



PROPERTY LINE ADJUSTMENT

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

014

FILE NUMBER: PLA-23-018

Date Received: 7/13/23 Receipt #: 239984 Received by: C. Carr

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) Bandon Biota, LLC

Mailing address: 57744 Round Lake Road, Bandon, Oregon 77411

Phone: 541-347-5870 Email:

Township: 29S Range: 15W Section: 13 1/4 Section: Select 1/16 Section: Select Tax lot: 1903

Tax Account Number(s): 1239606 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: Acreage After the Adjustment

B. Land Owner(s) Bsdnon Biota

Mailing address: 57744 Round Lake Road, Bandon, Oregon 97411

Phone: 541-347-5870 Email:

Township: 29S Range: 15W Section: 24 1/4 Section: Select 1/16 Section: Select

Tax Account Number(s) 1240300, 1240200 Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: Acreage After the Adjustment

C. Surveyor Stuntzner Engineering, Chhris Hood

Mailing Address PO Box 118, Coos Bay, Oregon 97420

Phone #: 541-267-2872 Email: chris@stuntzner.com

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

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

Purpose of the Property Line Adjustment:

Reconfigure parcels for estate planning purposes

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

A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line.

A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable. The Planning Director may waive any portion of this requirement if the property is large and does not have a lien holder.

A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.

Please list all Lien Holders Names & Addresses:

Please answer the following:

Will the adjustment create an additional Unit of land?

Yes

No

Does property 1 currently meet the minimum parcel/lot size ?

Yes

No

Does property 2 currently meet the minimum parcel/lot size?

Yes

No

All parcels will retain any on-site septic system and associated repair area on the parcel it serves. The plot plan shall contain the location of on-site septic systems and location associated drain field and repair areas. For assistance please contact Oregon Department of Environmental Quality.


The adjustment will not create a split-zoned unit of land that does not comply with the standards for creation of a parcel in each zone unless the property owner provides for the recording of a restrictive covenant in the deed records for the subject property that prohibit the property from being partitioned along the zoning boundary until such time as each parcel would comply with the minimum standards for the creation of a unit of land (meeting the criteria for land division) in each zone. If a split-zone unit of land is created it shall not be used to justify a rezone in the future.

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

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

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

Property Owner

 7/11/2023

APPLICANT'S EXHIBIT "A"

BANDON BIOTA PROPERTY LINE ADJUSTMENT LOCATED IN T.29, R.15, S.13 & 24, TAX LOTS 1903 (13), 100 & 400 (24)

PROPOSAL

The applicant, Bandon Biota, LLC is requesting approval of a Lawfully Created Unit of Land Determination and a Property Line Adjustment between two lawfully created (discrete) units of land. The parcel shown in pink is in both Section 13 and Section 24, and is described by two ax Lots, 1903 and 100. The parcel shown in yellow is totally located in section 24 and is described as Tax Lot 400

It is the applicant's understanding that both the determination and the adjustment will be processed simultaneously. The applicant also understands that an approval will include conditions of approval necessary to demonstrate compliance with Coos County Zoning and Land Development Ordinance.

- The applicant will be required to convey the parcels subject to the property line adjustment into separate ownerships prior to filing property line adjustment deeds.

The applicant is willing to comply with this requirement, as well as any other requirements or conditions of approval the Planning Department deems necessary.

APPLICATION REQUIREMENTS

Purpose of the Adjustment: The purpose of the adjustment is to reconfigure the subject parcels for estate planning purposes.

Before and After Maps: The applicant has provided colored maps showing the parcels subject to each adjustment both before and after the adjustment.

Plot Plan: There are no setback requirements from property lines in the Exclusive Farm Zone other than setbacks from roads. There is a single-family residence on Tax Lot 100. Following the adjustment, the residence will be approximately 500 feet from the newly created adjusted line. (See Plot Plan Map)

Property Report: The applicant paid cash for both parcels subject to this adjustment and there are no liens against the property. The applicant requests that the Planning Director waive this requirement.

