



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: **Friday, October 14, 2022**
File No: P-22-008

Proposal: Request for a land use authorization for a three (3) parcel partition.

Applicant(s): Neil & Carolyn Friedman Stephan Stys
5291 Cambridge Lane Estabrook Land Surveying
Carpenteria, CA 93013 306 N 8t St
Coos Bay, OR 97420

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 12 p.m. on **Monday, October 31, 2022**. This proposal is for a Partition of two (2) parcels. 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.*

Subject Property Information

File Number: P-22-00

Applicant: Neil & Carolyn Friedman

Account Number: 1227805
Map Number: 29S143000-01400

Property Owner: FRIEDMAN, NEIL R & CAROLYN
5291 CAMBRIDGE LN
CARPINTERIA, CA 93013-1460

Situs Address: 47611 HIGHWAY 101 BANDON, OR 97411
47613 HIGHWAY 101 BANDON, OR 97411
47615 HIGHWAY 101 BANDON, OR 97411

Acreage: 5.00 Acres

Zoning: RURAL CENTER (RC)

Special Considerations: RURAL SERVICE CENTER (RSC)

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 can be found at the following link: <https://www.co.coos.or.us/planning/page/applications-2022> 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, 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: _____ **Date:** Friday, October 14, 2022 .
Crystal Orr, Planner I

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 & Template 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 E: Application

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.

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. The following statement that "a statement that no domestic water supply facility will be provided to the purchaser of any lot or parcel depicted in the proposed land division, even though a domestic water supply source may exist" must be include on the final plat.
7. A Traffic Plan must be submitted and meet standards prior to staff signing the final plat.
8. Any requirements of the Coos County Assessor's Office, Coos County Road Department and Coos County Surveyors Office must be met.
9. Must submit proof that the septic system conforms to the requirements of state law prior to staff signing the final plat.

EXHIBIT "B"
Vicinity Map & Tentative Plat



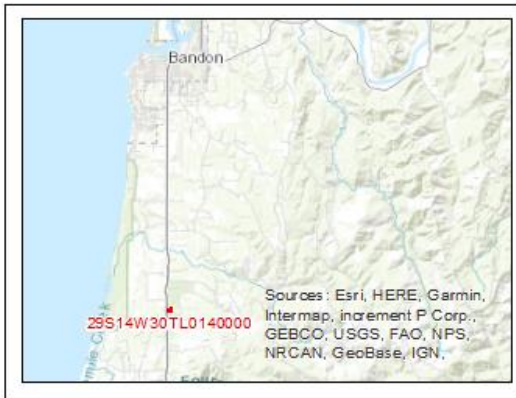
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 225 N. Adams, Coquille, Oregon 97423

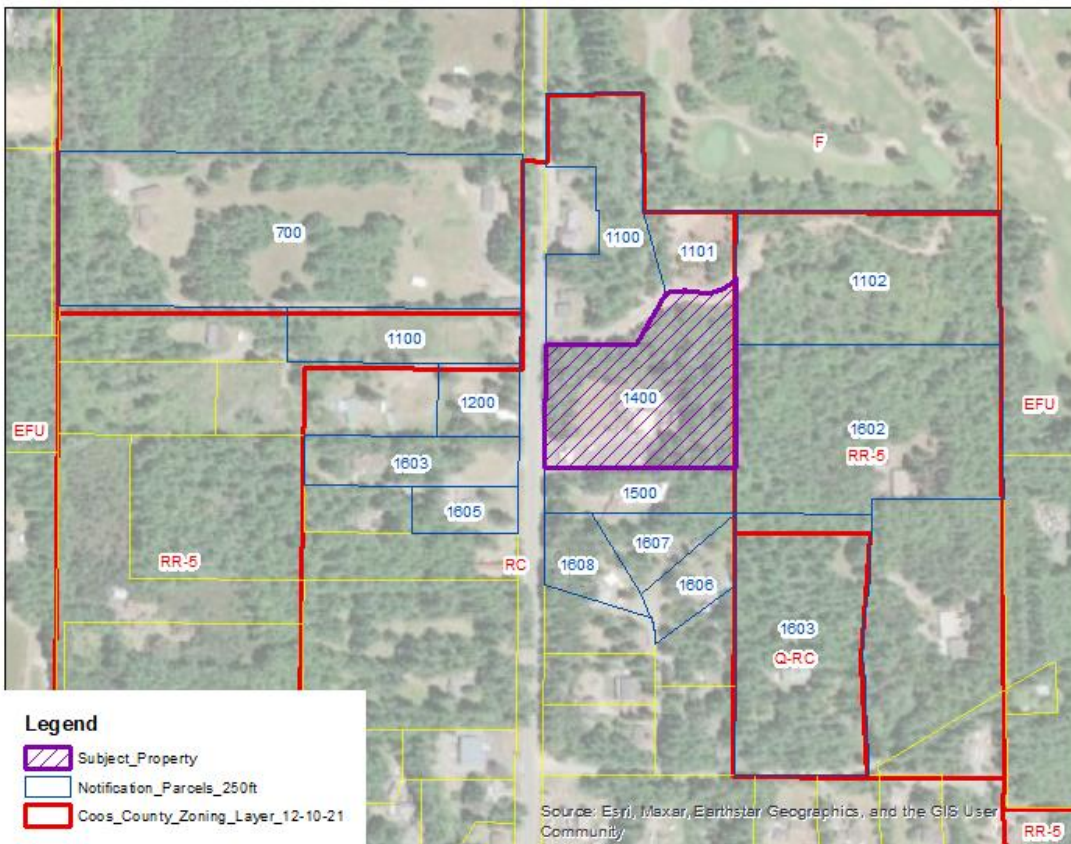
Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File: P-22-008
 Applicant/ Owner: Neil and Carolyn Friedman
 Date: October 13, 2022
 Location: Township 29S Range 14W
 Section 30 TL 1400
 Proposal: Land Division (Three Parcel Partition)



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

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

- A. PROPOSAL:** The applicants' proposal is a request for Planning Director Approval for a three (3) parcel partition as provided by the Coos County Zoning and Land Development Ordinance (CCZLDO).
- B. BACKGROUND/PROPERTY HISTORY:** The property has a Single-Family Dwelling, shop, shed and a commercial building that was verified as being lawful through a prior land use decision (PLA-21-001). The property was approved for a property line adjustment on April 5, 2021.

The current application was received on June 16, 2022 and deemed complete on July 15, 2022, which is within the required timeframe. 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:** The subject property is located approximately 4 miles south of the City of Bandon off of Oregon State Highway 101.
- D. ZONING:** The property is zoned Rural Center (RC).

Section 4.2.200 Mixed Commercial- Residential

The intent of the Rural Center Designation "committed" rural nodes is to provide residential, commercial, and public/semi-public uses.

The purpose of the “RC” is to provide for the development of rural commercial, tourist commercial, residential and services facilities, necessities, convenience and supplies ancillary to nearby agricultural, forestry, recreational and rural residential uses and activities and to conserve energy by providing for needed commercial outlets in rural areas already “committed” as residential/commercial nodes.

New commercial uses that are consistent with the objectives of the “RC” district are those uses which are needed for the convenient shopping needs of the nearby rural population.

Only one Primary Use can exist, and any other use must be subordinate in size and nature. Pursuant to OAR-660-022-003 Commercial building or buildings in a rural unincorporated community shall not exceed 4,000 square feet of floor space.

- E. SITE DESCRIPTION AND SURROUNDING USES:** The subject property is located approximately 4 miles south of the City of Bandon. This land division requires the existing easement road to be named, a Road Name application was submitted and is being processed.

The property is zoned Rural Center (RC) and surrounded by like zoning.

Most of the properties within this overall area are lightly developed for rural residential uses and generally covered with timber. Bandon Crossings Golf Course is within the notification vicinity.

F. COMMENTS:

- a. **PUBLIC AGENCY:** All comments received through the Technical Review Committee meeting are 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.

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.

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 is a lawfully created pursuant to CCZLDO § 6.1.125.1.b, through a prior land use decision (PLA-21-001).

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for a land partition creating three (3) 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: This property does not have any Special Development Considerations.

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 a 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: The application submittal was received, and the proposal reviewed to ensure compliance with all comprehensive plan and ordinance requirements. The Roadmaster did not require a traffic impact study. The property is large enough to accommodate the proposal. Therefore, currently the property is found to be in compliance and the review will continue to demonstrate the proposal can meet the applicable criteria.

- *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 received on June 16, 2022 and reviewed for completeness check. Once a completed application was received the process was followed as explained above. The notice of decision means the applicant must comply with steps four (4) through 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 was reviewed prior to deeming the application complete. An application for a land division shall meet the requirements of the tentative plan prior to setting up the Technical Review Committee to allow for comments and review. The Technical Review Committee Meeting was held on August 25, 2022. Therefore, the proposal is following the 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 were provided to the applicant as part of the Technical Review Committee (TRC) and found at Attachment "D".

- Coos County Cartographer, Jorene Smith did not provide comments, as a condition of approval any requirements from the Coos County Assessor's Office must be adhered to.

Coos County Surveyor, Mike Dado commented: "I have reviewed this Partition Application and find that it meets the criteria required by the ORS and the Coos County Survey Department."

- Roadmaster, Paul Slater did not provide comments, as a condition of approval any requirements from the Coos County Road Department must be adhered to.
- Coos Health and Wellness, Richard Hallmark Environmental Health Program Manager did not provide any 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 June 6, 2022 and was deemed complete on July 14, 2022, which is within the required framework. Additional time was necessary to complete the review due to workload.

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 is zoned Rural Center (RC). The minimum street frontage of 30 feet, and minimum lot width and depth of 50 feet has been met for all parcels. The required minimum lot size is 1 acre, all parcels will exceed these minimum lot sizes, the tentative partition shows Parcel 1 will contain 2.18 acres, Parcel 2 will contain 1 acre and Parcel 3 will contain 1.82 acres. A Traffic Plan was not submitted with this application and is required pursuant to Section 7.1.250. As a Condition of approval, a Traffic Plan must be submitted and meet standards prior to staff signing the final plat. 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: Parcels 1 and 3 will share access from Oregon State Highway 101, Parcel 2 will access off of a private easement road (to be named). The easement for Parcel 2 is found in deed document 2020-08673. The roadways in question meet the requirements.

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 October 31, 2022 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 for two (2) years from the effective date. The final partition plat shall be filed on or before this two (2) year time period expires. If the applicant is unable to complete the conditions of approval and file, the final partition prior to the expiration an extension can be applied for. Extensions are valid for twelve (12) months.

- ***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: The access for Parcel 1 and 3 will be a shared access point off of Highway 101. The access for parcel 3 will be through a private easement road (to be named). A Road Name Application was submitted for this easement road as the land division would create a third parcel to access from the easement road. The road name application is in the process and once approved the name shall be shown on the final plat.

- **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: The private easement road is off Oregon State Highway 101. The private easement road is mapped as being a 60 foot right of way, which meets requirements for “minimum standards for new roads and driveways in Rural 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 property is zoned Rural Center (RC) and contains approximately 5 acres according to the assessment information. The tentative partition shows Parcel 1 with 2.18 acres, Parcel 2 with 1 acre and Parcel 3 with 1.82 acres. The minimum lot size within the RC zone is 1 acre in size. All Parcels will exceed the minimum lot size for the zoning district; according to the tentative plan all parcels will retain at least 1 acre in size.

The property is not within the Urban Growth Boundary; and does not require any lot area, yard, off street parking, loading or any other type of open space for this partition.

There are no developed sidewalks, bike lanes or storm water drains developed in this area.

The General Siting Standards listed in Coos County Zoning and Land Development Ordinance Section 4.3.225(4) states that new lots or parcels must meet the street frontage, lot width, lot depth and lot size. The minimum lot width and depth of 50 feet has been met for all parcels. All parcels meet the minimum street frontage of 30 feet.

- **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 insure 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: Proof of an adequate supply of potable water was submitted in the form of well logs as a waiver of water supply requirements. As a condition of approval, the following statement that “a statement that no domestic water supply facility will be provided to the purchaser of any lot or parcel depicted in the proposed land division, even though a domestic water supply source may exist” must be include on the final plat.

Proof that the septic system meets the requirements of state law is required prior to staff signing the final plat.

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.

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: Southern Coos General Health and Bandon 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



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

Michael L. Dado
541-396-7586
Email coosurvey@co.coos.or.us

October 13, 2022

To: Crystal Orr

Re: Land Partition P-22-008
Neil & Carolyn Friedman
29-14- 30, TL 1400

Crystal,

I have reviewed this Partition Application and find that it meets the criteria required by the ORS and the Coos County Survey Department

The Roadmaster is now Paul Slater, not John Rowe.

I have no further comments at this time.
Thank you

Very truly yours

A handwritten signature in black ink that reads "Michael L. Dado". The signature is written in a cursive style with a large initial "M".

Michael L. Dado

Exhibit "E"
Application



Coos County Land Use Permit Application
 SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
 TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: P-22-008

Date Received: 4/16/22 Receipt #: 115665209 Received by: [Signature]

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) Neil and Carolyn Friedman
 Mailing address: 5291 Cambridge Lane, Carpenteria, CA 93013
 Phone: 805-319-0304 Email: belladuna5@yahoo.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>29S</u>	<u>14W</u>	<u>30</u>	<u>Select</u>	<u>Select</u>	<u>1400</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 1227805 Zone: Select Zone Rural Center
 Tax Account Number(s): _____ Please Select

B. Applicant(s) Stephan Stys
 Mailing address: 306 N 8th Street, Coos Bay, OR 97420
 Phone: 541-294-6915 estabrooksurveying@gmail.com

C. Consultant or Agent: Stephan Stys
 Mailing Address 306 N 8th Street, Coos Bay, OR 97420
 Phone #: 541-294-6915 Email: estabrooksurveying@gmail

- Type of Application Requested
- | | | |
|--|--|---|
| <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Administrative Conditional Use Review - ACU | <input checked="" type="checkbox"/> Land Division - P, SUB or PUD |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone | <input type="checkbox"/> Variance - V | <input type="checkbox"/> Home Occupation/Cottage Industry |

Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic
 School District: Bandon Fire District: Bandon RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

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](#)

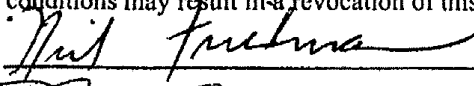
D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

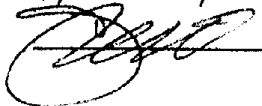
Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable)
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing





ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 47615 Highway 101

Type of Access: State Hwy - Provide Access Permit Name of Access: Highway 101

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- 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;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance ([CCZLDO Article 7](#)).

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR
NEW DRIVEWAY: 87474 Harvey Ln.

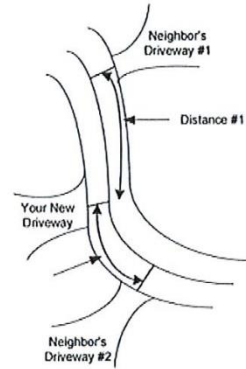
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW
DRIVEWAY: 35'

Is this driveway on the same side of the road as your
Driveway: No

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR
NEW DRIVEWAY: 87429 Whistling Dr.

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW
DRIVEWAY: 50'

Is this driveway on the same side of the road as your
Driveway: No



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

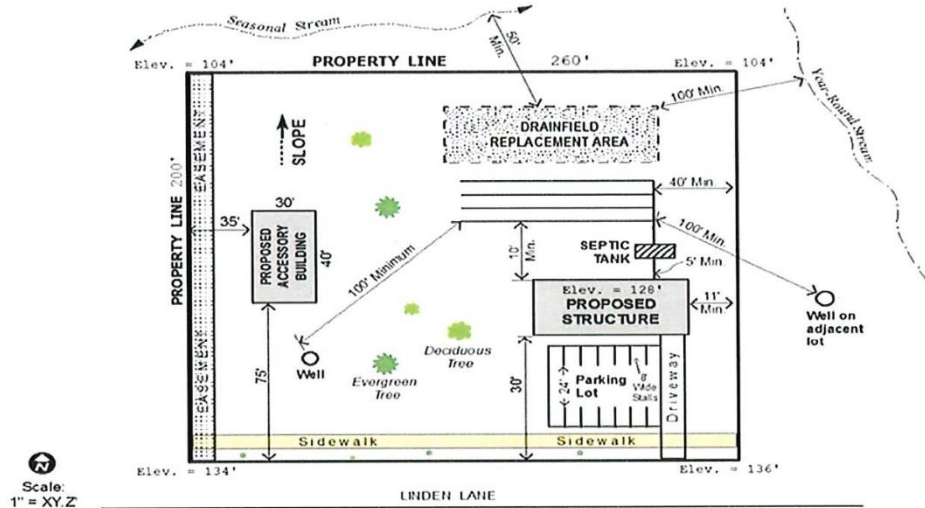
Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

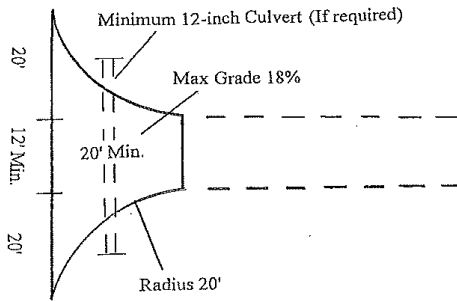
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
The access will be developed from the edge of the developed road.

