Jim:

After viewing your map and discussing this with the Planning Director, she has determined we will send out the denial as planned.

The template you have drawn is incorrect in that you cannot count the subject property as a qualifying property. If, we do count the discrete parcels within parcel 200 as two extra parcels, you still will not have enough parcels to qualify the dwelling and the house on tax lot 200 does not touch the template.

The Planning Director has state that if you can find case law to support your suppositions, she is willing to reconsider the decision within the appeal period. Otherwise, you can file an appeal and go before the Planning Commission to make your case.

From: Jim [mailto:jimd999@gmail.com]
Sent: Tuesday, September 10, 2013 2:23 PM
To: Debby Darling
Subject: Re: question

Here is a template that shows 11 parcels and 3 homes .. its the old configuration but you should be able to use it since you say you cant make adjustments to make a parcel fit in the template that should mean we would go with the old properties before the PLA. What do you think?

On Tue, Sep 10, 2013 at 1:55 PM, Debby Darling <ddarling2@co.coos.or.us> wrote:

I have attached the map I believe you requested.
Also Debby would you send me the template from Tax lot 300 .. I believe the file is ACU 06 14?

On Tue, Sep 10, 2013 at 12:43 PM, Jim <jimd999@gmail.com> wrote:

Can we set up a meeting with you on Monday about 10 or 11 to review this? Mel Garret and her Buyer are wanting to see and understand the problem.

On Tue, Sep 10, 2013 at 10:39 AM, Debby Darling <ddarling2@co.coos.or.us> wrote:

Jim, I can assure you I did a thorough job of reviewing your request, including perusing surrounding properties.

Debby Darling

Planner II

Coos County Planning Department

541-396-7770

225 N. Adams (Physical address)

250 N. Baxter (Mailing address)
Debby,

Will you please review the CUP approval on 28 14 25 TL300.. it had 14 lots and 4 homes.. please reevaluate this before you send the report.

Thanks,

Jim D

On Tue, Sep 10, 2013 at 9:05 AM, Debby Darling <ddarling2@co.coos.or.us> wrote:

Jim,

I cannot either encourage you or discourage you from filing an appeal. If you file an appeal the issue will go before the Planning Commission and you will have to show how the Planning Department erred in this decision.

But bottom line is you have to wait for the Staff report. It will go out this week.
whats the chance of winning this in the appeal? is there any way to do this?

On Tue, Sep 10, 2013 at 8:51 AM, Debby Darling <ddarling2@co.coos.or.us> wrote:

September 10, 2013

RE: 28-14-25-505

Zoned: Forest
The staff report will go out this week. There were 7 properties and 2 dwellings within the template as of January 1, 1993. This is the date we use to apply the template test, not the current date.

Not all forest properties qualify for a dwelling. This is the same problem we had with tax lot 507, when you applied for a template dwelling on that property. If you remember, you had to do a large tract dwelling and tie up 160 contiguous acres within the county or 200 noncontiguous acres within the county and neighboring counties for that property. This would be the same case.

Debby Darling
Planner II
Coos County Planning Department
541-396-7770
225 N. Adams (Physical address)
250 N. Baxter (Mailing address)
Coquille OR 97423

Hi Debby, Can you send me the results of the template?

On Mon, Sep 9, 2013 at 1:43 PM, Jim <jimd999@gmail.com> wrote:
could you send me the results of the template test?
On Mon, Sep 9, 2013 at 1:35 PM, Debby Darling <ddarling2@co.coos.or.us> wrote:

We got the parcels straightened out, but the application is going to be denied because it does not meet the template test. This is just a heads up for you. The decision will go out this week.

Debby Darling
Planner II
Coos County Planning Department
541-396-7770

225 N. Adams (Physical address)
250 N. Baxter (Mailing address)
Coquille OR 97423

From: Jim [mailto:jimd999@gmail.com]
Sent: Monday, September 09, 2013 11:21 AM
To: Debby Darling
Subject: Re: question

what day will you be in .. I will come there and go over this.

Thanks,

Jim D
On Wed, Sep 4, 2013 at 3:46 PM, Debby Darling <ddarling2@co.coos.or.us> wrote:

September 4, 2013

RE: Conditional Use Permit on 28-14-25-505

Dear Jim:

I have begun the review on the above referenced property which you submitted.

I am having a problem because the configuration of the property does not match the approved configuration from the property line adjustment in 2005.

In 2005, the property was shaped in a reverse “L”; however, this property is now two separate properties, tax lots 505 and 507.

I cannot figure out where tax lot 507 came from. It does not appear to be authorized.

I have attached a copy of the approved final configuration and the current configuration.

Unless you can supply some evidence that tax lot 507 and 505 are separate and discrete parcels, the application will have to be denied, due to an illegal land division.

I will be out of the office until next week, but I would appreciate your evidence by then, so I can proceed with the review of this application.

*Debby Darling*

Planner II
Coos County Planning Department

541-396-7770

225 N. Adams (Physical address)

250 N. Baxter (Mailing address)

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