yes  No

Was property two created through a land division? Yes  No

Are there structures on the property? Yes  No

If there are structures please provide how far they are in feet from the adjusted boundary line:

65'  
 Is there a sanitation system on the one or both properties, if so, please indicate the type of system  
 Yes  No   
 Onsite Septic System  Public Sewer

Is property one going to result in less than an acre and contain a dwelling? Yes  No

Is property two going to result in less than an acre and contain a dwelling? Yes  No

Is one or both properties zoned Exclusive Farm Use or Forest? Yes  No

Will the property cross zone boundaries? If so, a variance request will be required. Yes  No

Will the property line adjustment change the access point? Yes  No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

**Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.**

Property Owner

Nathaniel G. Johnson, Nathaniel Johnson - County Council



**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)

June 30, 2021

Re: Cottell Ranch  
Property Line Adjustment-Phase 3

Nathaniel,

Here is the application and Before and After drawings for the next phase of this project. It needs to be signed by you and submitted to Planning.  
Thank you.

Very truly yours

Michael L. Dado

# PROPOSED PROPERTY LINE ADJUSTMENT

COTTELL RANCH PROJECT - Phase 3 BEFORE

NE 1/4 of the NW 1/4 of SECTION 22, TOWNSHIP 26 SOUTH, RANGE 14 W.M.  
COOS COUNTY, OREGON