Figure 7.1.450

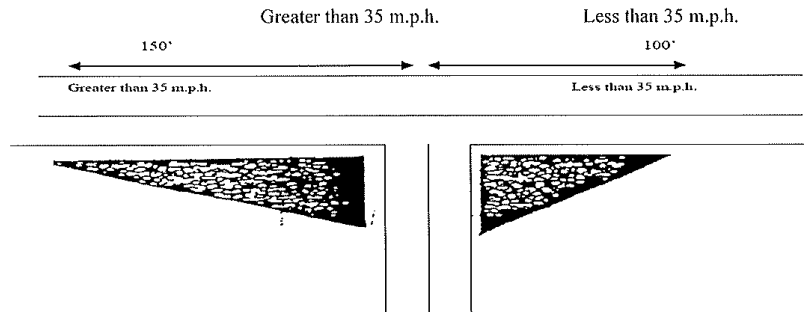


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi- family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
<u>Figures</u>	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

**LAND DIVISION
SUPPLEMENTAL APPLICATION**

Coos County Planning
Land Division Supplemental Application

VI. Additional Information Required –

1. Lien holder(s) name: NA
2. List of Easements and type: None.
3. Covenants or Deed Restrictions that apply: None
4. Legal Access and maintenance agreements: None
5. Is the subject property part of an existing plat (partition or subdivision) Yes, answer the following:
 - a. What year was the plat recorded; and NA
 - b. Was it part of a partition or subdivision? Remember if property that has been partitioned or was part of a partition within the prior three years then the partition shall be reviewed pursuant to subdivision criteria.
6. Does the property current have water, sewer or on-site septic, Development?
7. Is the applicant requesting the Planning Director to waive the water requirements yes no, and if yes please explain why. Please see Land Division Required Material
8. Are there natural hazards that apply to this property? Yes Severe earthquake shaking, Moderate liquefaction potential, Moderate landslide potential
9. Is any portion of this property located within the Coastal Shoreland Boundary or Estuary? If so this shall be indicated on the plat. If within a CSB there will be additional site development criteria that apply. No
10. Is this property with the Beaches and Dunes? If so, this feature shall be identified and a noted that additional criteria may apply. No

- VII. General Outline of process – If there is missing information the application will be deemed incomplete. The following is a general outline of the process for the review of land divisions in Coos County:
- a. Application is filed and reviewed for completeness pursuant to §5.0.200;
 - b. 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;

- c. 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;
- d. 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;
- e. Applicant constructs or bonds for required improvements;
- f. County Roadmaster inspects construction unless improvements are bonded;
- g. Applicant submits final plat after all conditions of approval have been completed;
- h. Planning Department coordinates review of final plat by affected County Departments;
- i. Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications;
- j. Planning Director reviews final plats for partitions not proposing public dedications; and
- k. 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)

VIII. SECTION 6.2.350 TENTATIVE PLAT REQUIRMENTS (Tentative Plan):

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').
- d. If the tentative plat requirements have not been met the application will be deemed incomplete until the maps have been correct and at that time the Technical Review Committee meeting will be scheduled.

2. Information required for tentative plat.

a. All Land Divisions

- North arrow, scale and date of the drawing.
- Appropriate identification clearly stating the map is a tentative plat.
- Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
- 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)].
- The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
- Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
- The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
- 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.

- 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.
 - 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.
 - Easements, together with their dimensions, purpose and restrictions on use.
 - Zoning classification of the land and Comprehensive Plan map designation.
 - Draft of proposed restrictions and covenants affecting the plat if applicable. If not applicable indicate that on the form.
 - Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards. Applicable natural hazards may be verified with planning staff.
 - 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 – Shall include the following additional information:
- The proposed name of the subdivision must be on the plat.
 - The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
 - Private streets and all restrictions or reservations relating to such private streets.
 - 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.
 - Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
 - The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
 - 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.

IX. Criteria: The following criteria will need to be addressed:

- 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:
 - i. The information required by this Article has been provided;
 - ii. The design and development standards of Chapter 6 have been met;
 - 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, then 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.
 - vi. 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.
- c. 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:
 - i. roadway and plat design modifications;
 - ii. utility design modifications;
 - iii. conditions deemed necessary to provide safeguards against documented geologic hazards; and/or
 - iv. Other conditions deemed necessary to implement the objectives of the Comprehensive Plan.

LAND DIVISION REQUIRED MATERIAL

➤ **ALL APPLICATIONS SHALL INCLUDE THE FOLLOWING MATERIALS:**

All applications for land divisions shall be submitted to the Planning Department as required by this Article.

➤ **BASIC APPLICATION REQUIREMENTS**

- a. An application and a tentative plat for approval shall be initiated as provided in Section 5.0.150 of this ordinance.

SECTION 5.0.150 APPLICATION REQUIREMENTS:

Applications for development or land use action shall be filed 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. An application shall not be considered to have been filed until all application fees have been paid. All applications shall include the following:

1. Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser. The application shall include the signature of all owners of the property. A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.
2. An application for a variance to the requirements of the Airport Surfaces Overlay zone may not be considered unless a copy of the application has been furnished to the airport owner for advice as to the aeronautical effects of the variance. If the airport owner does not respond to the application within twenty (20) days after receipt, the Planning Director may act to grant or deny said application.
3. One original and one exact unbound copy of the application or an electronic copy shall be provided at the time of submittal for all applications.

An application may be deemed incomplete for failure to comply with this section. The burden of proof in showing that an application complies with all applicable criteria and standards lies with the applicant.

- 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').

➤ **ALL TENTATIVE PLATS:**

- 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.

➤ **SUBDIVISIONS – IN ADDITION TO REQUIREMENTS ABOVE THE FOLLOWING SHALL BE INCLUDED:**

- xvi. The proposed name of the subdivision must be on the plat.
- xvii. The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
- xviii. Private streets and all restrictions or reservations relating to such private streets.
- xix. 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.
- xx. Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
- xxi. The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
- xxii. Proposed means and location of sewage disposal and water supply systems.

➤ **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.

➤ **ACCESS AND EASEMENTS FOR LAND DIVISIONS**

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.

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.

➤ **Planned Unit Developments – All platting requirements under partitions and subdivisions apply along with the following:**

SECTION 6.2.600 PLANNED UNIT DEVELOPMENTS (PUD):

The provisions of this Article shall be known as the Planned Unit Development requirements and procedures. Its purpose is to set forth the objectives, principles, standards, and procedures to be used in developing a Planned Unit Development (PUD). The Planned Unit Development Article is designed to permit the flexibility needed to encourage the appropriate development of tracts of land that are large enough to allow the use of individualized site planning. It is intended to provide flexibility in the application of certain regulations in a manner consistent with the general intent and provisions of the Comprehensive Plan for Coos County and this Ordinance,

thereby promoting a harmonious variety of uses, the economy of shared services and facilities, compatibility of surrounding areas and the creation of attractive, healthful, efficient and stable environments for living, shopping, recreation, or working.

Planned Unit Development, for purposes of this Article, is described as: an optional approach to community development which allows modification of more or less rigid setback, lot size specifications, and land use provisions of Chapter IV (Zoning) of this Ordinance, and instead establishes broad standards and goals to be followed, thus enabling and encouraging flexibility of design and development. Often based on the concept of cluster planning, it allows single-family houses and multiple-family dwellings of varying sizes, and appropriate institutional, and commercial uses to be built in the same development, thus inviting considerable variety in both tract and building design and uses, the possible retention of natural settings or community recreational areas, and reduced street and utility installation cost. Although the density of the total area remains consistent with that of conventional development, emphasis is placed on the relationship between buildings, uses, and open space, and the most efficient use of both natural and development resources, rather than planning on a lot-by-lot or building-by-building basis. All PUD proposals shall comply with ORS 94 and meet platting requirements set forth in this Article. If there are four or more dwelling units then the subdivision requirements apply.

SECTION 6.2.650 PUD USES:

The buildings and uses permitted in a Planned Unit Development shall be governed by the parent district, pertinent floating zones, and special considerations map restrictions. In addition to the uses permitted by the parent district, the following uses shall also be permitted:

1. Multiple-family dwelling
2. Two-family dwelling (Duplex)
3. Low intensity recreation
4. High intensity recreation
5. Recreational Planned Unit Developments shall contain at least 25% primary owner occupancy or long term rental dwellings (more than 30 days).
6. Retail and service establishments that provide a convenience designed to primarily serve the residents of the PUD with goods and services, and not intended to serve a larger trade or service area.
7. Accessory structures and uses to the extent necessary and normal to the uses permitted in this Section.

SECTION 6.2.675 LAND COVERAGE FOR PUD:

1. In a Planned Unit Development at least 40% of the gross land area, excluding existing and proposed parking and roads shall be devoted to open space and shall be designated as common property.
2. The overall density of a Planned Unit Development shall not exceed the density of the parent zoning district, floating zone, or special consideration restrictions.
3. The minimum lot area, width, depth, height and setback requirements of Chapter IV applicable to the zoning district in which the Planned Unit Development is proposed shall not dictate the strict guidelines for development within the Planned Unit Development and may therefore be waived. Individual buildings and accessory buildings, shall maintain the required parent district's setback from all exterior plat boundary lines, so as to provide the minimum buffering deemed necessary to protect the integrity of adjacent properties.

4. When Coos County determines that topographical or other existing barriers, or the design of the Planned Unit Development, does not provide adequate screening or privacy necessary for properties adjacent to the Planned Unit Development, Coos County shall require that:
 - a. structures located near the perimeter of a Planned Unit Development are designed and located so as to protect the privacy and amenity of adjacent existing uses; and/or
 - b. a permanent screening be established either by appropriate structure or vegetation or both, along those portions of the site boundaries requiring such screening to assure compatibility with adjacent existing or prospective land uses.

5. The location, shape, size and character of required open space shall be consistent with the standards set forth below, and shall be maintained only for those uses so specified:
 - a. Open space may be maintained for scenic, landscaping, outdoor recreational purposes, sound, solar availability or buffering;
 - b. Open spaces shall be developed and improved to the extent that it will serve the purpose for which it is designated. Outdoor areas containing natural features, existing trees, and groundcover worthy of preservation may be left unimproved; and
 - c. Open space shall be reserved for common facilities and open to the residents or occupants of the PUD.
 - d. In a Recreational PUD the Open Space Standards requires open space not be developed except for active and passive recreational activities, non-motorized vehicle or pedestrian trails, hazard control structures, and vegetative alteration such as golf courses and landscaped grounds. Clustering of intensive or build-up uses shall be encouraged to provide maximum retention of open space and to provide sufficient access to the recreational resource.

6. Maintenance of Common Open Space and Facilities. Whenever any lands or facilities, including streets or ways, are shown on the final development plan as being held in common, Coos County shall require that an association of owners or tenants be created into a non-profit corporation under the laws of the State of Oregon, and that such corporation shall adopt articles of incorporation and by-laws and adopt and impose a declaration of covenants and restrictions on such common areas and facilities to the satisfaction of Coos County. Said association shall be formed and continued for the purpose of maintaining such common open space and facilities. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessment levies to maintain said areas and facilities for the purposes intended.

7. Dedication. Coos County may, as a condition of approval for any development, require that portions of the Planned Unit Development be set aside, improved, conveyed, or dedicated for the following uses:
 - a. easements necessary to the orderly extension of public utilities;
 - b. streets and pedestrian ways necessary to the proper development of either the Planned Unit Development and/or adjacent properties;
 - c. recreational areas or open spaces suitable for the owners, residents, employees, or patrons of the Planned Unit Development of the general public.

8. Construction Standards. Except as expressly provided by this Article, the provisions of this Ordinance and all other County Ordinances and codes shall apply to and control all design and construction of improvements within a Planned Unit Development.
9. Perimeter Standards for Recreational Planned Unit. When Coos County determines that topographical or other existing barriers, or the design of the Recreational Planned Unit Development, does not provide adequate screening or privacy necessary for properties adjacent to the R-PUD, Coos County shall require that:
 - a. Structures located near the perimeter of a R-PUD are designed and located so as to protect the privacy and amenity of adjacent existing uses; or
 - b. Permanent screening be established either by appropriate structure or vegetation or both, along those portions of the site boundaries requiring such screening to assure compatibility with adjacent existing or prospective land uses.

➤ **CRITERIA AND QUESTIONS**

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.

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.

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.

Dimensional Standards. The property will comply with development standards set out in the applicable zoning districts.

1. Will all your parcels or lots meet the minimum lots sizes and dimensions. Describe how the lots and parcels will comply.

APPLICANTS REPLY:

The minimum parcel size is 1 acre, and the smallest parcel created from this partition will be 1 acre.

2. Provide 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.

All lots shall be served from an established public or private water system or private source with the water available at each lot prior to recording the plat. The water quality shall be in accordance with the requirements of the Oregon Health Division, the Oregon Water Resources Department, and the Oregon Department of Environmental Quality.

If this is not a serial partition then the Planning Director, Planning Commission or Board of Commissioners can waive this requirement. In the case of a waiver proof needs to be provided that water could be provided in the future. Acceptable information may be well logs for the area.

When the water supply is distributed through a community system the proposed method of assuring the continued maintenance of the water system shall be provided.

If a waiver is granted the following statement shall be shown on the plat: a statement that no domestic water supply facility will be provided to the purchaser of any lot or parcel depicted in the proposed land division, even though a domestic water supply source may exist. This statement must be shown on the face of the final plat.

It is the responsibility of the applicant to deliver a copy of the statement to each prospective purchaser of a lot or parcel depicted in the land division pursuant to ORS 92.090(4)(c).

If the waiver is not being applied for then an applicant shall submit and comply with one of the following options:

- i. A certification by a city-owned domestic water supply system or by the owner of a privately owned domestic water supply system that water will be available to the lot line of each and every lot or parcel depicted in the proposed land division;
- ii. Where the proposed source of water is by individual or community wells, proof of an adequate supply of potable water for all anticipated needs of the platted area shall be presented. Proof of an adequate supply of potable water may consist of:
 1. Test wells, must have at least one well per five lots or parcels, or, in the case of lots or parcels averaging less than two acres, one well per ten acres. The test wells shall produce at least 1,000 gallons per day for two consecutive days for each proposed single-family residential site; and
 2. A hydrology report documenting the availability of potable water by describing the average depth, yield and quality and by giving a general history of wells in the area.

- iii. Where the proposed source of water is by a spring, creek, stream, pond, lake or other natural or man-made surface water impoundment, the following information shall be provided:
 1. Certificate of the water as potable by the County Health Department, appropriate state agency or by an approved private laboratory.
 2. Whether the source will be distributed through a community water system or through individual delivery systems;
 3. Whether water rights exist to the supply and, if so, the names of persons holding such rights and amounts allotted to each;
 4. The location of the sources of water supply;
 5. The year-round or seasonal nature of the water supply;
 6. Proof of an adequate water supply for all anticipated needs of the proposed development.
- iv. Storage tanks can be used to serve individual lots or parcels if needed. The tank needs to be a minimum of 1200 gallons to serve one single family dwelling.

How will this application comply with the water requirements?

APPLICANTS REPLY:

We are requesting a waiver. We know that Parcel 1 has a good source of water, so we anticipate that a water supply for Parcel 2 and 3 will be readily available.

3. Sewage disposal systems, both public and private, shall conform to the requirements of state law.

Provide written evidence that an on-site septic system(s) that is intended to remain in use after final approval was authorized by an approving authority; or, if written evidence is not available, provide a septic system evaluation (prepared by a professional qualified under ORS 700) that certifies the existing system(s) to be properly functioning and meets the requirements in OAR 340-071-0000. In any case, it must be shown that the existing septic system(s) is either located entirely on the same lot containing an existing dwelling, or that proper easements are provided to allow the continued use and maintenance of the system(s).

How will this application comply with the water requirements? Please supply a site evaluation from DEQ with your application.

APPLICANTS REPLY:

Parcel 1 has a well operating septic system, and the NRCS soils survey shows that the Parcels 2 and 3 have similar soils so we can infer that those parcels will receive favorable evaluations.

4. Grading and erosion. 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. The installation of storm sewers may be required where necessary to insure proper drainage, to conform to an established or proposed drainage system or to eliminate threat to the public health and safety. 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)

The Roadmaster will review plans and findings. A grading and erosion plan for drainage shall be provided to address or an analysis that drainage is not required.

Have you provided a grading plan showing drainage facility? Explain in detailed how this application complies with the criteria or why the criteria does not apply.

APPLICANTS REPLY:

A grading plan has not yet been completed. This will occur once the property has been partitioned and a contractor is selected.

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. 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.

What road system does the property access from? Does the property have sidewalks already or pedestrian ways?

APPLICANTS REPLY:

The property is accessed from Highway 101. There are no sidewalks on or adjacent to the property.

6. Hazard Zones – If this property is within a hazard or development overlay other requirements may apply. If you have Tsunami hazards signage and pathways may be required. Have you consulted with Planning Staff to understand what hazards may be applicable?

APPLICANTS REPLY:

The following hazards apply to this site: severe earthquake shaking, moderate liquefaction potential and moderate landslide potential.

