APPLICANT/OWNER: Robert M. Wright
W.P.I #3 LLC
4610 Holgate Road, Roseburg OR 97470

REQUEST: Land Division (3 parcel partition)

DECISION: Approved with Conditions

STAFF CONTACT: Debby Darling, Planner II

MAP NUMBER(S) / LEGAL DESCRIPTION
ASSESSOR’S MAPS: Township 24S Range 13W Section 15 Tax Lot(s) 800

PROPERTY LOCATION
The property is located north of the City of North Bend in the Hauser area and is accessed off of Sandy Way Road, via Hauser Depot Road.

SPECIAL DISTRICTS/AGENCIES
Coos County Sherriff
Hauser RFPD
Coos County Roadmaster
Coos County Surveyor
Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians

Coos County Assessor
Oregon International Port of Coos Bay
Coos Bay-North Bend Water Board
Oregon Department of Environmental Quality (DEQ)

APPLICABLE CRITERIA

<table>
<thead>
<tr>
<th>Coos County Zoning and Land Development Ordinance (LDO) and Coos County Comprehensive Plan (CCCP)</th>
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<tbody>
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<td>LDO</td>
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</table>
I. BASIC FINDINGS

A. Lawfully Created Parcel: The property was lawfully created consistent with LDO §3.3.800(2). The 1982 Coos County Assessment records show the property was owned by Hauser Wood Products under deed reference number 80-53085 and therefore was a lawfully established parcel prior to January 1, 1986; however this parcel was part of a previous land division (P-10-05), creating the existing configuration. The date of creation of that partition was August 26, 2011. Therefore, this parcel meets the criterion as listed in LDO §3.3.800(2).

B. Zoning: The subject property is zoned Industrial. LDO § 4.1.100(A) defines the purpose of industrial zoning as: “The purpose of the ‘IND’ district is to provide an adequate land base necessary to meet industrial growth needs and to encourage diversification of the area’s economy accordingly. The ‘IND’ district may be located without respect to Urban Growth Boundaries, as consistent with the Comprehensive Plan. The ‘IND’ designation is appropriate for industrial parcels that are needed for development prior to the year 2000, as consistent with the Comprehensive Plan”.

C. Site Description: According to the current Coos County Assessment records, the property has 25 acres. There is currently an industrial use in the northeastern corner of the property, adjacent to the railroad tracks. There are a few trees surrounding this use. The remainder of the property appears to be sand dune. There is a small wetland area in the southern tip of the property.

D. Surrounding Land Uses: Properties to west are zoned Recreational and are part of the Dunes National Recreation Area. Properties to the east, north and south are zoned Industrial. Properties adjacent to the subject property in the northeast are zoned Rural Residential.

E. History: The subject property is part of a serial partition.
   ◆ In 1992 a site plan review was approved for the current industrial use.
   ◆ In 2005 a two parcel partition was approved, creating the current configuration.
   ◆ This partition was submitted on March 25, 2013, requesting a three parcel partition.
   ◆ The application was deemed complete on April 12, 2013 and the Technical Review Committee meeting was scheduled and held on April 23, 2013.

II. FINDINGS TO THE APPLICABLE REVIEW CRITERIA

<table>
<thead>
<tr>
<th>LDO</th>
<th>Article 4.2, Section 4.2.600, Table 4.2e, Section 4.2.900 (6)</th>
<th>Uses; Commercial-Industrial Zoning Districts; Review Standards and Special Development Conditions</th>
</tr>
</thead>
</table>

§ 4.2.100 Use Matrices - General. The uses and activities allowed within the individual zoning districts prescribed in Section 4.1.100, together with those uses that may be conditionally allowed or which are prohibited, are set forth in Tables 4.2a through 4.2g. These zoning use tables stipulate where and under what specific circumstances development may occur. The following symbols denote whether or not the specific use or activity listed in the tables is permitted outright, may be permitted with conditions, may be allowed subject to an Administrative Conditional Use, may be allowed subject to a hearings Body Conditional Use, or prohibited in the specific zoning district: *** P-# The use or activity may be allowed outright, but is specifically conditioned or limited by Section 4.2.900. ***

In addition to any applicable special conditions or findings prescribed in Section 4.2.900, the following may also limit and regulate uses and activities in Tables 4.2a through 4.2g:

1. Article 4.6, "Overlay Zones"
2. Article 4.7, "Special Considerations"
3. Chapter V, "Administration" (Procedural requirements)
4. Article 4.4, "General Development Standards"

FINDING: The subject property is zoned IND; therefore, LDO Section 4.2.600 (Table 4.2e) is applicable and has
been reviewed in this section of the report below.

