



**Coos County Planning Department**

Coos County Courthouse Annex, Coquille, Oregon 97423  
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, OR 97423  
Physical Address: 225 N. Adams, Coquille, Oregon 97423  
(541) 396-7770  
FAX (541) 396-1022 / TDD (800) 735-2900  
[planning@co.coos.or.us](mailto:planning@co.coos.or.us)  
Jill Rolfe, Planning Director

DATE : June 16, 2021

TO : Technical Review Committee Members

Terry & Connie Emerson                      Troy Rambo  
94037 Van Elsberg Lane                      PO Box 809  
Coos Bay, OR 97420                          North Bend, OR 97459

FROM : Crystal Orr, Planning Specialist

SUBJECT : Review of Tentative Land Division for File No. P-21-002

Township 26S, Range 13W, Section 24A Tax Lot 500

MEETING DATE: TRC P-21-002

Thu, Jun 24, 2021 9:00 AM - 9:30 AM (PDT)

**Please join my meeting from your computer, tablet or smartphone.**  
<https://global.gotomeeting.com/join/162029837>

**You can also dial in using your phone.**  
United States: [+1 \(872\) 240-3212](tel:+18722403212)

**Access Code:** 162-029-837

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PROPOSAL: The proposal is for a three (3) parcel land division.

ROAD STATUS: Van Elsberg Lane, which is a private, privately maintained road. Gypsy Drive is off of Ross Inlet Road, which is a public Coos County-maintained street.

LAWFULLY CREATED This parcel was lawfully created through deed document 73-85645

CURRENT DEVELOPMENT: According to the Tentative Partition Map there is a Single Family Dwelling, Garage and AG Building on the property.

Copies of the application and maps have been provided to all committee members. 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.
- l. Effected Utility Companies
- m. Special Assessment

Responsibility of TRC is to 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.



**Property Details:**

534504

26S1324A0-00500

EMERSON, TERRY L. & CONNIE L.

94037 VAN ELSBERG LN

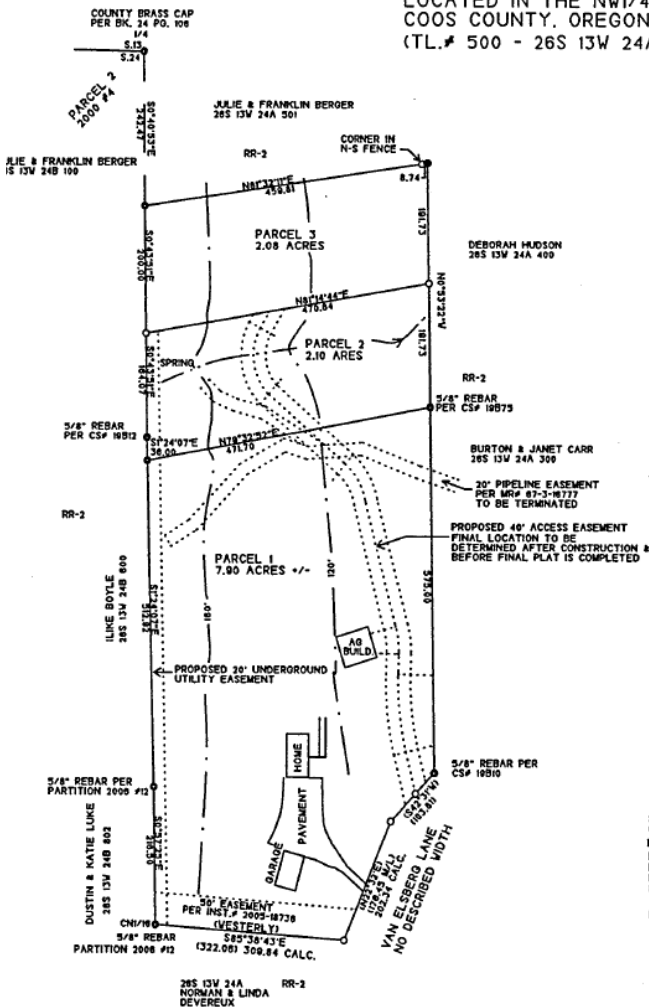
COOS BAY, OR 97420-6376

94037 VAN ELSBERG LN COOS BAY, OR 97420

12.08 Acres

RURAL RESIDENTIAL-2 (RR-2)

TENTATIVE PARTITION  
LOCATED IN THE NW1/4 NE1/4 OF SECTION 24, T.26S., R.13., W.M.,  
COOS COUNTY, OREGON  
(TL.# 500 - 26S 13W 24A - ACCT.# 534504 - 12.08 ACRES)



FEBRUARY 18, 2021  
SCALE 1" = 100'

**NOTES**

- ZONING - RR-2
- EXISTING LAND USE - RESIDENTIAL
- WATER - PARCEL 1 - EXISTING WELL  
PARCELS 2 & 3 - PROPOSED WELLS
- SEWAGE DISPOSAL - PARCEL 1 EXISTING SYSTEM  
PARCEL 2 & 3 - SEPTIC SYSTEMS - NOT PROVIDED
- POWER / PHONE - LOCATED ON PROPOSED PARCEL 1
- TOPOGRAPHY - VARIABLE

**SURVEY FOR:**

TERRY & CONNIE EMERSON  
94037 VAN ELSBERG LANE  
COOS BAY, OR 97420

STEPHEN & JEANNE BERGER  
83845 AUTUMN LANE  
COOS BAY, OR 97420

**SURVEY BY:**

MULKINS & RAMBO, LLC  
P.O. BOX 808  
NORTH BEND, OR 97450



**LEGEND**

- CORNER OF RECORD
- PROPOSED CORNER
- ( ) RECORD DEED BEARING/DISTANCE

**PROPERTY SUBJECT TO**

- SETBACKS - 30 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT OF WAY, WHICHEVER IS GREATER
- MR# 88-7-10928 - UNDESCRIBED ACCESS EASEMENT
- MR# 87-3-18777 - PIPELINE EASEMENT - TO BE TERMINATED
- INST.# 84-04-101 - EASEMENT TO WELL
- INST.# 83-08-0328 - UNDESCRIBED ROAD EASEMENT - VAN ELSBERG LANE
- INST.# 2005-18738 - 50' ACCESS EASEMENT ALONG SOUTH BOUNDARY
- INST.# 2018-09041 - 15' POWER LINE EASEMENT - PACIFICORP FALLS WITHIN THE 50' EASEMENT PER INST.# 2005-18738