TENTATIVE PARTITION PLAT

TENTATIVE PARTITION PLAT LOCATED IN THE SW 1/4 OF SECTION 30,
TOWNSHIP 29 SOUTH, RANGE 14 WEST, W.M., COOS COUNTY, OREGON.

PLAT NUMBER: _____
 INSTRUMENT NO. _____
 PARTITION PLAT FOR: _____
 PARTITION PLAT BY: _____
 PROPERTY OWNER: _____
 PARENT PARCEL DEED INSTRUMENT NO.: 2021-006092 & 2020-003089

SURVEYOR'S CERTIFICATE
 I, JERRY LEE ESTABROOK, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND
 THE ACCOMPANYING SURVEYING CERTIFICATE AND MAP HAVE CAUSED THIS PARTITION
 PLAT TO BE RECORDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH,
 RANGE 14 WEST, W.M., COOS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS
 FOLLOWS:
 BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 2 OF PLAT 2020-17,
 THENCE N027°19'E A31.1' TO A 5/8" IRON ROD WITH A CAP;
 THENCE S89°53'58"W 114.42';
 THENCE S89°53'58"W 114.42';
 THENCE N89°53'05"W 254.50' TO A POINT LOCATED WITH A SOUNDING FROM A PIN FINNER
 WHICH BEARS N89°10'09"W 69.56';
 THENCE N89°53'05"W 254.50' TO A 5/8" IRON ROD;
 THENCE S89°53'05"W 254.50' TO A POINT LOCATED WITH A SOUNDING FROM A PIN FINNER
 WHICH BEARS N031°23'E 25.29' TO A 1/2" IRON PIN;
 THENCE N031°23'E 25.29' TO A 1/2" IRON PIN;
 THENCE N03°49'E 103.33' TO THE POINT OF BEGINNING.

DECLARATION
 I, JERRY LEE ESTABROOK, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND
 THE ACCOMPANYING SURVEYING CERTIFICATE AND MAP HAVE CAUSED THIS PARTITION
 PLAT TO BE RECORDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.
 I, JERRY LEE ESTABROOK, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND
 THE ACCOMPANYING SURVEYING CERTIFICATE AND MAP HAVE CAUSED THIS PARTITION
 PLAT TO BE RECORDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92.

NEIL R. FREDMAN
 CAROLYN FREDMAN

ACKNOWLEDGMENT
 STATE OF OREGON
 COUNTY OF SANTA BARBARA
 BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2022,
 APPEARED NEIL R. FREDMAN AND CAROLYN FREDMAN, TO ME PERSONALLY,
 WITH INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME
 FOR THE PURPOSES AND CONSIDERATIONS ABOVE WRITTEN, I HAVE SET MY HAND AND
 SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
 BY COMMISSION EXPIRES _____

JERRY LEE ESTABROOK
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JERRY LEE ESTABROOK
 2025
 EXPIRES 12/31/23

COOS COUNTY ASSESSOR'S CERTIFICATE
 I, COOS COUNTY ASSESSOR, HEREBY CERTIFY THAT ALL VALUABLE TAXES AND ALL
 UPON THE TAX ROLLS WHICH HAVE BECOME OR WILL BECOME A Lien UPON THE
 PARCEL DURING THE TAX YEAR, HAVE BEEN PAID.
 STEVEN B. WANKS
 COOS COUNTY ASSESSOR
 DATE _____

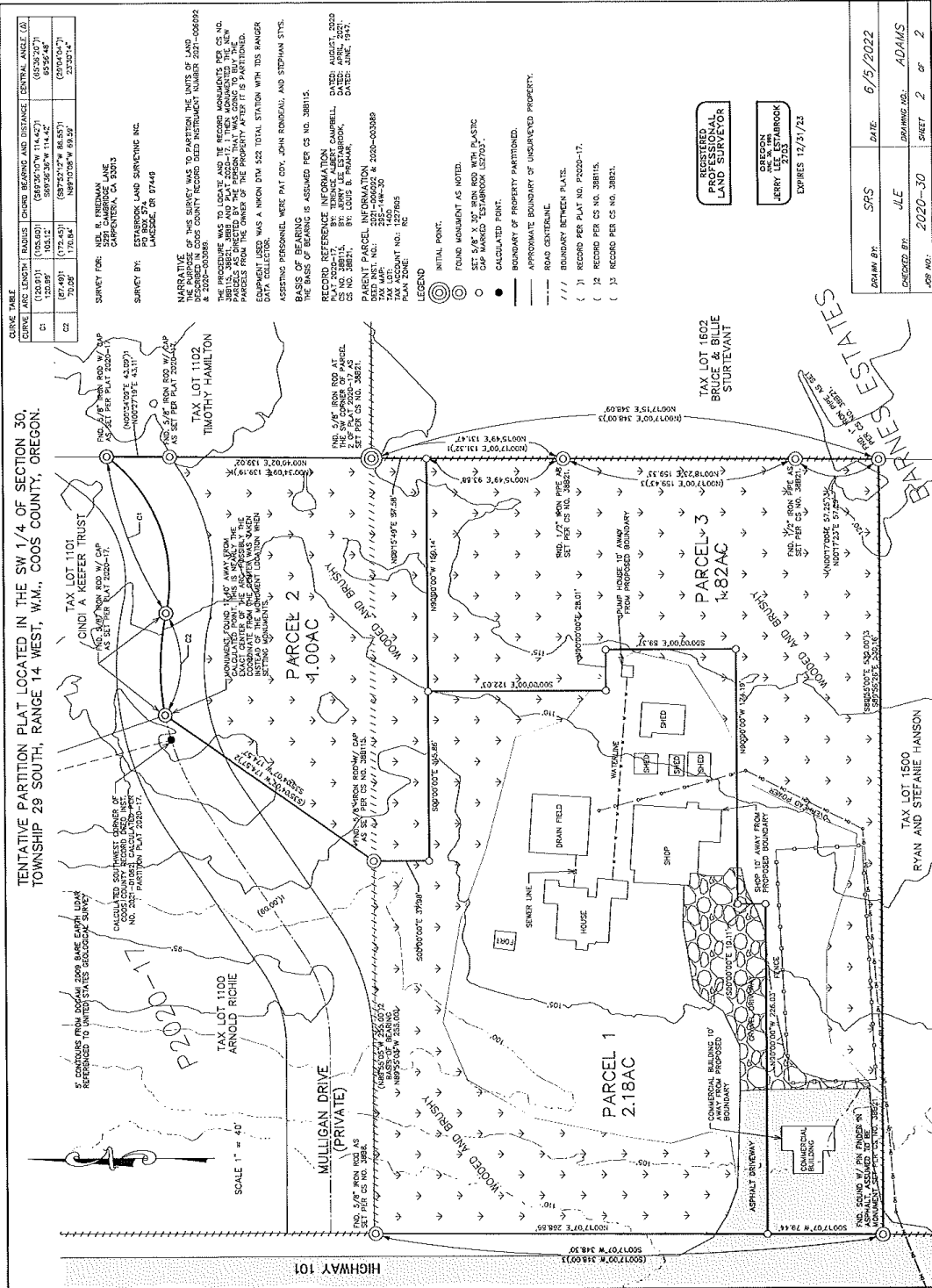
COOS COUNTY SURVEYOR'S CERTIFICATE
 I, COOS COUNTY SURVEYOR, HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE
 REQUIREMENTS OF ORS CHAPTER 92 AND THAT ALL NECESSARY RECORDS HAVE BEEN
 RECORDED AND FOR AN AGREEMENT HAS BEEN EXECUTED TO INSURE COMPLETION OF
 REQUIRED DOCUMENTATION PURSUANT TO COUNTY ORDINANCE PROVISIONS.
 JERRY LEE ESTABROOK
 COOS COUNTY SURVEYOR
 DATE _____

COOS COUNTY CLERK'S CERTIFICATE
 I, COOS COUNTY CLERK, HEREBY CERTIFY THAT THIS LAND
 PARTITION PLAT WAS RECORDED INTO THE COOS COUNTY RECORDS IN:
 MICROFILM IN: _____ CABINET; PAGE: _____ RECORD OF PLATS
 RECORDED THIS _____ DAY OF _____, 2022.
 DEBBE MURPHY
 COOS COUNTY CLERK
 DATE _____

COOS COUNTY PLANNING DIRECTOR'S CERTIFICATE
 I, COOS COUNTY PLANNING DIRECTOR, HEREBY CERTIFY THAT THE ACCOMPANYING
 DECLARATION COMPLES WITH THE APPLICABLE COOS COUNTY ZONING AND LAND
 DEVELOPMENT ORDINANCES.
 JERRY LEE
 COOS COUNTY PLANNING DIRECTOR
 DATE _____

COOS COUNTY ROADMASTER'S CERTIFICATE
 I, COOS COUNTY ROADMASTER, HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS IN
 CONFORMITY WITH THE APPLICABLE COOS COUNTY ZONING AND LAND DEVELOPMENT
 ORDINANCES.
 JERRY LEE
 COOS COUNTY ROADMASTER
 DATE _____

DRAWN BY:	SFS	DATE:	6/5/2022
CHECKED BY:	JLE	DRAWING NO.:	ADAMS
JOB NO.:	2020-30	SHEET	1 of 2



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE	CENTRAL ANGLE (D)
C1	120.971	108.601	S89°50'10"W 114.427'	60°59'29"11"
	120.971	108.601	S89°50'39"W 114.427'	60°59'29"11"
	170.841	155.841	N89°17'05"W 69.597'	23°30'14"1"
C2	50.281	45.281	N89°17'05"W 69.597'	23°30'14"1"

SURVEY FOR: MEL B. FREEMAN, 2222 JAMESON, CA 94533

SURVEY BY: ESBARNOCK LAND SURVEYING INC., LAKEOSCEOLA, OR 97446

REGISTERED PROFESSIONAL LAND SURVEYOR
 JERRY LESZINSKI
 EXPIRES 12/31/23

DRAMA BY: SRS
DATE: 6/5/2022

ENGINEER BY: JLE
DRAWING NO.: ADAMS

JOB NO.: 2020-30
SHEET 2 of 2

STATEMENT OF INTENT

Statement of Intent

The intention of this application is to partition the subject property into three parcels. The property is approximately 5.00 acres and generally level with multiple area which appear to be suitable for development. There is currently a house, shop, commercial building and a variety of out buildings. The property is accessed off of Highway 101. The NRCS soil survey describes the property as being entirely bullards sandy loam with 7 to 12 percent slopes. The property is moderately wooded with heavy underbrush.

This partition and future development will comply with RC requirements unless a variance is approved.

The intent of the Rural Center Designation "committed" rural nodes is to provide residential, commercial, and public/semi-public uses.

The purpose of the "RC" is to provide for the development of rural commercial, tourist commercial, residential and services facilities, necessities, convenience and supplies ancillary to nearby agricultural, forestry, recreational and rural residential uses and activities and to conserve energy by providing for needed commercial outlets in rural areas already "committed" as residential/commercial nodes.

New commercial uses that are consistent with the objectives of the "RC" district are those uses which are needed for the convenient shopping needs of the nearby rural population.

Only one Primary Use can exist, and any other use must be subordinate in size and nature. Pursuant to OAR-660-022-003 Commercial building or buildings in a rural unincorporated community shall not exceed 4,000 square feet of floor space.

The intention for the properties is to sell the parcels and let the buyer develop in compliance with state, county and rural center development requirements.

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:

(4) **Rural Center (RC)** - The following siting standards apply to all USES, activities and development within the RC zoning district.

(a) Minimum lot size - The minimum parcel/lot size in RC zoning district is one acre.

(b) Density or Size limits –

(1) Dwelling density shall be no more than one dwelling per lawfully created parcel unless otherwise provided for by this ordinance.

(2) If lawfully created parcels are less than one acre in size and not served by a public sewer then Department of Environmental Quality, State Building Codes and Oregon Department of Water Resources should be consulted by the developer prior to seeking a land use authorization to construct a dwelling as there may be development limitations.

- (c) Setbacks – No additional setback requirements.
- (d) Building Height – No additional Requirements.

TITLE REPORT



AmeriTitle, LLC
 1495 NW Garden Valley Blvd., Roseburg, OR 97471
 PHONE (541)672-6651 FAX (541)672-5793

March 3, 2022
 File Number: 521845AM
 Report No.: 2
 Title Officer: Teddi Underhill

Escrow Officer: Gail Foley

PRELIMINARY TITLE REPORT

Property Address: 47611, 47613, 47615 Highway 101, Bandon, OR 97411

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE	\$600,000.00	\$1,125.00
Proposed Insured: Russell B. Adams	Reissue Rate	
ALTA LENDER'S RESIDENTIAL (X) EXTENDED () STANDARD (Simultaneous)	\$615,228.00	\$581.00
Proposed Insured: Veterans United Home Loans		
Endorsements: OTIRO - End 209.10-06, 222-06 and 208.1-06		\$100.00

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of Stewart Title Guaranty Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 28th day of February, 2022 at 7:30 a.m., title is vested in:

Neil R. Friedman and Carolyn Friedman, as Tenants by the Entirety

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

Tax Information:

Taxes assessed under Code No. 5403 Account No. 1227805 Map No. 29-14W-30-01400
NOTE: The 2021-2022 Taxes: \$5,015.52, are Paid

6. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: June 24, 1957
[Book: 259, Page: 30](#)
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: June 3, 1960
Book: 278, Page: 556
Instrument No.: [26705](#)
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: General Telephone Company of the Northwest, Inc., a corporation
Recorded: February 13, 1973
Instrument No.: [73-2-81851](#)

10. Easement(s) as shown on the Final Partition Plat No. 2020 #17, CAB C-758, Recorder's No. [2020-08673](#).
11. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

IF THE ABOVE EXCEPTION IS TO BE REMOVED FROM A FORTHCOMING POLICY PRIOR TO THE EXPIRATION OF THE STATUTORY LIEN PERIOD, THE COMPANY MUST BE CONTACTED REGARDING ITS UNDERWRITING REQUIREMENTS FOR EARLY ISSUE.

12. Persons in possession or claiming the right of possession.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

INFORMATIONAL NOTES:

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Russell B. Adams

NOTE: We find the following deeds affecting said Land recorded within 24 months of the date of this report:

Document: Statutory Warranty Deed

Grantor: Steven J. Rousculp and Mariko A. Rousculp

Grantee: Neil R. Friedman and Carolyn Friedman, as Tenants by the Entirety

Recorded: March 25, 2020

Instrument No.: 2020-03089

Document: Statutory Warranty Deed

Grantor: Harold Mast

Grantee: Neil R. Friedman and Carolyn Friedman, husband and wife

Recorded: September 18, 2020

Instrument No.: 2020-09175

Document: Property Line Adjustment

Grantor: Neil R. Friedman and Carolyn Friedman, husband and wife

Grantee: Neil R. Friedman and Carolyn Friedman, as Tenants by the Entirety

Recorded: June 2, 2021

Instrument No.: 2021-06092

NOTE: This Report No. 2 was updated to reflect the following changes:

1. Change Loan Amount
2. Add Lender's Proposed Insured
3. Correct Buyer's Name
4. Bring Current

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

End of Report

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 1235 feet North of the Southwest corner of Section 30, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence East parallel to the North line of said Section 30 a distance of 560 feet; thence North parallel to the West line of Section 30, a distance of 348 feet, more or less, to the South line of a tract of land deeded to Herbert W. Lindvall, etux, in Deed, Book 259, Page 30, Records of Coos County, Oregon; thence West along the South line of said Lindvall tract 560 feet, more or less, to the West line of said Section 30; thence South along the West line of said Section 30 a distance of 348 feet, more or less, to the point of beginning, Coos County, Oregon.