Article 4.6 is an overlay zone for floodplains and airports and this property does not fall within any of the overlay zones; therefore, that Article is not applicable to this review and requires no further review.

Article 4.7 addresses special regulatory considerations based on adopted inventories in the CCCP. After reviewing the inventory maps staff has determined that there are historical and cultural sites, as well as areas of limited development suitability within the Beaches and Dunes, Natural Hazards (wind erosion) and wetlands. These issues will be addressed below.

Chapter V is the administration or procedural requirements which contain process for the application timelines and notice requirements. There are no other sections that are applicable to this application in Chapter V. This report has addressed the procedure requirements that are applicable to this review.

Article 4.4 covers the general development standards that must be addressed, unless that development is otherwise allowed.

<table>
<thead>
<tr>
<th>TABLE 4.2e</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.4.600 Commercial-Industrial Zoning Districts</td>
</tr>
<tr>
<td><strong>ZONE DISTRICT</strong></td>
</tr>
<tr>
<td>Industrial Use</td>
</tr>
<tr>
<td>Land Divisions:</td>
</tr>
</tbody>
</table>

§ 4.2.900 Review Standards and Special Development Conditions. The review standards and special development conditions referenced in Tables 4.2-a through 4.2-g are set forth below:

6. Use must comply with Article 6.1 and 6.5.

FINDING: Table 4.2e above shows that a partition is a permitted use subject to review standard #6 in LDO §4.2.900. As noted, Review Standard # 6 requires that an applicant comply with LDO Articles 6.1 and 6.5. The applicant has submitted an application with Tentative Partition maps as required by Articles 6.1 and 6.5. These criteria have been satisfied.

<table>
<thead>
<tr>
<th>LDO</th>
<th>Article 4.4, Section 4.4.600</th>
<th>General Development Standards; Rural Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>§ 4.4.600 General Standards for Commercial-Industrial Zoning Districts.</td>
</tr>
</tbody>
</table>

The general standards set forth in Tables 4.4-c shall apply to the zoning districts and uses addressed in Table 4.2-e.

<table>
<thead>
<tr>
<th>Table 4.4-c</th>
</tr>
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<tbody>
<tr>
<td><strong>Property Development Standards</strong></td>
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<tr>
<td><strong>Commercial-Industrial Zones</strong></td>
</tr>
<tr>
<td>Zone</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
</tr>
<tr>
<td>Minimum Street Frontage</td>
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<tr>
<td>Minimum Lot Width</td>
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</tbody>
</table>
### Table 4.7a Special Regulatory Considerations Prescribed by the Coos County Comprehensive Plan

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Lot Depth</strong></td>
<td>NR</td>
</tr>
<tr>
<td><strong>Front Setback</strong></td>
<td>5’ required on any side or rear abutting a residential or controlled development zone only.</td>
</tr>
<tr>
<td><strong>Side Setback</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Setback</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>#3</td>
</tr>
<tr>
<td><strong>Off-Street Parking</strong></td>
<td>#7</td>
</tr>
</tbody>
</table>

**FINDING:** The subject property is zoned IND and there is no minimum lot size for this zoning. The tentative plats show that the minimum street frontage and minimum lot depth have been met or exceeded. Once development occurs, Parcel 1 will be subject to the 5 foot setback on the eastern side where it abuts Rural Residential zoning.

**FOOTNOTES:**

***

3. No requirement, except those sites abutting a residential or controlled development zone shall have a max height of 35 feet plus one (1) additional foot in height for each foot of setback exceeding 5 feet (i.e., if the setback is 10, the maximum building height would be 40 feet).