Answers to Application Form Questions (page 2):

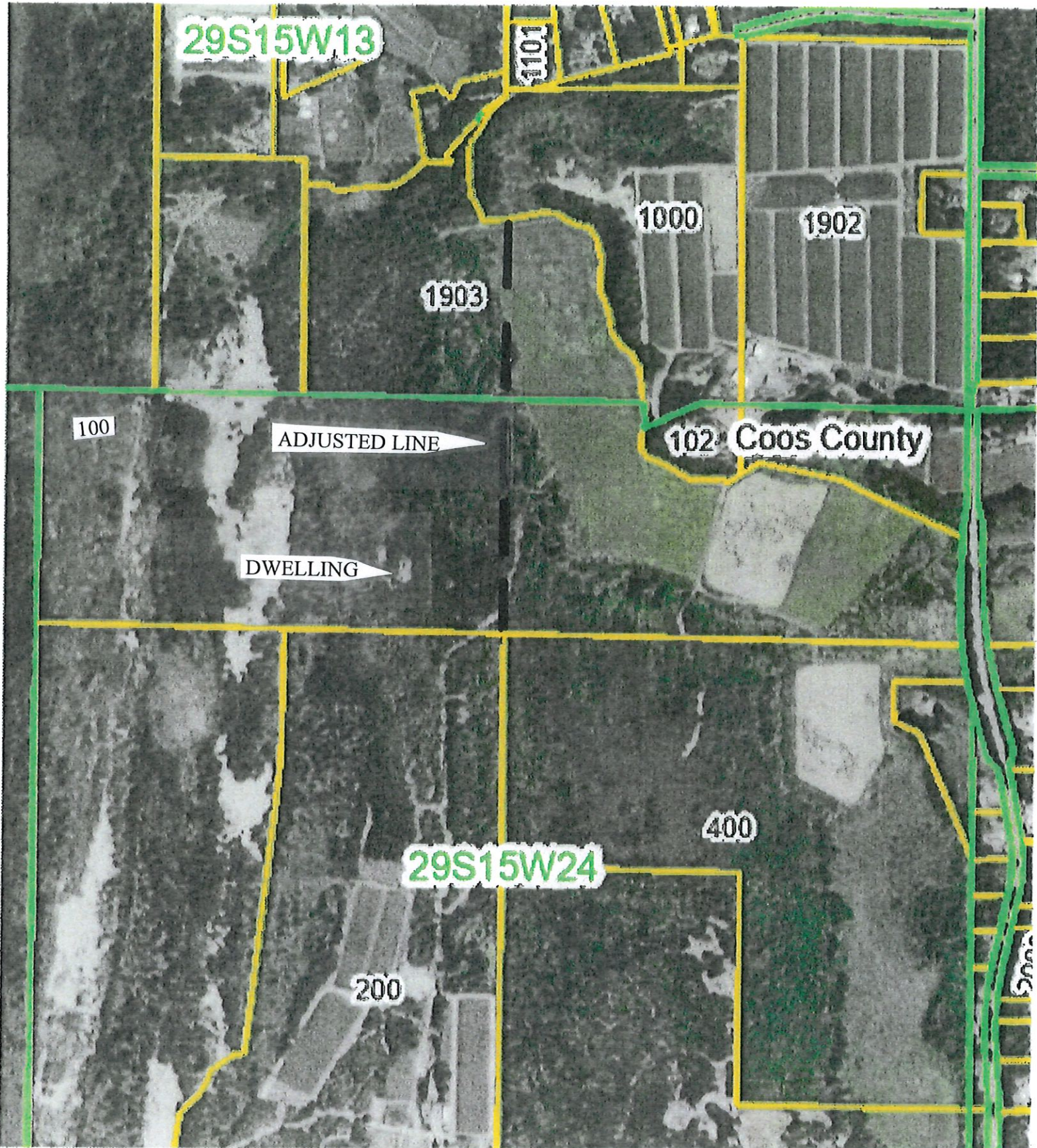
- The adjustment will not create an additional unit of land.