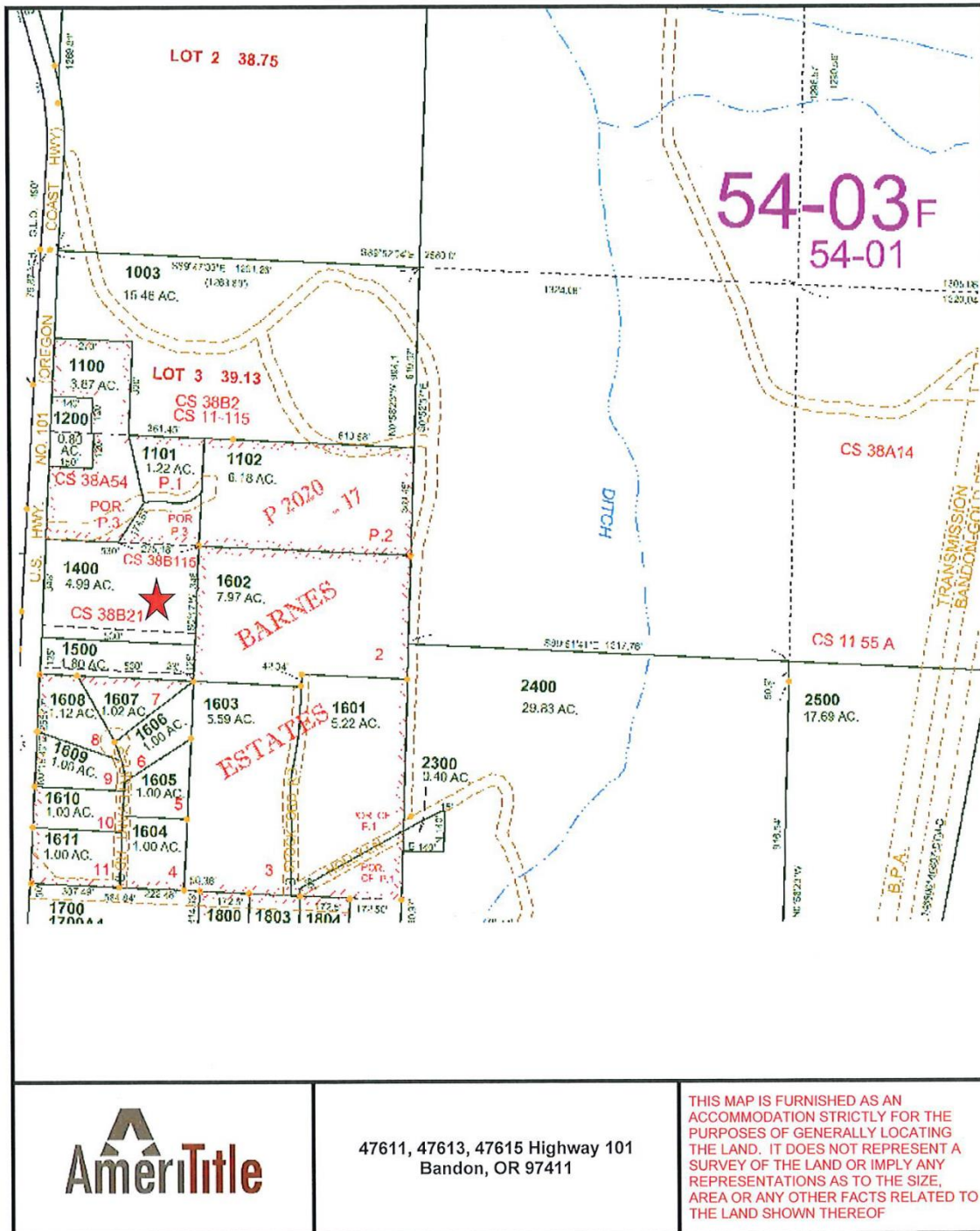
SAVING AND EXCEPTING the portion of the above described property lying within public roads.

ALSO located in the Southwest quarter of Section 30, Township 29 South, Range 14 West, Willamette Meridian, Coos County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod at the Southeast corner of Parcel 3 of Coos County Record Plat 2020-17; thence North $00^{\circ} 40' 02''$ East 139.02 feet to a 5/8 inch iron rod on the Southerly boundary of Mulligan Drive; thence North $00^{\circ} 27' 19''$ East 43.11 feet to a 5/8 inch iron rod at the centerline of Mulligan Drive; thence along the centerline of Mulligan Drive on a 105.12 foot radius curve to the right, through a central angle $65^{\circ} 56' 48''$ for a distance of 120.99 feet to a 5/8 inch iron rod, the long chord of which bears South $69^{\circ} 36' 36''$ West 114.42 feet; thence on a 170.84 foot radius curve to the left, through a central angle $23^{\circ} 30' 14''$ for a distance of 70.08 feet to a 5/8 inch iron rod, the long chord of which bears North $89^{\circ} 10' 08''$ West 69.59 feet; thence South $35^{\circ} 04' 07''$ West 174.57 feet to a 5/8 inch iron rod; thence South $89^{\circ} 55' 05''$ East 275.18 feet to the point of beginning.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

29-14W-30-01400



47611, 47613, 47615 Highway 101
Bandon, OR 97411

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

Crystal Orr

From: Planning Department
Sent: Tuesday, June 7, 2022 8:11 AM
To: 'estabrooksurveying@gmail.com'; Planning Department
Cc: 'Russel Adams'; belladuna5@yahoo.com
Subject: RE: Partition Application for Neil Friedman at 29S-14W-30-1400

Your drawing was actually pretty great for what we are needing. Thank You, I do appreciate how well you work with us.

Crystal Orr

Planner I
Coos County Planning
60 E Second St, Coquille, OR 97423 (Physical address)
225 N Adams St, Coquille, OR 97423 (Mailing Address)
541-396-7770

From: estabrooksurveying@gmail.com <estabrooksurveying@gmail.com>
Sent: Tuesday, June 7, 2022 5:36 AM
To: Planning Department <Planning@co.coos.or.us>
Cc: 'Russel Adams' <russadams420@gmail.com>; belladuna5@yahoo.com
Subject: RE: Partition Application for Neil Friedman at 29S-14W-30-1400

This Message originated outside your organization.

Good morning, Crystal:

Staff will need the required paper maps as stated within the requirements as well. **I'll get those out there today.**

If you are requesting a waiver for water requirements you still need to supply water well logs or some other information to determine that water could be supplied in the future. **Please see attached. I'll be sure to include that in the future. It's not my proudest drawing, but it should get the message across.**

Is the following true: Parcel 1 and 2 is proposing to access via Mulligan and Parcel 3 is accessing via Highway 101? **Only Parcel 1 will be accessed from Mulligan Drive. Since it was once part of Parcel 1 of P2020-17, it's the only part that the easement is deeded to.**

Thank you,

Stephan Stys, PE, LSI
Estabrook Land Surveying
PO Box 574, Lakeside, OR 97449
Cell: 541-294-6915
E-mail: estabrooksurveying@gmail.com

From: Planning Department <Planning@co.coos.or.us>
Sent: Monday, June 6, 2022 3:23 PM
To: estabrooksurveying@gmail.com; Planning Department <Planning@co.coos.or.us>; 'Krystal Walden' <kcwalden90@gmail.com>

Cc: 'Russel Adams' <russadams420@gmail.com>; belladuna5@yahoo.com
Subject: RE: Partition Application for Neil Friedman at 29S-14W-30-1400

Hello,

The fee is \$1938.00.

Staff will need the required paper maps as stated within the requirements as well.

If you are requesting a waiver for water requirements you still need to supply water well logs or some other information to determine that water could be supplied in the future.

Is the following true: Parcel 1 and 2 is proposing to access via Mulligan and Parcel 3 is accessing via Highway 101?

Crystal Orr

Planner I
Coos County Planning
60 E Second St, Coquille, OR 97423 (Physical address)
225 N Adams St, Coquille, OR 97423 (Mailing Address)
541-396-7770

From: estabrooksurveying@gmail.com <estabrooksurveying@gmail.com>
Sent: Sunday, June 5, 2022 1:14 PM
To: Planning Department <Planning@co.coos.or.us>; 'Krystal Walden' <kcwalden90@gmail.com>
Cc: 'Russel Adams' <russadams420@gmail.com>; belladuna5@yahoo.com
Subject: Partition Application for Neil Friedman at 29S-14W-30-1400

This Message originated outside your organization.

Hello:

I've attached a complete partition application for the partition of 29S-14W-30-1400. Russ Adams will be making a check by for the application fee. How much should he make the check out for?

Thank you,

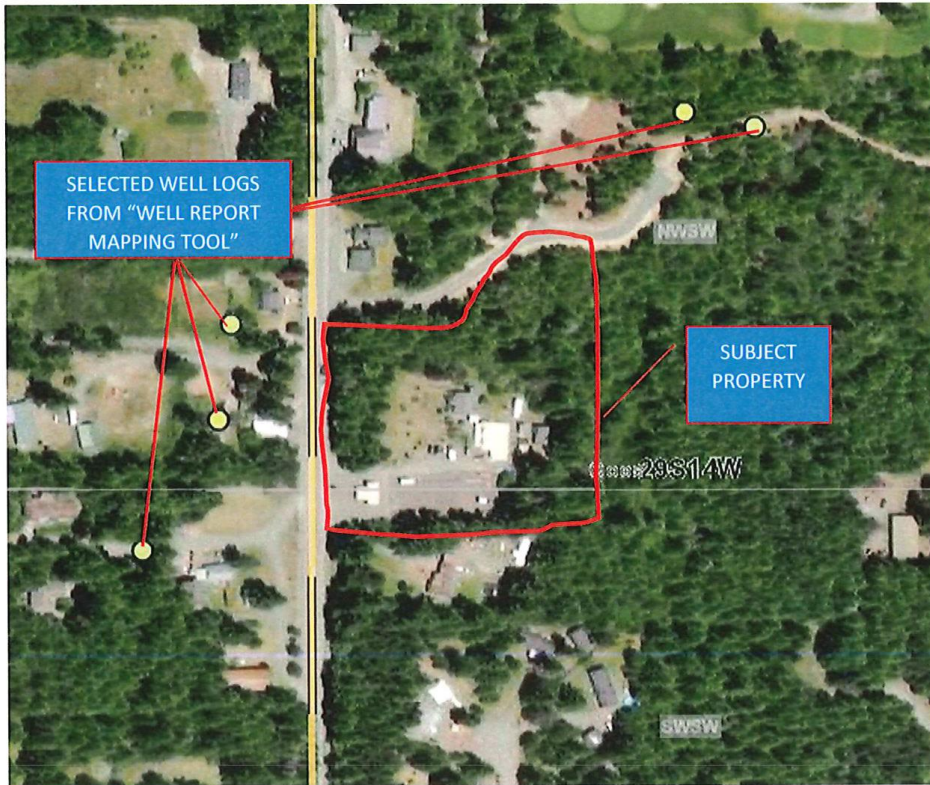
Stephan Stys, PE, LSI
Estabrook Land Surveying
PO Box 574, Lakeside, OR 97449
Cell: 541-294-6915
E-mail: estabrooksurveying@gmail.com

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Map and well logs are provided by: Oregon Water Resources Department.

The points on the map do not appear to be close to accurate but they do give a very general idea of the location.

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

COOS 57894
5/13/2021

WELL I.D. LABEL# L 139365
START CARD # 1051442
ORIGINAL LOG #

(1) LAND OWNER Owner Well I.D.
First Name TIM Last Name HAMILTON
Company
Address 68510TH ST SW
City BANDON State OR Zip 97411

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
Casing: Dia + From To Gauge Stl Plstc Wld Thrd
Material From To Amt sacks/lbs
Seal:

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
Depth of Completed Well 72.00 ft.
BORE HOLE SEAL sacks/lbs
Dia From To Material From To Amt lbs
10 0 73 Bentonite Chips 0 35 19 \$
Calculated 18.4
Calculated
How was seal placed: Method A B C D E
 Other POURED
Backfill placed from ft. to ft. Material
Filter pack from 35 ft. to 73 ft. Material SAND Size 12/20
Explosives used: Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount Actual Amount

(6) CASING/LINER
Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd
6 2 4 250
5 1.6 67 SDR20
Shoe Inside Outside Other Location of shoe(s)
Temp casing Yes Dia From + To

(7) PERFORATIONS/SCREENS
Perforations Method
Screens Type JOHNSON Material SS
Perf/ Casing/Screen Screen Liner Dia From To Scrn/slot Slot # of Tele/ width length slots pipe size
Screen Casing 5 67 72 .012

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)
15 17 72 2
Temperature 52 °F Lab analysis Yes By
Water quality concerns? Yes (describe below) TDS amount 115 ppm
From To Description Amount Units

(9) LOCATION OF WELL (legal description)
County coos Twp 29.00 S N/S Range 14.00 W E/W WM
Sec 30 NW 1/4 of the SW 1/4 Tax Lot 1102
Tax Map Number Lot
Lat " or 43.03083181 DMS or DD
Long " or -124.41242496 DMS or DD
 Street address of well Nearest address
NO SITE ADDRESS: MULLIGAN AND HWY 101
BANDON, OR 97411

(10) STATIC WATER LEVEL
Date SWL (psi) + SWL (ft)
Existing Well / Pre-Alteration
Completed Well 5/5/2021 37
Flowing Artesian? Dry Hole?
WATER BEARING ZONES Depth water was first found 37.00
SWL Date From To Est Flow SWL (psi) + SWL (ft)
4/15/2021 37 72 15 37

(11) WELL LOG Ground Elevation
Material From To
BROWN SAND & CLAY 0 1
BROWN SAND COMPREST 1 11
BROWN SAND & CLAY MIX 11 35
LT BROWN SAND 35 59
GRAY SAND 59 72.6
GRAY CLAY 72.6 73
Date Started 4/14/2021 Completed 5/5/2021

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number Date
Signed

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1381 Date 5/13/2021
Signed RONALD BARRINGTON (E-filed)
Contact Info (optional)

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

COOS 56299
6/17/2016

WELL I.D. LABEL# 119743
START CARD # 1030929
ORIGINAL LOG #

(1) LAND OWNER
Owner Well I.D. 1594
First Name ROB Last Name WINTERSTEEN

Company
Address 70 BOWERS TOWN ROAD
City WASHINGTON State NJ Zip 07882

(2) TYPE OF WORK
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
Casing: Dia 6 From 0.16 To 77 Gauge 250 Stl Plstc Wld Thrd
Material From To Amt sacks/lbs

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other

(4) PROPOSED USE
 Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
Depth of Completed Well 78.16 ft.

BORE HOLE SEAL

Dia	From	To	Material	From	To	Amt	sacks/lbs
6	0	78.16					
						Calculated	
						Calculated	

How was seal placed: Method A B C D E
 Other PREVIOUSLY INSTALL
Backfill placed from _____ ft. to _____ ft. Material _____
Filter pack from 38 ft. to 78.16 ft. Material SAND Size 10/20
Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount _____ Actual Amount _____

(6) CASING/LINER

Casing/Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	6	<input checked="" type="checkbox"/>	1.3	77.16	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4	<input checked="" type="checkbox"/>	1	68.16	Sch40	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Shoe Inside Outside Other Location of shoe(s) _____
Temp casing Yes Dia _____ From _____ To _____

(7) PERFORATIONS/SCREENS
Perforations Method
Screens Type Johnson V-wire Material PVC

Perf/Screen	Casing/Screen	Dia	From	To	Scr/slot width	Slot length	# of slots	Tele/pipe size
Screen	Liner	4	68.16	78.16	.02			4

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
15		78	1

Temperature 52 °F Lab analysis Yes By _____
Water quality concerns? Yes (describe below) TDS amount 79 ppm
From To Description Amount Units

(9) LOCATION OF WELL (legal description)
County coos Twp 29.00 S N/S Range 15.00 W E/W WM
Sec 25 NE 1/4 of the SE 1/4 Tax Lot 1100
Tax Map Number _____ Lot _____
Lat _____ " or 43.02991772 DMS or DD
Long _____ " or -124.41580167 DMS or DD
 Street address of well Nearest address
47636 HWY 101, BANDON

(10) STATIC WATER LEVEL
Date _____ SWL(psi) _____ + SWL(ft) _____
Existing Well / Pre-Alteration Completed Well 6/16/2016 32.5
Flowing Artesian? Dry Hole?
WATER BEARING ZONES Depth water was first found 32.50
SWL Date From To Est Flow SWL(psi) + SWL(ft)

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
6/16/2016	32.5	78.16	20		32.5

(11) WELL LOG Ground Elevation 125.00

Material	From	To
Well previously drilled, no well log available. well was producing a copious amount of sand. Pump was pulled and depth checked @ 68', where pump was set.	0	78.16
Hole was cleaned with air & water to 78'	0	78.16
Hole collapsed back to 68'. Hole was flushed w/water to 78.16 and 4" pvc screen & casing was installed & sand packed. Well was developed w/air & water	0	78.16
After cleaning well producing +/- 15gpm	0	78.16
1' of 6" steel casing was welded to top existing casing which was 1" above ground	0	78.16
Original casing & seal not altered.	0	78.16

Date Started 6/16/2016 Completed 6/16/2016

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number _____ Date _____
Signed _____


(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1493 Date 6/17/2016
Signed JAMES A MACK SR (E-filed)
Contact Info (optional) BANDON WELL & PUMP COMPANY 541-347-7867

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

COOS 56299

6/17/2016

Map of Hole

STATE OF OREGON WELL LOCATION MAP This map is supplemental to the WATER SUPPLY WELL REPORT	Oregon Water Resources Department 725 Summer St NE, Salem OR 97301 (503)986-0900	
LOCATION OF WELL Latitude: 43.0299177189 Datum: WGS84 Longitude: -124.41580166514 Township/Range/Section/Quarter-Quarter Section: WM 29S 15W 25 NESE Address of Well: 47636 HWY 101, BANDON	Well Label: 119743 Printed: June 17, 2016	<small>DISCLAIMER: This map is intended to represent the approximate location for the well. It is not intended to be construed as survey accurate in any manner. Provided by well constructor</small>



STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

COOS 57588
9/16/2019

WELL I.D. LABEL#	L129825
START CARD #	1044816
ORIGINAL LOG #	coos 4381

(1) LAND OWNER Owner Well I.D. 1830
First Name MICHAEL Last Name SCHULZ

Company _____
Address 55883 FERRY ROAD
City BANDON State OR Zip 97411

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION

Dia	From	To	Gauge	Stl	Plstc	Wld	Thrd
6	0.5	74	17	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Material	From	To	Amt	sacks/lbs
Seal: Other	0	12	200	Pounds

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
Depth of Completed Well 74.00 ft.

BORE HOLE

Dia	From	To	Material	From	To	Amt	sacks/lbs
6	0	74				Calculated	
						Calculated	

How was seal placed: Method A B C D E
 Other PREVIOUSLY INSTALL
Backfill placed from _____ ft. to _____ ft. Material _____
Filter pack from 46 ft. to 74 ft. Material SAND Size 12/20
Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount _____ Actual Amount _____

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6	<input checked="" type="checkbox"/>	1.5	74	.250	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	4	<input type="checkbox"/>	2	64	Sch 40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Shoe Inside Outside Other Location of shoe(s) _____
Temp casing Yes Dia _____ From + _____ To _____

(7) PERFORATIONS/SCREENS
Perforations Method _____
Screens Type Johnson V-Wire Material PVC

Perf/Screen	Casing/Liner	Dia	From	To	Scrtn/slot width	Slot length	# of slots	Tele/pipe size
Screen	Liner	4	64	74	.02			4

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
Yield gal/min _____ Drawdown _____ Drill stem/Pump depth _____ Duration (hr) _____
Temperature 52 °F Lab analysis Yes By _____

Water quality concerns?	From	To	Description	TDS amount	ppm	Units
				72		

(9) LOCATION OF WELL (legal description)
County coos Twp 29.00 S N/S Range 15.00 W E/W WM
Sec 25 NE 1/4 of the SE 1/4 Tax Lot 1200
Tax Map Number _____ Lot _____
Lat _____ or 43.02946797 DMS or DD
Long _____ or -124.41589234 DMS or DD
 Street address of well Nearest address
87474 HARVEY LN. BANDON

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+ SWL (ft)
	9/16/2019		32.2
Completed Well	9/16/2019		32.2

Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 32.16

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)

(11) WELL LOG Ground Elevation 69.00

Material	From	To
Well originally drilled 6/30/1960	0	74
Coos 4381. Well was pumping a copious amount of sand. Flushed hole w/air & water. Removed heavy iron scale, sand & silt from 69'-74'. filled hole w/water & set 10' of 4" screen & solid pipe & sand	0	74
packed. Developed well with air & water til clear. Reset customers pump.	0	74
Original casing & seal not disturbed	0	74

Date Started 9/16/2019 Completed 9/16/2019

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number 1759 Date 9/16/2019
Signed CHRISTOPHER KERSEY (E-filed)

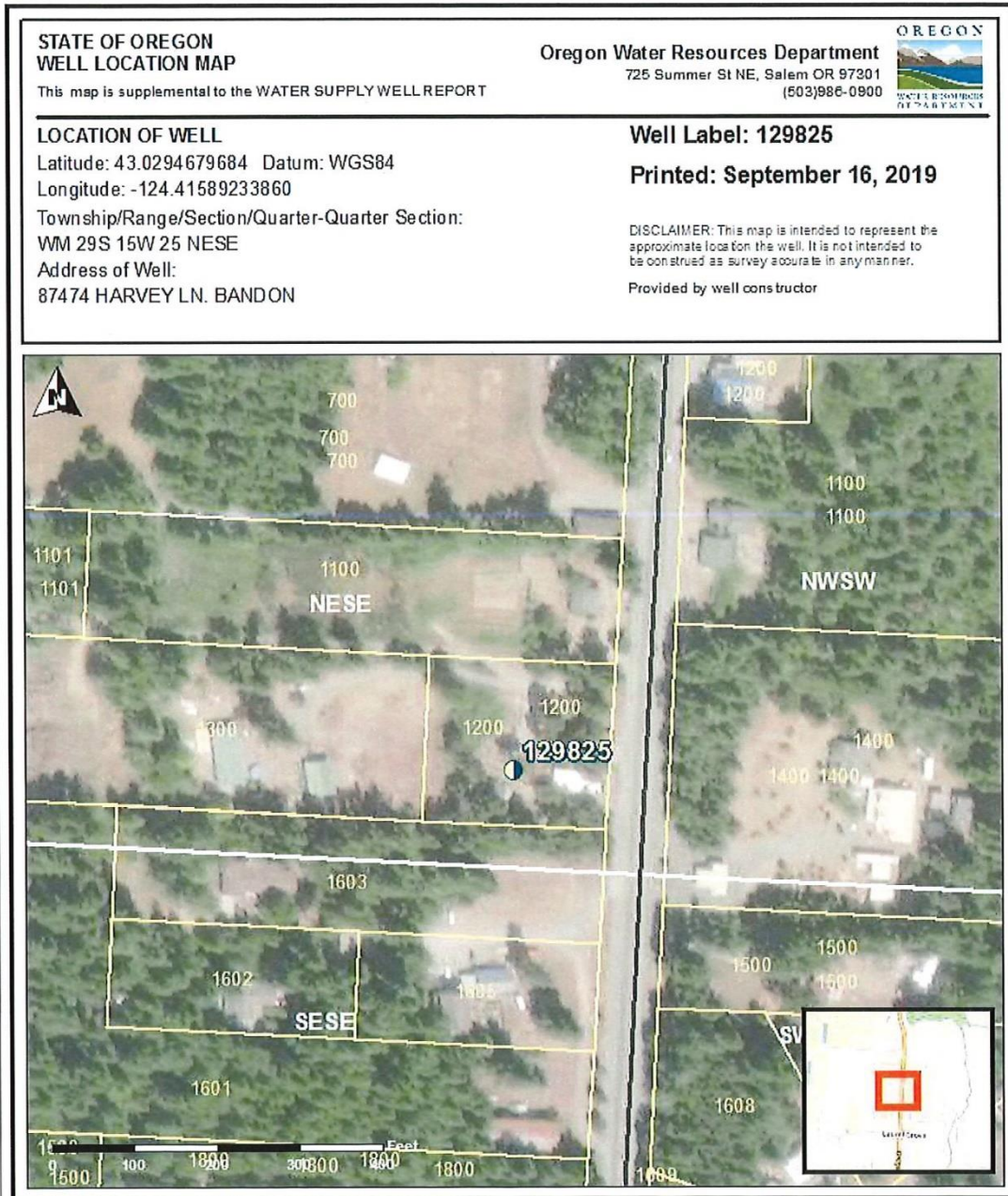
(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1493 Date 9/16/2019
Signed JAMES MACK SR (E-filed)
Contact Info (optional) Bandon Well & Pump Co. (541) 347-7867

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

COOS 57588

9/16/2019

Map of Hole




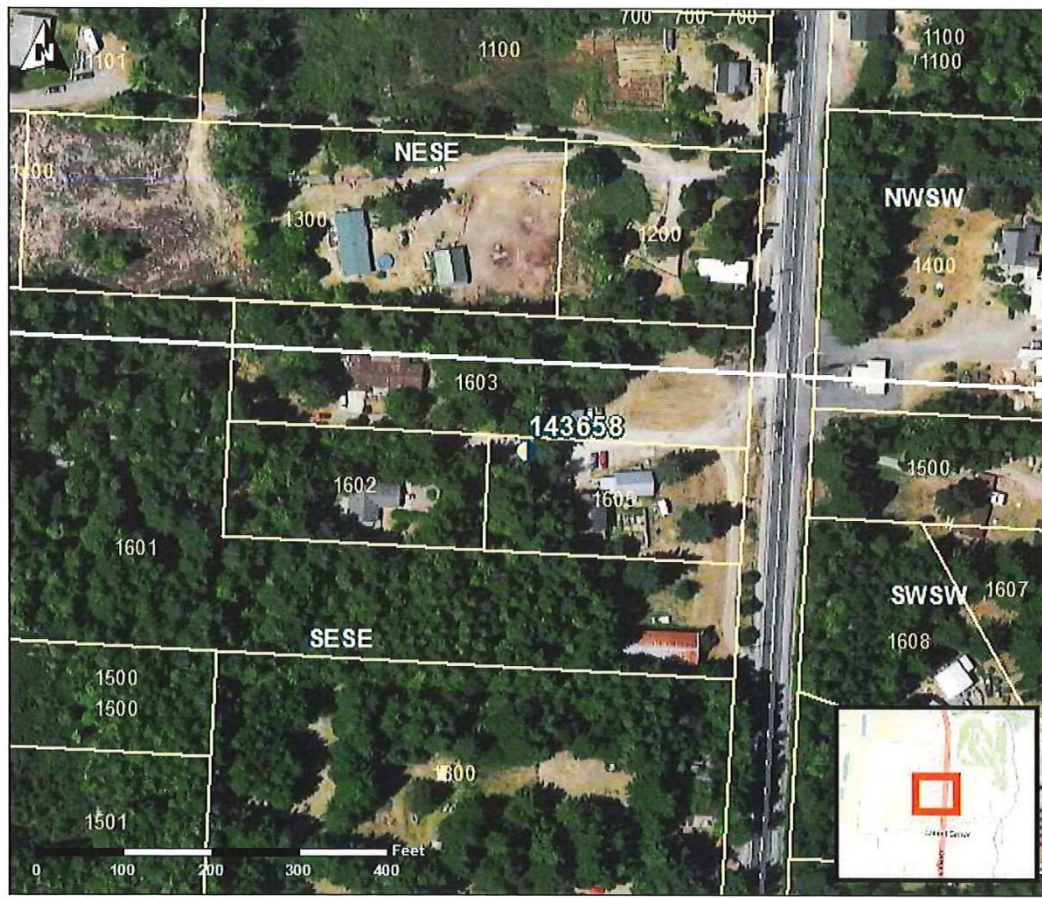
WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

COOS 58066

4/15/2022

Map of Hole

STATE OF OREGON WELL LOCATION MAP This map is supplemental to the WATER SUPPLY WELL REPORT	Oregon Water Resources Department 725 Summer St NE, Salem OR 97301 (503)986-0900	
LOCATION OF WELL Latitude: 43.02886144 Datum: WGS84 Longitude: -124.41638352 Township/Range/Section/Quarter-Quarter Section: WM29.00S15.00W25SESE Address of Well: 87456 WHISTLING DR, BANDON, OR 97411	Well Label: 143658 Printed: April 15, 2022	<small>DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner. Provided by well constructor</small>





Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER:

Date Received: _____ Receipt #: _____ Received by: _____

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) Neil and Carolyn Friedman

Mailing address: 5291 Cambridge Lane, Carpenteria, CA 93013

Phone: 805-319-0304 Email: belladuna5@yahoo.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
29S	14W	30	Select	Select	1400
Select	Select	Select	Select	Select	

Tax Account Number(s): 1227805 Zone: Select Zone Rural Center
 Tax Account Number(s) _____ Please Select

B. Applicant(s) Stephan Stys

Mailing address: 306 N 8th Street, Coos Bay, OR 97420

Phone: 541-294-6915 estabrooksurveying@gmail.com

C. Consultant or Agent: Stephan Stys

Mailing Address 306 N 8th Street, Coos Bay, OR 97420

Phone #: 541-294-6915 Email: estabrooksurveying@gmail

- Type of Application Requested
- | | | |
|--|--|---|
| <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Administrative Conditional Use Review - ACU | <input checked="" type="checkbox"/> Land Division - P, SUB or PUD |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone | <input type="checkbox"/> Variance - V | <input type="checkbox"/> Home Occupation/Cottage Industry |

Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic
 School District: Bandon Fire District: Bandon RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

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](#)

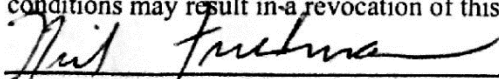
D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

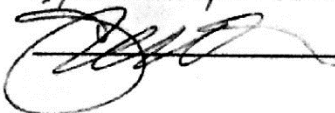
Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable)
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing





ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 47615 Highway 101

Type of Access: State Hwy - Provide Access Permit Name of Access: Highway 101

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- 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;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance ([CCZLDO](#)) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR
NEW DRIVEWAY: 87474 Harvey Ln.

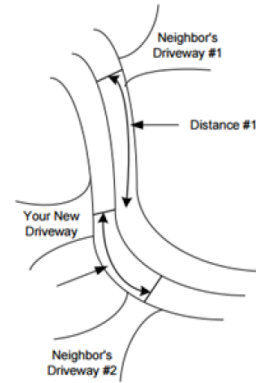
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW
DRIVEWAY: 35'

Is this driveway on the same side of the road as your
Driveway: No

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR
NEW DRIVEWAY: 87429 Whistling Dr.

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW
DRIVEWAY: 50'

Is this driveway on the same side of the road as your
Driveway: No



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

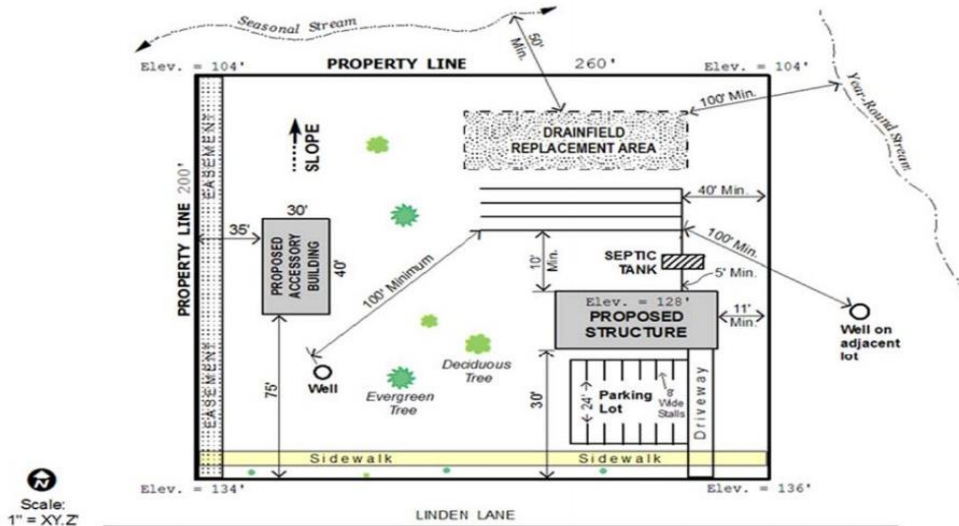
Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

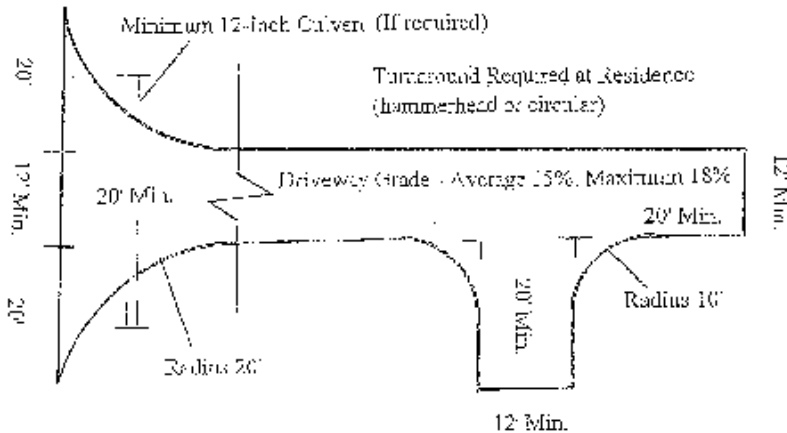
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



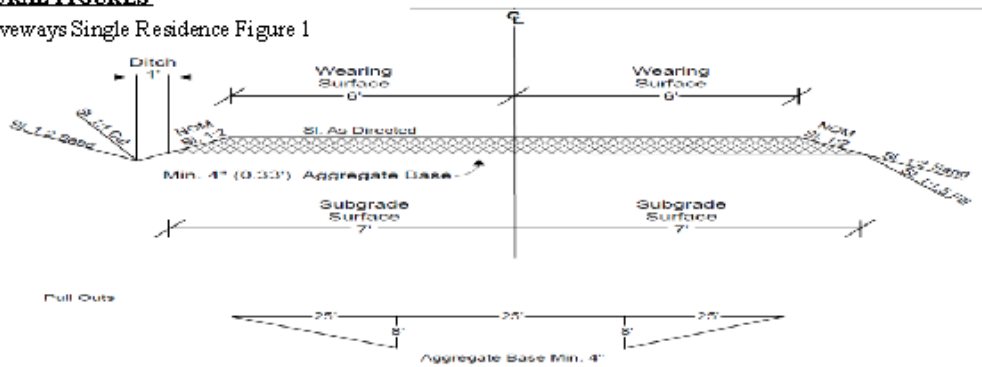
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

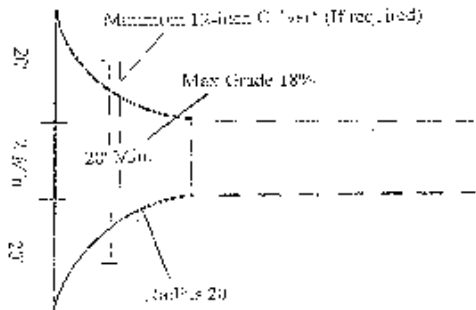
Forestry, Mining or Agricultural Access Standard drawing

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100’ both directions
- Speed greater than 35 mph – 150’ both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
 The access will be developed from the edge of the developed road.