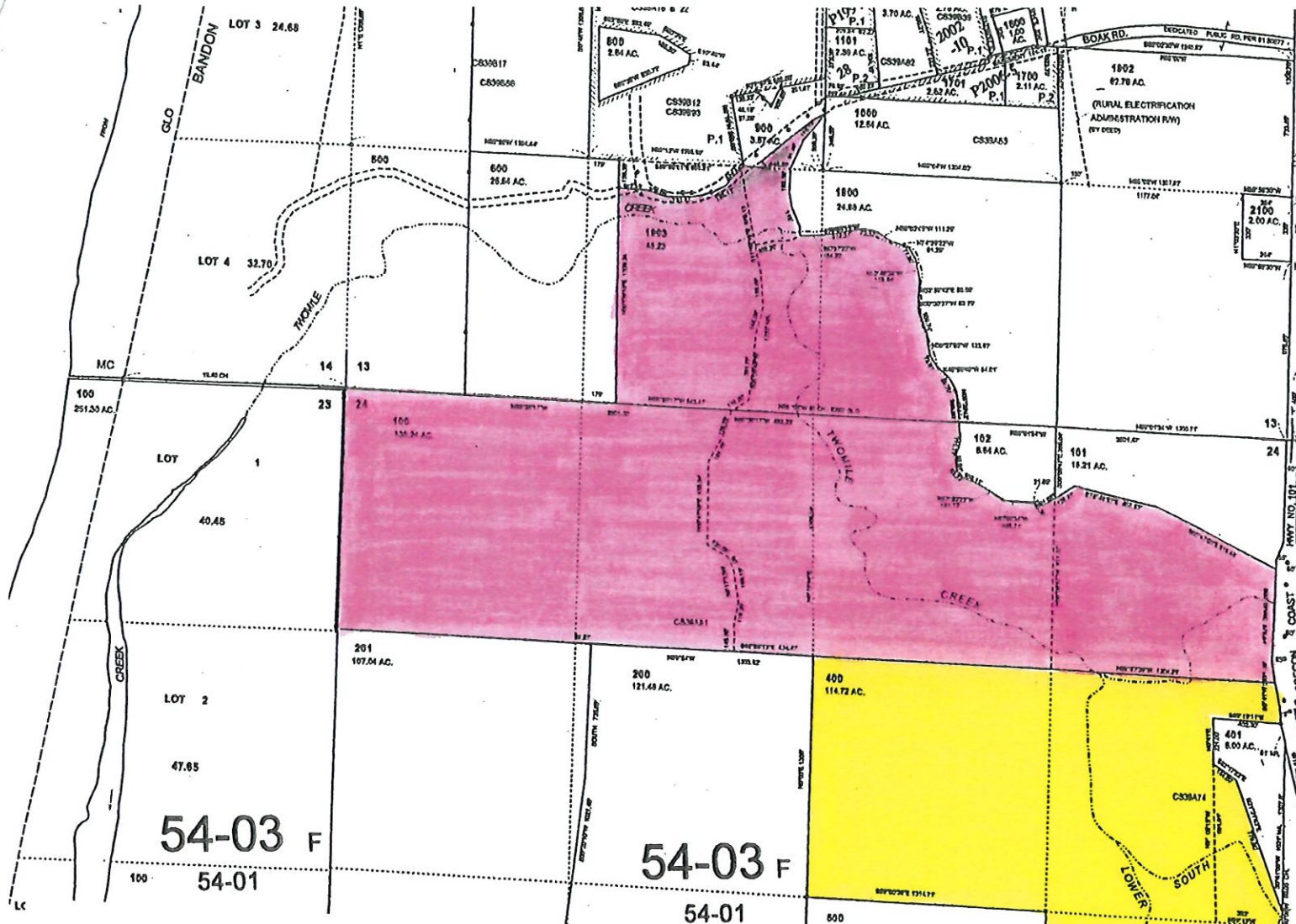
- The minimum lots size of the applicable EFU zone district is 80 acres. Both parcels subject to this adjustment exceed 80-acres both before and after the adjustment. The parcel in pink currently contains approximately 184 acres and the parcel in yellow contains approximately 115 acres. Following the adjustment, the pink parcel will contain approximately 110 acres and the parcel in yellow will contain approximately 189 acres (estimates).

NEED FOR SURVEY

The resulting parcels following the adjustment will exceed 100 acres in size and the adjusted line will consist of an aliquot section line. A survey does not seem necessary.

BANDON BIOTA, LLC PROPERTY LINE ADJUSTMENT PLOT PLAN
LOCATED IN T.29, R.15, S.13/24 TL 1903 (13) 100 & 200 (24)





APPLICANT'S EXHIBIT "A"
BANDON BIOTA PROPERTY LINE ADJUSTMENT
LOCATED IN SECTIONS 13 AND 24 OF TOWNSHIP 29 SOUTH, RANGE 15 W.W.M.

EXISTING CONFIGURATION