Figure 7.1.450

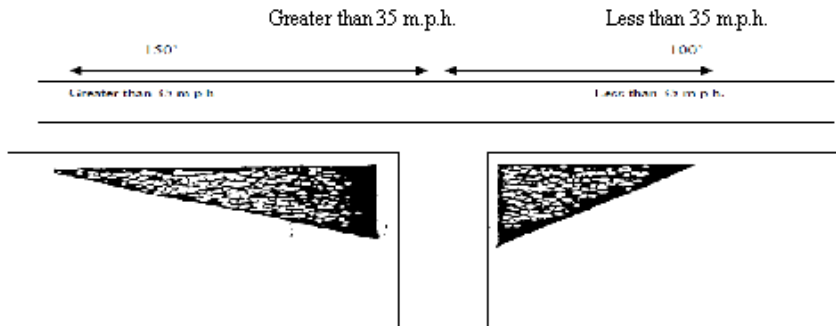


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-wayline.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi-family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

**LAND DIVISION
SUPPLEMENTAL APPLICATION**

Coos County Planning
Land Division Supplemental Application

VI. Additional Information Required –

1. Lien holder(s) name: NA
2. List of Easements and type: None.
3. Covenants or Deed Restrictions that apply: None
4. Legal Access and maintenance agreements: None
5. Is the subject property part of an existing plat (partition or subdivision) Yes, answer the following:
 - a. What year was the plat recorded; and NA
 - b. Was it part of a partition or subdivision? Remember if property that has been partitioned or was part of a partition within the prior three years then the partition shall be reviewed pursuant to subdivision criteria.
6. Does the property current have water, sewer or on-site septic, Development?
7. Is the applicant requesting the Planning Director to waive the water requirements yes no, and if yes please explain why. Please see Land Division Required Material
8. Are there natural hazards that apply to this property? **Yes**
Severe earthquake shaking, Moderate liquefaction potential, Moderate landslide potential
9. Is any portion of this property located within the Coastal Shoreland Boundary or Estuary? If so this shall be indicated on the plat. If within a CSB there will be additional site development criteria that apply. **No**
10. Is this property with the Beaches and Dunes? If so, this feature shall be identified and a noted that additional criteria may apply. **No**

VII. General Outline of process – If there is missing information the application will be deemed incomplete. The following is a general outline of the process for the review of land divisions in Coos County:

- a. Application is filed and reviewed for completeness pursuant to §5.0.200;
- b. 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;

- c. 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;
- d. 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;
- e. Applicant constructs or bonds for required improvements;
- f. County Roadmaster inspects construction unless improvements are bonded;
- g. Applicant submits final plat after all conditions of approval have been completed;
- h. Planning Department coordinates review of final plat by affected County Departments;
- i. Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications;
- j. Planning Director reviews final plats for partitions not proposing public dedications; and
- k. 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)

VIII. SECTION 6.2.350 TENTATIVE PLAT REQUIRMENTS (Tentative Plan):

- 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').
 - d. If the tentative plat requirements have not been met the application will be deemed incomplete until the maps have been correct and at that time the Technical Review Committee meeting will be scheduled.
- 2. Information required for tentative plat.
 - a. All Land Divisions
 - North arrow, scale and date of the drawing.
 - Appropriate identification clearly stating the map is a tentative plat.
 - Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
 - 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)].
 - The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
 - Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
 - The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
 - 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.

- 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.
 - 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.
 - Easements, together with their dimensions, purpose and restrictions on use.
 - Zoning classification of the land and Comprehensive Plan map designation.
 - Draft of proposed restrictions and covenants affecting the plat if applicable. If not applicable indicate that on the form.
 - Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards. Applicable natural hazards may be verified with planning staff.
 - 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 – Shall include the following additional information:
- The proposed name of the subdivision must be on the plat.
 - The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
 - Private streets and all restrictions or reservations relating to such private streets.
 - 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.
 - Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
 - The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
 - 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.

IX. Criteria: The following criteria will need to be addressed:

- 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:
 - i. The information required by this Article has been provided;
 - ii. The design and development standards of Chapter 6 have been met;
 - 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, then 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.
 - vi. 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.
- c. 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:
 - i. roadway and plat design modifications;
 - ii. utility design modifications;
 - iii. conditions deemed necessary to provide safeguards against documented geologic hazards; and/or
 - iv. Other conditions deemed necessary to implement the objectives of the Comprehensive Plan.

LAND DIVISION REQUIRED MATERIAL

➤ **ALL APPLICATIONS SHALL INCLUDE THE FOLLOWING MATERIALS:**

All applications for land divisions shall be submitted to the Planning Department as required by this Article.

➤ **BASIC APPLICATION REQUIREMENTS**

- a. An application and a tentative plat for approval shall be initiated as provided in Section 5.0.150 of this ordinance.

SECTION 5.0.150 APPLICATION REQUIREMENTS:

Applications for development or land use action shall be filed 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. An application shall not be considered to have been filed until all application fees have been paid. All applications shall include the following:

1. Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser. The application shall include the signature of all owners of the property. A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.
2. An application for a variance to the requirements of the Airport Surfaces Overlay zone may not be considered unless a copy of the application has been furnished to the airport owner for advice as to the aeronautical effects of the variance. If the airport owner does not respond to the application within twenty (20) days after receipt, the Planning Director may act to grant or deny said application.
3. One original and one exact unbound copy of the application or an electronic copy shall be provided at the time of submittal for all applications.

An application may be deemed incomplete for failure to comply with this section. The burden of proof in showing that an application complies with all applicable criteria and standards lies with the applicant.

- 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').

➤ **ALL TENTATIVE PLATS:**

- 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.

➤ **SUBDIVISIONS – IN ADDITION TO REQUIREMENTS ABOVE THE FOLLOWING SHALL BE INCLUDED:**

- xvi. The proposed name of the subdivision must be on the plat.
- xvii. The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
- xviii. Private streets and all restrictions or reservations relating to such private streets.
- xix. 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.
- xx. Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
- xxi. The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
- xxii. Proposed means and location of sewage disposal and water supply systems.

➤ **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.

➤ **ACCESS AND EASEMENTS FOR LAND DIVISIONS**

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.

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.

➤ **Planned Unit Developments – All platting requirements under partitions and subdivisions apply along with the following:**

SECTION 6.2.600 PLANNED UNIT DEVELOPMENTS (PUD):

The provisions of this Article shall be known as the Planned Unit Development requirements and procedures. Its purpose is to set forth the objectives, principles, standards, and procedures to be used in developing a Planned Unit Development (PUD). The Planned Unit Development Article is designed to permit the flexibility needed to encourage the appropriate development of tracts of land that are large enough to allow the use of individualized site planning. It is intended to provide flexibility in the application of certain regulations in a manner consistent with the general intent and provisions of the Comprehensive Plan for Coos County and this Ordinance,

thereby promoting a harmonious variety of uses, the economy of shared services and facilities, compatibility of surrounding areas and the creation of attractive, healthful, efficient and stable environments for living, shopping, recreation, or working.

Planned Unit Development, for purposes of this Article, is described as: an optional approach to community development which allows modification of more or less rigid setback, lot size specifications, and land use provisions of Chapter IV (Zoning) of this Ordinance, and instead establishes broad standards and goals to be followed, thus enabling and encouraging flexibility of design and development. Often based on the concept of cluster planning, it allows single-family houses and multiple-family dwellings of varying sizes, and appropriate institutional, and commercial uses to be built in the same development, thus inviting considerable variety in both tract and building design and uses, the possible retention of natural settings or community recreational areas, and reduced street and utility installation cost. Although the density of the total area remains consistent with that of conventional development, emphasis is placed on the relationship between buildings, uses, and open space, and the most efficient use of both natural and development resources, rather than planning on a lot-by-lot or building-by-building basis. All PUD proposals shall comply with ORS 94 and meet platting requirements set forth in this Article. If there are four or more dwelling units then the subdivision requirements apply.

SECTION 6.2.650 PUD USES:

The buildings and uses permitted in a Planned Unit Development shall be governed by the parent district, pertinent floating zones, and special considerations map restrictions. In addition to the uses permitted by the parent district, the following uses shall also be permitted:

1. Multiple-family dwelling
2. Two-family dwelling (Duplex)
3. Low intensity recreation
4. High intensity recreation
5. Recreational Planned Unit Developments shall contain at least 25% primary owner occupancy or long term rental dwellings (more than 30 days).
6. Retail and service establishments that provide a convenience designed to primarily serve the residents of the PUD with goods and services, and not intended to serve a larger trade or service area.
7. Accessory structures and uses to the extent necessary and normal to the uses permitted in this Section.

SECTION 6.2.675 LAND COVERAGE FOR PUD:

1. In a Planned Unit Development at least 40% of the gross land area, excluding existing and proposed parking and roads shall be devoted to open space and shall be designated as common property.
2. The overall density of a Planned Unit Development shall not exceed the density of the parent zoning district, floating zone, or special consideration restrictions.
3. The minimum lot area, width, depth, height and setback requirements of Chapter IV applicable to the zoning district in which the Planned Unit Development is proposed shall not dictate the strict guidelines for development within the Planned Unit Development and may therefore be waived. Individual buildings and accessory buildings, shall maintain the required parent district's setback from all exterior plat boundary lines, so as to provide the minimum buffering deemed necessary to protect the integrity of adjacent properties.

4. When Coos County determines that topographical or other existing barriers, or the design of the Planned Unit Development, does not provide adequate screening or privacy necessary for properties adjacent to the Planned Unit Development, Coos County shall require that:
 - a. structures located near the perimeter of a Planned Unit Development are designed and located so as to protect the privacy and amenity of adjacent existing uses; and/or
 - b. a permanent screening be established either by appropriate structure or vegetation or both, along those portions of the site boundaries requiring such screening to assure compatibility with adjacent existing or prospective land uses.

5. The location, shape, size and character of required open space shall be consistent with the standards set forth below, and shall be maintained only for those uses so specified:
 - a. Open space may be maintained for scenic, landscaping, outdoor recreational purposes, sound, solar availability or buffering;
 - b. Open spaces shall be developed and improved to the extent that it will serve the purpose for which it is designated. Outdoor areas containing natural features, existing trees, and groundcover worthy of preservation may be left unimproved; and
 - c. Open space shall be reserved for common facilities and open to the residents or occupants of the PUD.
 - d. In a Recreational PUD the Open Space Standards requires open space not be developed except for active and passive recreational activities, non-motorized vehicle or pedestrian trails, hazard control structures, and vegetative alteration such as golf courses and landscaped grounds. Clustering of intensive or build-up uses shall be encouraged to provide maximum retention of open space and to provide sufficient access to the recreational resource.

6. Maintenance of Common Open Space and Facilities. Whenever any lands or facilities, including streets or ways, are shown on the final development plan as being held in common, Coos County shall require that an association of owners or tenants be created into a non-profit corporation under the laws of the State of Oregon, and that such corporation shall adopt articles of incorporation and by-laws and adopt and impose a declaration of covenants and restrictions on such common areas and facilities to the satisfaction of Coos County. Said association shall be formed and continued for the purpose of maintaining such common open space and facilities. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessment levies to maintain said areas and facilities for the purposes intended.

7. Dedication. Coos County may, as a condition of approval for any development, require that portions of the Planned Unit Development be set aside, improved, conveyed, or dedicated for the following uses:
 - a. easements necessary to the orderly extension of public utilities;
 - b. streets and pedestrian ways necessary to the proper development of either the Planned Unit Development and/or adjacent properties;
 - c. recreational areas or open spaces suitable for the owners, residents, employees, or patrons of the Planned Unit Development of the general public.

8. Construction Standards. Except as expressly provided by this Article, the provisions of this Ordinance and all other County Ordinances and codes shall apply to and control all design and construction of improvements within a Planned Unit Development.
9. Perimeter Standards for Recreational Planned Unit. When Coos County determines that topographical or other existing barriers, or the design of the Recreational Planned Unit Development, does not provide adequate screening or privacy necessary for properties adjacent to the R-PUD, Coos County shall require that:
 - a. Structures located near the perimeter of a R-PUD are designed and located so as to protect the privacy and amenity of adjacent existing uses; or
 - b. Permanent screening be established either by appropriate structure or vegetation or both, along those portions of the site boundaries requiring such screening to assure compatibility with adjacent existing or prospective land uses.

➤ **CRITERIA AND QUESTIONS**

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.

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.

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.

Dimensional Standards. The property will comply with development standards set out in the applicable zoning districts.

1. Will all your parcels or lots meet the minimum lots sizes and dimensions. Describe how the lots and parcels will comply.

APPLICANTS REPLY:

The minimum parcel size is 1 acre, and the smallest parcel created from this partition will be 1 acre.

2. Provide 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.

All lots shall be served from an established public or private water system or private source with the water available at each lot prior to recording the plat. The water quality shall be in accordance with the requirements of the Oregon Health Division, the Oregon Water Resources Department, and the Oregon Department of Environmental Quality.

If this is not a serial partition then the Planning Director, Planning Commission or Board of Commissioners can waive this requirement. In the case of a waiver proof needs to be provided that water could be provided in the future. Acceptable information may be well logs for the area.

When the water supply is distributed through a community system the proposed method of assuring the continued maintenance of the water system shall be provided.

If a waiver is granted the following statement shall be shown on the plat: a statement that no domestic water supply facility will be provided to the purchaser of any lot or parcel depicted in the proposed land division, even though a domestic water supply source may exist. This statement must be shown on the face of the final plat.

It is the responsibility of the applicant to deliver a copy of the statement to each prospective purchaser of a lot or parcel depicted in the land division pursuant to ORS 92.090(4)(c).

If the waiver is not being applied for then an applicant shall submit and comply with one of the following options:

- i. A certification by a city-owned domestic water supply system or by the owner of a privately owned domestic water supply system that water will be available to the lot line of each and every lot or parcel depicted in the proposed land division;
- ii. Where the proposed source of water is by individual or community wells, proof of an adequate supply of potable water for all anticipated needs of the platted area shall be presented. Proof of an adequate supply of potable water may consist of:
 1. Test wells, must have at least one well per five lots or parcels, or, in the case of lots or parcels averaging less than two acres, one well per ten acres. The test wells shall produce at least 1,000 gallons per day for two consecutive days for each proposed single-family residential site; and
 2. A hydrology report documenting the availability of potable water by describing the average depth, yield and quality and by giving a general history of wells in the area.

- iii. Where the proposed source of water is by a spring, creek, stream, pond, lake or other natural or man-made surface water impoundment, the following information shall be provided:
 1. Certificate of the water as potable by the County Health Department, appropriate state agency or by an approved private laboratory.
 2. Whether the source will be distributed through a community water system or through individual delivery systems;
 3. Whether water rights exist to the supply and, if so, the names of persons holding such rights and amounts allotted to each;
 4. The location of the sources of water supply;
 5. The year-round or seasonal nature of the water supply;
 6. Proof of an adequate water supply for all anticipated needs of the proposed development.
- iv. Storage tanks can be used to serve individual lots or parcels if needed. The tank needs to be a minimum of 1200 gallons to serve one single family dwelling.

How will this application comply with the water requirements?

APPLICANTS REPLY:

We are requesting a waiver. We know that Parcel 1 has a good source of water, so we anticipate that a water supply for Parcel 2 and 3 will be readily available.

3. Sewage disposal systems, both public and private, shall conform to the requirements of state law.

Provide written evidence that an on-site septic system(s) that is intended to remain in use after final approval was authorized by an approving authority; or, if written evidence is not available, provide a septic system evaluation (prepared by a professional qualified under ORS 700) that certifies the existing system(s) to be properly functioning and meets the requirements in OAR 340-071-0000. In any case, it must be shown that the existing septic system(s) is either located entirely on the same lot containing an existing dwelling, or that proper easements are provided to allow the continued use and maintenance of the system(s).

How will this application comply with the water requirements? Please supply a site evaluation from DEQ with your application.

APPLICANTS REPLY:

Parcel 1 has a well operating septic system, and the NRCS soils survey shows that the Parcels 2 and 3 have similar soils so we can infer that those parcels will receive favorable evaluations.

4. Grading and erosion. 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. The installation of storm sewers may be required where necessary to insure proper drainage, to conform to an established or proposed drainage system or to eliminate threat to the public health and safety. 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)

The Roadmaster will review plans and findings. A grading and erosion plan for drainage shall be provided to address or an analysis that drainage is not required.

Have you provided a grading plan showing drainage facility? Explain in detailed how this application complies with the criteria or why the criteria does not apply.

APPLICANTS REPLY:

A grading plan has not yet been completed. This will occur once the property has been partitioned and a contractor is selected.

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. 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.

What road system does the property access from? Does the property have sidewalks already or pedestrian ways?

APPLICANTS REPLY:

The property is accessed from Highway 101. There are no sidewalks on or adjacent to the property.

6. Hazard Zones – If this property is within a hazard or development overlay other requirements may apply. If you have Tsunami hazards signage and pathways may be required. Have you consulted with Planning Staff to understand what hazards may be applicable?

APPLICANTS REPLY:

The following hazards apply to this site: severe earthquake shaking, moderate liquefaction potential and moderate landslide potential.

TENTATIVE PARTITION PLAT

TENTATIVE PARTITION PLAT LOCATED IN THE SW 1/4 OF SECTION 30,
TOWNSHIP 29 SOUTH, RANGE 14 WEST, W.M., COOS COUNTY, OREGON.

PLAT NUMBER: _____

INSTRUMENT NO. _____

PARTITION PLAT FOR: NEL R. FRIEDMAN
5221 CAMBRIDGE LANE
LAKEVIEW, OR 97449

PARTITION PLAT BY: ESTARBOOK LAND SURVEYING INC.
PO BOX 374
LAKEVIEW, OR 97449

PROPERTY OWNER: NEL R. FRIEDMAN
5221 CAMBRIDGE LANE
CARPENTERS, CA 92013

PARENT PARCEL DEED INSTRUMENT NO.: 2021-005092 & 2020-00099

SURVEYOR'S CERTIFICATE
I, JERRY LEE ESTARBOOK, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE
REQUIREMENTS OF THE OREGON LAND SURVEYING ACT AND THE OREGON PLANNING ACT.
I HAVE PERSONALLY EXAMINED THE PLAT AND THE ORIGINAL RECORDS OF THE
COUNTY CLERK AND THE COUNTY PLANNING DIRECTOR AND HAVE FOUND THAT THE
PLAT IS IN ACCORDANCE WITH THE APPLICABLE OREGON COUNTY ZONING AND LAND
USE ORDINANCES.
I HAVE ALSO PERSONALLY EXAMINED THE PLAT AND THE ORIGINAL RECORDS OF THE
COUNTY CLERK AND THE COUNTY PLANNING DIRECTOR AND HAVE FOUND THAT THE
PLAT IS IN ACCORDANCE WITH THE APPLICABLE OREGON COUNTY ZONING AND LAND
USE ORDINANCES.
I HAVE ALSO PERSONALLY EXAMINED THE PLAT AND THE ORIGINAL RECORDS OF THE
COUNTY CLERK AND THE COUNTY PLANNING DIRECTOR AND HAVE FOUND THAT THE
PLAT IS IN ACCORDANCE WITH THE APPLICABLE OREGON COUNTY ZONING AND LAND
USE ORDINANCES.

DECLARATION
I, NEL R. FRIEDMAN, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LAND
DESCRIBED IN THIS PLAT AND THAT I AM THE PERSON WHO HAS AUTHORIZED THE
PREPARATION OF THIS PLAT. I HAVE READ AND UNDERSTAND THE CONTENTS OF
THIS PLAT AND I AGREE TO BE BOUND BY THE PROVISIONS OF THE OREGON
LAND SURVEYING ACT AND THE OREGON PLANNING ACT.

ACKNOWLEDGMENT
STATE OF OREGON
COUNTY OF COOS
I, JERRY LEE ESTARBOOK, SURVEYOR, DO HEREBY CERTIFY THAT I AM A
LICENSED SURVEYOR IN THE STATE OF OREGON AND THAT I AM THE PERSON
WHO HAS PREPARED THIS PLAT.

NOTARY PUBLIC
I, JERRY LEE ESTARBOOK, DO HEREBY CERTIFY THAT I AM A
LICENSED SURVEYOR IN THE STATE OF OREGON AND THAT I AM THE PERSON
WHO HAS PREPARED THIS PLAT.

COOS COUNTY ASSESSOR'S CERTIFICATE
I, JERRY LEE ESTARBOOK, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT
COMPLIES WITH THE REQUIREMENTS OF THE OREGON LAND SURVEYING ACT
AND THE OREGON PLANNING ACT. I HAVE PERSONALLY EXAMINED THE
PLAT AND THE ORIGINAL RECORDS OF THE COUNTY CLERK AND THE
COUNTY PLANNING DIRECTOR AND HAVE FOUND THAT THE PLAT IS IN
ACCORDANCE WITH THE APPLICABLE OREGON COUNTY ZONING AND LAND
USE ORDINANCES.

COOS COUNTY SURVEYOR'S CERTIFICATE
I, JERRY LEE ESTARBOOK, SURVEYOR, DO HEREBY CERTIFY THAT I AM A
LICENSED SURVEYOR IN THE STATE OF OREGON AND THAT I AM THE PERSON
WHO HAS PREPARED THIS PLAT.

COOS COUNTY CLERK'S CERTIFICATE
I, JERRY LEE ESTARBOOK, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT
COMPLIES WITH THE REQUIREMENTS OF THE OREGON LAND SURVEYING ACT
AND THE OREGON PLANNING ACT. I HAVE PERSONALLY EXAMINED THE
PLAT AND THE ORIGINAL RECORDS OF THE COUNTY CLERK AND THE
COUNTY PLANNING DIRECTOR AND HAVE FOUND THAT THE PLAT IS IN
ACCORDANCE WITH THE APPLICABLE OREGON COUNTY ZONING AND LAND
USE ORDINANCES.

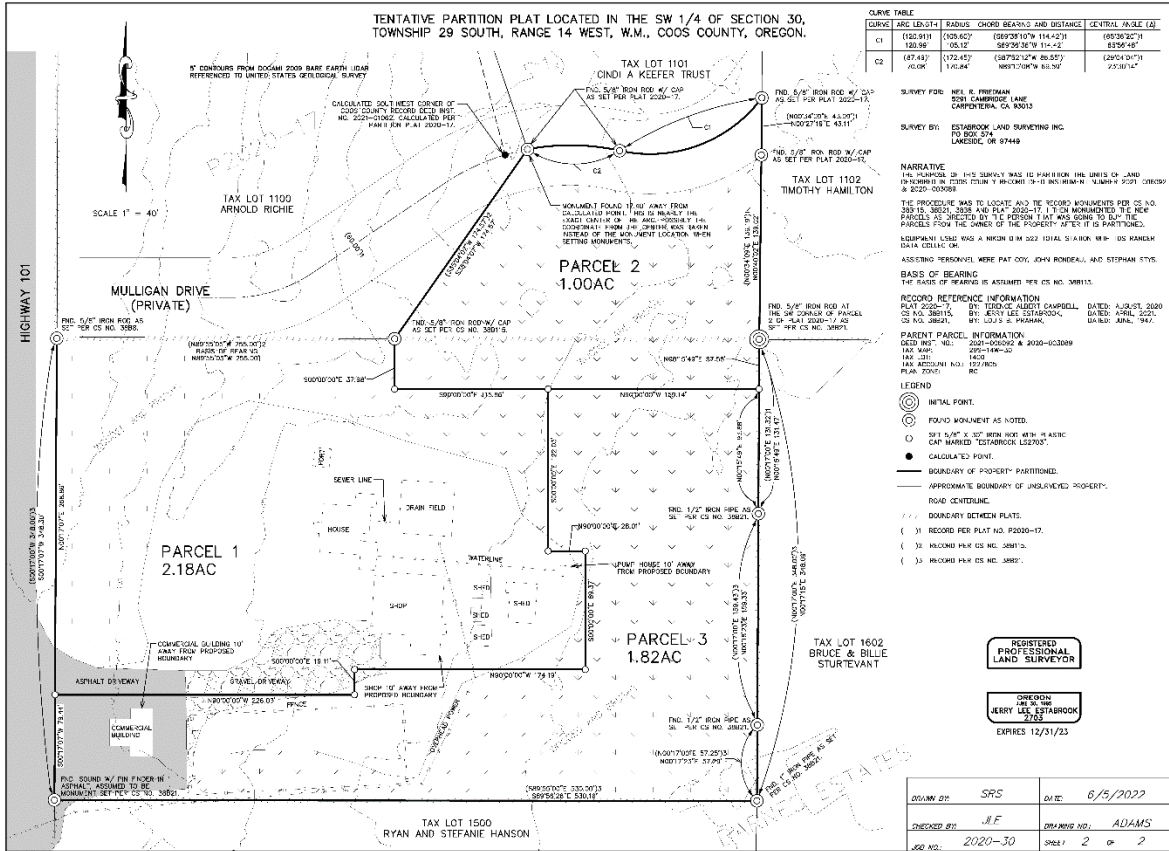
COOS COUNTY PLANNING DIRECTOR'S CERTIFICATE
I, JERRY LEE ESTARBOOK, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT
COMPLIES WITH THE REQUIREMENTS OF THE OREGON LAND SURVEYING ACT
AND THE OREGON PLANNING ACT. I HAVE PERSONALLY EXAMINED THE
PLAT AND THE ORIGINAL RECORDS OF THE COUNTY CLERK AND THE
COUNTY PLANNING DIRECTOR AND HAVE FOUND THAT THE PLAT IS IN
ACCORDANCE WITH THE APPLICABLE OREGON COUNTY ZONING AND LAND
USE ORDINANCES.

COOS COUNTY ROADMASTER'S CERTIFICATE
I, JERRY LEE ESTARBOOK, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT
COMPLIES WITH THE REQUIREMENTS OF THE OREGON LAND SURVEYING ACT
AND THE OREGON PLANNING ACT. I HAVE PERSONALLY EXAMINED THE
PLAT AND THE ORIGINAL RECORDS OF THE COUNTY CLERK AND THE
COUNTY PLANNING DIRECTOR AND HAVE FOUND THAT THE PLAT IS IN
ACCORDANCE WITH THE APPLICABLE OREGON COUNTY ZONING AND LAND
USE ORDINANCES.



EXPIRES 12/31/24

ISSUANCE NO.	545	ISSUE DATE	6/9/2022
ISSUED BY	JLE	ISSUANCE NO.	177/AMS
ISSUE NO.	2020 30	SHEET	1 OF 2



STATEMENT OF INTENT

Statement of Intent

The intention of this application is to partition the subject property into three parcels. The property is approximately 5.00 acres and generally level with multiple areas which appear to be suitable for development. There is currently a house, shop, commercial building and a variety of out buildings. The property is accessed off of Highway 101. The NRCS soil survey describes the property as being entirely bullards sandy loam with 7 to 12 percent slopes. The property is moderately wooded with heavy underbrush.

This partition and future development will comply with RC requirements unless a variance is approved.

The intent of the Rural Center Designation "committed" rural nodes is to provide residential, commercial, and public/semi-public uses.

The purpose of the "RC" is to provide for the development of rural commercial, tourist commercial, residential and services facilities, necessities, convenience and supplies ancillary to nearby agricultural, forestry, recreational and rural residential uses and activities and to conserve energy by providing for needed commercial outlets in rural areas already "committed" as residential/commercial nodes.

New commercial uses that are consistent with the objectives of the "RC" district are those uses which are needed for the convenient shopping needs of the nearby rural population.

Only one Primary Use can exist, and any other use must be subordinate in size and nature. Pursuant to OAR-660-022-003 Commercial building or buildings in a rural unincorporated community shall not exceed 4,000 square feet of floor space.

The intention for the properties is to sell the parcels and let the buyer develop in compliance with state, county and rural center development requirements.

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:

(4) **Rural Center (RC)** - The following siting standards apply to all USES, activities and development within the RC zoning district.

(a) Minimum lot size - The minimum parcel/lot size in RC zoning district is one acre.

(b) Density or Size limits –

(1) Dwelling density shall be no more than one dwelling per lawfully created parcel unless otherwise provided for by this ordinance.

(2) If lawfully created parcels are less than one acre in size and not served by a public sewer then Department of Environmental Quality, State Building Codes and Oregon Department of Water Resources should be consulted by the developer prior to seeking a land use authorization to construct a dwelling as there may be development limitations.

- (c) Setbacks – No additional setback requirements.
- (d) Building Height – No additional Requirements.

TITLE REPORT



AmeriTitle, LLC
 1495 NW Garden Valley Blvd., Roseburg, OR 97471
 PHONE (541)672-6651 FAX (541)672-5793

March 3, 2022
 File Number: 521845AM
 Report No.: 2
 Title Officer: Teddi Underhill

Escrow Officer: Gail Foley

PRELIMINARY TITLE REPORT

Property Address: 47611, 47613, 47615 Highway 101, Bandon, OR 97411

<u>Policy or Policies to be issued:</u>	<u>Liability</u>	<u>Premium</u>
OWNER'S STANDARD COVERAGE Proposed Insured: Russell B. Adams	\$600,000.00 Reissue Rate	\$1,125.00
ALTA LENDER'S RESIDENTIAL (X) EXTENDED () STANDARD (Simultaneous) Proposed Insured: Veterans United Home Loans Endorsements: OTIRO - End 209.10-06, 222-06 and 208.1-06	\$615,228.00	\$581.00 \$100.00

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of Stewart Title Guaranty Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 28th day of February, 2022 at 7:30 a.m., title is vested in:

Neil R. Friedman and Carolyn Friedman, as Tenants by the Entirety

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

Tax Information:

Taxes assessed under Code No. 5403 Account No. 1227805 Map No. 29-14W-30-01400
NOTE: The 2021-2022 Taxes: \$5,015.52, are Paid

6. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: June 24, 1957
[Book: 259, Page: 30](#)
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: June 3, 1960
Book: 278, Page: 556
Instrument No.: [26705](#)
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: General Telephone Company of the Northwest, Inc., a corporation
Recorded: February 13, 1973
Instrument No.: [73-2-81851](#)

10. Easement(s) as shown on the Final Partition Plat No. 2020 #17, CAB C-758, Recorder's No. [2020-08673](#).
11. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

IF THE ABOVE EXCEPTION IS TO BE REMOVED FROM A FORTHCOMING POLICY PRIOR TO THE EXPIRATION OF THE STATUTORY LIEN PERIOD, THE COMPANY MUST BE CONTACTED REGARDING ITS UNDERWRITING REQUIREMENTS FOR EARLY ISSUE.

12. Persons in possession or claiming the right of possession.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

INFORMATIONAL NOTES:

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Russell B. Adams

NOTE: We find the following deeds affecting said Land recorded within 24 months of the date of this report:

Document: Statutory Warranty Deed

Grantor: Steven J. Rousculp and Mariko A. Rousculp

Grantee: Neil R. Friedman and Carolyn Friedman, as Tenants by the Entirety

Recorded: March 25, 2020

Instrument No.: 2020-03089

Document: Statutory Warranty Deed

Grantor: Harold Mast

Grantee: Neil R. Friedman and Carolyn Friedman, husband and wife

Recorded: September 18, 2020

Instrument No.: 2020-09175

Document: Property Line Adjustment

Grantor: Neil R. Friedman and Carolyn Friedman, husband and wife

Grantee: Neil R. Friedman and Carolyn Friedman, as Tenants by the Entirety

Recorded: June 2, 2021

Instrument No.: 2021-06092

NOTE: This Report No. 2 was updated to reflect the following changes:

1. Change Loan Amount
2. Add Lender's Proposed Insured
3. Correct Buyer's Name
4. Bring Current

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

End of Report

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 1235 feet North of the Southwest corner of Section 30, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence East parallel to the North line of said Section 30 a distance of 560 feet; thence North parallel to the West line of Section 30, a distance of 348 feet, more or less, to the South line of a tract of land deeded to Herbert W. Lindvall, etux, in Deed, Book 259, Page 30, Records of Coos County, Oregon; thence West along the South line of said Lindvall tract 560 feet, more or less, to the West line of said Section 30; thence South along the West line of said Section 30 a distance of 348 feet, more or less, to the point of beginning, Coos County, Oregon.

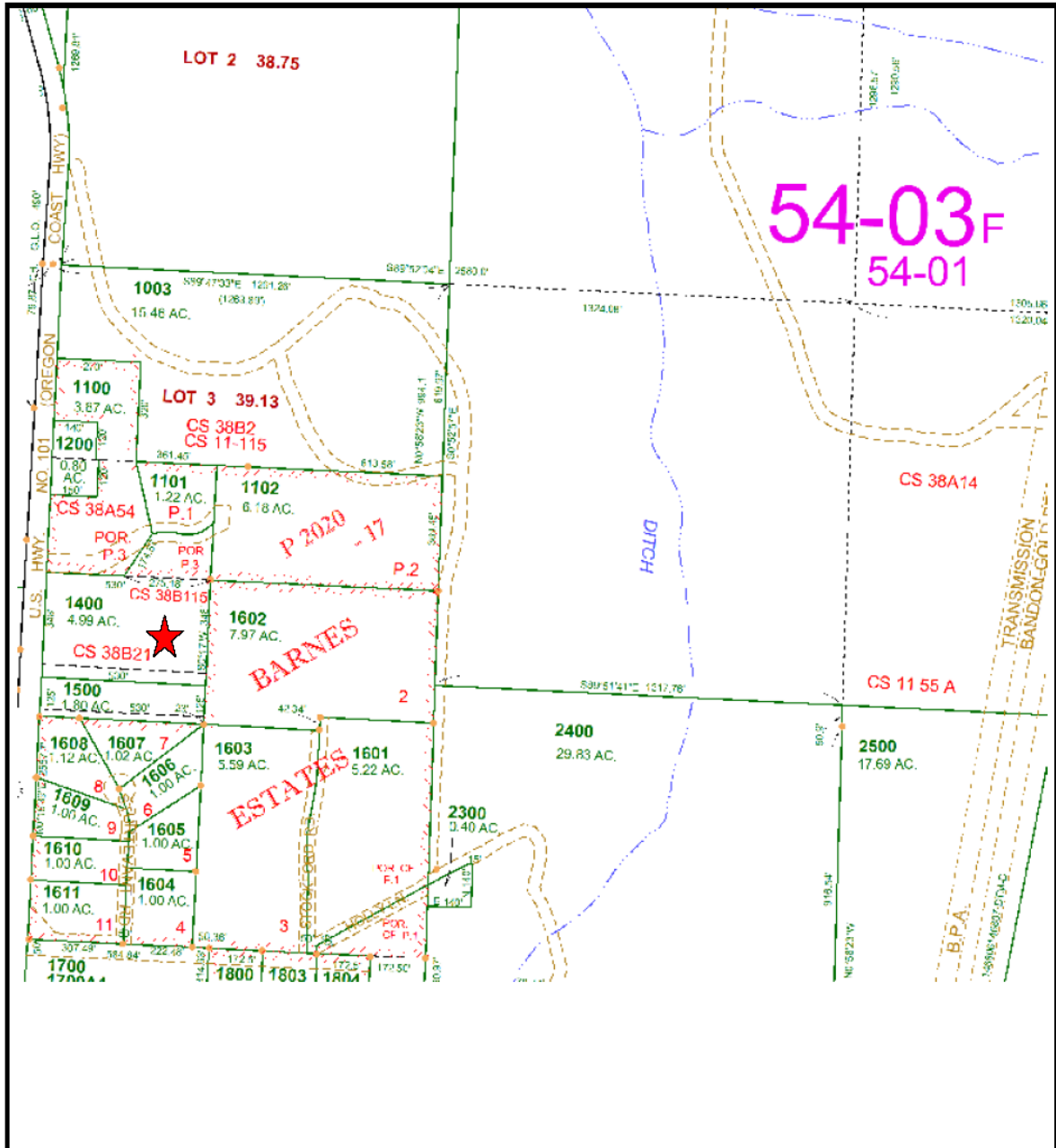
SAVING AND EXCEPTING the portion of the above described property lying within public roads.

ALSO located in the Southwest quarter of Section 30, Township 29 South, Range 14 West, Willamette Meridian, Coos County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod at the Southeast corner of Parcel 3 of Coos County Record Plat 2020-17; thence North $00^{\circ} 40' 02''$ East 139.02 feet to a 5/8 inch iron rod on the Southerly boundary of Mulligan Drive; thence North $00^{\circ} 27' 19''$ East 43.11 feet to a 5/8 inch iron rod at the centerline of Mulligan Drive; thence along the centerline of Mulligan Drive on a 105.12 foot radius curve to the right, through a central angle $65^{\circ} 56' 48''$ for a distance of 120.99 feet to a 5/8 inch iron rod, the long chord of which bears South $69^{\circ} 36' 36''$ West 114.42 feet; thence on a 170.84 foot radius curve to the left, through a central angle $23^{\circ} 30' 14''$ for a distance of 70.08 feet to a 5/8 inch iron rod, the long chord of which bears North $89^{\circ} 10' 08''$ West 69.59 feet; thence South $35^{\circ} 04' 07''$ West 174.57 feet to a 5/8 inch iron rod; thence South $89^{\circ} 55' 05''$ East 275.18 feet to the point of beginning.

“FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED”

29-14W-30-01400



47611, 47613, 47615 Highway 101
Bandon, OR 97411

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



Map and well logs are provided by: Oregon Water Resources Department.

The points on the map do not appear to be close to accurate but they do give a very general idea of the location.

STATE OF OREGON
WATER SUPPLY WELL REPORT
 (as required by ORS 537.765 & OAR 690-205-0210)

COOS 57894

WELL I.D. LABEL# L
START CARD #
ORIGINAL LOG #

Page 1 of 1
 139365
 1051442

5/13/2021

(1) LAND OWNER Owner Well I.D. _____
 First Name TIM Last Name HAMILTON
 Company _____
 Address 68510TH ST SW
 City BANDON State OR Zip 97411

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
 Dia + From To Gauge Stl Plstc Wld Thrd
 Casing: _____
 Material From To Amt sacks/lbs
 Seal: _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 72.00 ft.

BORE HOLE			SEAL			sacks/ lbs
Dia	From	To	Material	From	To	
10	0	73	Bentonite Chips	0	35	19 S
						Calculated 18.4
						Calculated

How was seal placed: Method A B C D E
 Other POURED
 Backfill placed from _____ ft. to _____ ft. Material _____
 Filter pack from 35 ft. to 73 ft. Material SAND Size 12/20
 Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount _____ Actual Amount _____

(6) CASING/LINER
 Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd
 6 2 4 .250
 5 1.6 67 SDR26
 Shoe Inside Outside Other Location of shoe(s) _____
 Temp casing Yes Dia _____ From + _____ To _____

(7) PERFORATIONS/SCREENS
 Perforations Method _____
 Screens Type JOHNSON Material SS

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ pipe size
Screen	Casing	5	67	72	.012			

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
15	17	72	2

Temperature 52 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 115 ppm

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)
 County COOS Twp 29.00 S N/S Range 14.00 W E/W WM
 Sec 30 NW 1/4 of the SW 1/4 Tax Lot 1102
 Tax Map Number _____ Lot _____
 Lat _____ " or 43.03083181 DMS or DD
 Long _____ " or -124.41242496 DMS or DD
 Street address of well Nearest address
 NO SITE ADDRESS: MULLIGAN AND HWY 101
 BANDON, OR 97411

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+ SWL (ft)
Completed Well	5/5/2021		37

 Flowing Artesian? Dry Hole?
 WATER BEARING ZONES Depth water was first found 37.00

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
4/15/2021	37	72	15		37

(11) WELL LOG Ground Elevation _____

Material	From	To
BROWN SAND & CLAY	0	1
BROWN SAND COMPREST	1	11
BROWN SAND & CLAY MIX	11	35
LT BROWN SAND	35	59
GRAY SAND	59	72.6
GRAY CLAY	72.6	73

 Date Started 4/14/2021 Completed 5/5/2021

(unbonded) Water Well Constructor Certification
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 License Number _____ Date _____
 Signed _____

(bonded) Water Well Constructor Certification
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 License Number 1381 Date 5/13/2021
 Signed RONALD BARRINGTON (E-filed)
 Contact Info (optional) _____

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

COOS 56299

WELL I.D. LABEL# L
START CARD #
ORIGINAL LOG #

119743
1030929

6/17/2016

(1) LAND OWNER
Owner Well I.D. 1594
First Name ROB Last Name WINTERSTEEN
Company
Address 70 BOWERS TOWN ROAD
City WASHINGTON State NJ Zip 07882

(2) TYPE OF WORK
 Alteration (complete 2a & 10) New Well Deepening Conversion Abandonment (complete 5a)

(2a) PRE-ALTERATION
Casing: Dia + From To Gauge Stl Plstc Wld Thrd
6 0.16 77 .250
Material From To Amt sacks/lbs
Seal:

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other

(4) PROPOSED USE
 Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
Depth of Completed Well 78.16 ft.
BORE HOLE SEAL
Dia From To Material From To Amt sacks/lbs
6 0 78.16
Calculated
Calculated

How was seal placed: Method A B C D E
 Other PREVIOUSLY INSTALL
Backfill placed from ft. to ft. Material
Filter pack from 38 ft. to 78.16 ft. Material SAND Size 10/20
Explosives used: Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount Actual Amount

(6) CASING/LINER
Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd
6 1.3 77.16 .250
4 1 68.16 Sch40
Shoe Inside Outside Other Location of shoe(s)
Temp casing Yes Dia From To

(7) PERFORATIONS/SCREENS
Perforations Method
Screens Type Johnson V-wire Material PVC
Perf/ Casing/ Screen Dia From To Scrn/slot Slot # of Tele/
Screen Liner 4 68.16 78.16 .02 length slots pipe size 4

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)
15 78 1

Temperature 52 °F Lab analysis Yes By
Water quality concerns? Yes (describe below) TDS amount 79 ppm
From To Description Amount Units

(9) LOCATION OF WELL (legal description)
County COOS Twp 29.00 S N/S Range 15.00 W E/W WM
Sec 25 NE 1/4 of the SE 1/4 Tax Lot 1100
Tax Map Number Lot
Lat " or 43.02991772 DMS or DD
Long " or -124.41580167 DMS or DD
 Street address of well Nearest address
47636 HWY 101, BANDON

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+	SWL (ft)
Completed Well	6/16/2016			32.5

Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 32.50

SWL Date	From	To	Est Flow	SWL (psi)	+	SWL (ft)
6/16/2016	32.5	78.16	20			32.5

(11) WELL LOG Ground Elevation 125.00

Material	From	To
Well previously drilled, no well log available. well was producing a copious amount of sand. Pump was pulled and depth checked @ 68', where pump was set.	0	78.16
Hole was cleaned with air & water to 78'	0	78.16
Hole collapsed back to 68'. Hole was flushed w/water to 78.16 and 4" pvc screen & casing was installed & sand packed. Well was developed w/air & water	0	78.16
After cleaning well producing +/- 15gpm	0	78.16
1' of 6" steel casing was welded to top existing casing which was 1" above ground	0	78.16
Original casing & seal not altered.	0	78.16

Date Started 6/16/2016 Completed 6/16/2016

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number Date
Signed

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1493 Date 6/17/2016
Signed JAMES A MACK SR (E-filed)
Contact Info (optional) BANDON WELL & PUMP COMPANY 541-347-7867

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

COOS 56299

6/17/2016

Map of Hole

STATE OF OREGON WELL LOCATION MAP	Oregon Water Resources Department 725 Summer St NE, Salem OR 97301 (503)986-0900
This map is supplemental to the WATER SUPPLY WELL REPORT	
LOCATION OF WELL Latitude: 43.0299177189 Datum: WGS84 Longitude: -124.41580166514 Township/Range/Section/Quarter-Quarter Section: WM 29S 15W 25 NESE Address of Well: 47636 HWY 101, BANDON	Well Label: 119743 Printed: June 17, 2016 DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner. Provided by well constructor



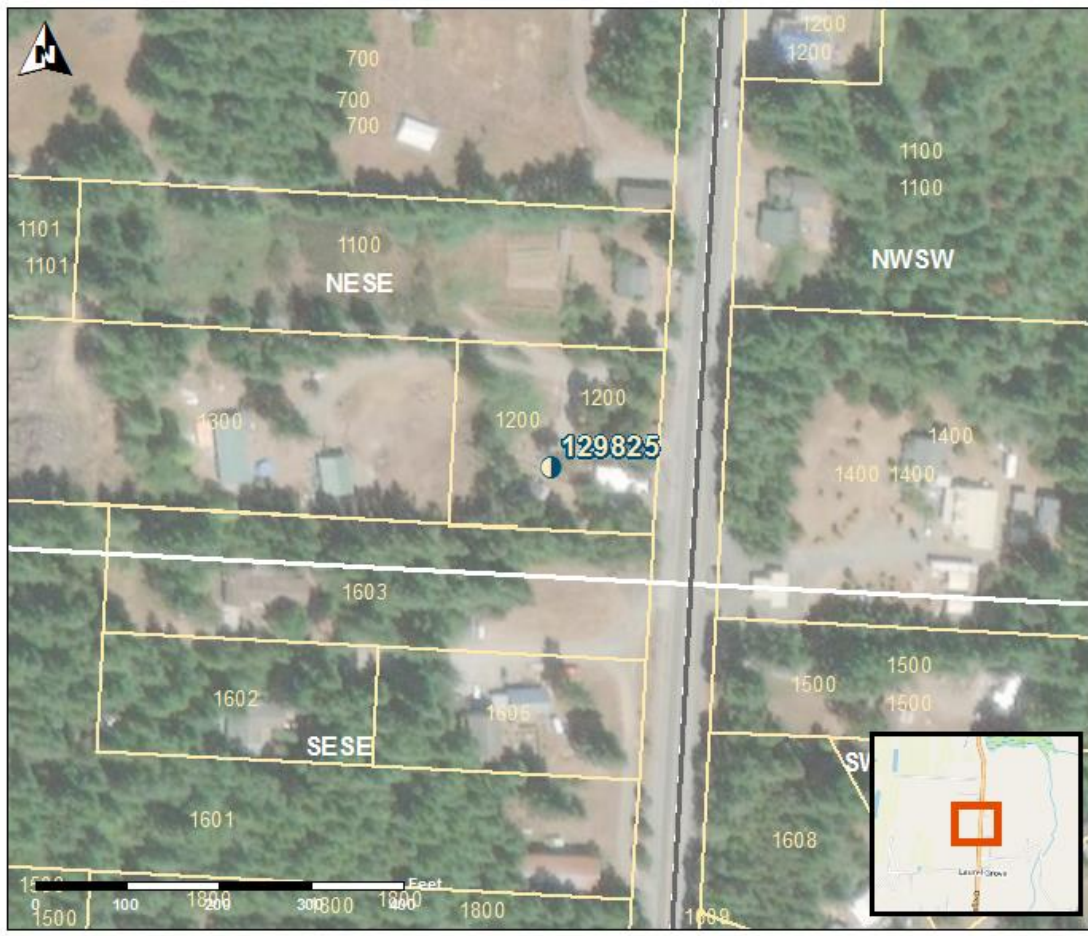
WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

COOS 57588

9/16/2019

Map of Hole

STATE OF OREGON WELL LOCATION MAP	Oregon Water Resources Department 725 Summer St NE, Salem OR 97301 (503)986-0900	
This map is supplemental to the WATER SUPPLY WELL REPORT		
LOCATION OF WELL Latitude: 43.0294679684 Datum: WGS84 Longitude: -124.41589233860 Township/Range/Section/Quarter-Quarter Section: WM 29S 15W 25 NESE Address of Well: 87474 HARVEY LN. BANDON	Well Label: 129825 Printed: September 16, 2019	<small>DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner. Provided by well constructor</small>



STATE OF OREGON WATER SUPPLY WELL REPORT

COOS 58066

WELL I.D. LABEL# L 143658

START CARD # 1056273

ORIGINAL LOG # COOS 371

(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

4/15/2022

(1) LAND OWNER

Owner Well I.D. 2008
First Name VICKIE Last Name EICHELBERGER
Company

Address 87456 WHISTLING DR
City BANDON State OR Zip 97411

(2) TYPE OF WORK

Alteration (complete 2a & 10) Abandonment(complete 5a)
(2a) PRE-ALTERATION
Casing: Dia + From To Gauge Stl Plstc Wld Thrd
Material From To Amt sacks/lbs
Seal: Bentonite 0 20 800 Pounds

(3) DRILL METHOD

Rotary Air Rotary Mud Cable Auger Cable Mud
Reverse Rotary Other 5T SMEAL

(4) PROPOSED USE

Domestic Irrigation Community
Industrial/ Commercial Livestock Dewatering
Thermal Injection Other

(5) BORE HOLE CONSTRUCTION

Depth of Completed Well 80.33 ft.
BORE HOLE SEAL sacks/lbs
Dia From To Material From To Amt lbs
6 0 80.33 Calculated

How was seal placed: Method A B C D E
Other PREVIOUSLY INSTALL
Backfill placed from ft. to ft. Material
Filter pack from 35 ft. to 80.33 ft. Material SAND Size 12/20
Explosives used: Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount Actual Amount

(6) CASING/LINER

Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd
6 1 75.16 .250
4 10.5 70 Sch 40
Shoe Inside Outside Other Location of shoe(s)
Temp casing Yes Dia From + To

(7) PERFORATIONS/SCREENS

Perforations Method
Screens Type Johnson V-Wire Material PVC
Perf/ Casing/ Screen Dia From To Scrn/slot Slot # of Tele/
Screen Liner Dia From To width length slots pipe size

(8) WELL TESTS: Minimum testing time is 1 hour

Pump Bailer Air Flowing Artesian
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)
12 15 68 1

Temperature 54 °F Lab analysis Yes By
Water quality concerns? Yes (describe below) TDS amount 86 ppm
From To Description Amount Units

(9) LOCATION OF WELL (legal description)

County COOS Twp 29.00 S N/S Range 15.00 W E/W WM
Sec 25 SE 1/4 of the SE 1/4 Tax Lot 1605
Tax Map Number Lot
Lat " or 43.02886144 DMS or DD
Long " or -124.41638352 DMS or DD
Street address of well Nearest address
87456 WHISTLING DR, BANDON, OR 97411

(10) STATIC WATER LEVEL

Date SWL(psi) + SWL(ft)
Existing Well / Pre-Alteration 4/13/2022 35
Completed Well 4/14/2022 35
Flowing Artesian? Dry Hole?
WATER BEARING ZONES Depth water was first found 35.00
SWL Date From To Est Flow SWL(psi) + SWL(ft)
4/14/2022 35 78 15 35

(11) WELL LOG

Ground Elevation 116.00
Material From To
(Coos 371) originally drilled 5/7/1991 0 80.33
Well was producing a copious amount of 0 80.33
sand. Attempted to remove sand w/sand 0 80.33
pump, but was unsuccessful. Appeared to 0 80.33
be a hole in 6" steel casing @ 70'. 0 80.33
Put drill rig over the hole and cleaned 0 80.33
hole to td w/air, removing 10' of scale. 0 80.33
sand & gravel. Flushed hole w/water & 0 80.33
set 4" pvc screen & pipe to surface. 0 80.33
Sand packed screen & backflushed w/water 0 80.33
Developed w/air til clear, set pump & 0 80.33
pumped til clear. 0 80.33
Original casing & seal not altered 0 80.33
Date Started 4/13/2022 Completed 4/14/2022

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number 2068 Date 4/15/2022
Signed JAMES MACK JR (E-filed)

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1493 Date 4/15/2022
Signed JAMES MACK SR (E-filed)
Contact Info (optional) Bandon Well & Pump Co (541) 347-7867

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

COOS 58066

4/15/2022

Map of Hole