***

7. Offstreet parking and loading requirements per Chapter X apply.

**FINDING:** Once development occurs, Parcel 1 will be affected, because it abuts Rural Residential zoning to the east and Parcel 3, where it abuts the Rural Residential zoning to the north. Chapter X, §10.1.400 will be addressed when development occurs and will depend upon what that development is.

**Article 4.7 Special Considerations**

**Table 4.7a Special Regulatory Considerations Prescribed by the Coos County Comprehensive Plan**

3. Historical/Archeological Sites & Structures
   b. Develop proposals in identified archaeological areas must have a “Sign-off” by qualified person(s).
      [See Appendix 1, Policy 5.7(3)]

Appendix 1, Policy 5.7(3) Historical, Cultural, and Archaeological Resources, Natural Areas and Wilderness.
Coos County shall continue to refrain from wide-spread dissemination site-specific inventory information concerning identified archaeological sites. Rather, Coos County shall manage development in these areas so as to preserve their value as archaeological resources.

This strategy shall be implemented by requiring development proposals to be accompanied by documentation that the proposed project would not adversely impact the historical and archaeological values of the project’s site. "Sufficient documentation" shall be a letter from a qualified archaeologist/historian and/or a duly authorized representative of a local Indian tribe(s). The Coos County Planning Department shall develop and maintain a list of qualified archaeologists and historians. In cases where adverse impacts have been identified, then development shall only proceed if appropriate measures are taken to preserve the archaeological value of the site. "Appropriate measures" are deemed to be those, which do not compromise the integrity of remains, such as: (1) paving over the sites; (2) incorporating cluster-type housing design to avoid the sensitive areas; or (3) contracting with a qualified archaeologist to remove and re-inter the cultural remains or burial(s) at the developer's expense. If an archaeological site is encountered in the process of development, which previously had been unknown to exist, then, these three appropriate measures shall still apply. Land development activities found to violate the intent of this
strategy shall be subject to penalties prescribed by ORS 97.745 (Source: Coos Bay Plan).

This strategy is based on the recognition that preservation of such archaeologically sensitive areas is not only a community's social responsibility but is also a legal responsibility pursuant to Goal #5 and ORS 97.745. It also recognizes that historical and archaeological sites are non-renewable, cultural resources (Source: Coos Bay Plan).

FINDING: The subject property lies within an area of archaeological interest to the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians (CTCLUSI). In the past, CTCLUSI has been notified of development on this property. They had no objections to past development. However, as proscribed by the policy noted above, the CTCLUSI will be notified again that this land division is being considered and that there may be future development. The Tribe has 30 days in which to respond with comments.

4. Beaches & Dunes
   a. Permit development within “limited development suitability” only upon establishment of findings. Requires Administrative Conditional Use. [See Appendix 1, Policy 5.10 (2)]
   Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" on the Special Considerations Map only upon the establishment of findings that consider at least:
      a. the type of use proposed and the adverse effects it might have on the site and adjacent areas;
      b. the need for temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;
      c. the need for methods for protecting the surrounding area from any adverse effects of the development; and
      d. hazards to life, public and private property, and the natural environment which may be caused by the proposed use.
   Further Coos County shall cooperate with affected local, state and federal agencies to protect the groundwater from drawdown, which would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies.

   Implementation shall occur through an Administrative Conditional Use process, which shall include submission of a site investigation report by the developer that addresses the five considerations above.

   This policy recognizes that:
      a. The Special Considerations Map Category of "Beach and Dune Areas with Limited Development Suitability" includes all dune forms except older stabilized dunes, active foredunes, conditionally stable foredunes that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding.
      b. The measures prescribed in this policy are specifically required by Statewide Planning Goal #18 for the above-referenced dune forms; and that this strategy recognizes that potential mitigation sites must be protected from pre-emptory uses.

FINDING: This policy will not be in effect until development occurs. At that time, a conditional use permit will be required to address the above referenced policies for development.

Appendix 1, Policy 5.11(1) & (4) Natural Hazards (Plan Implementation Strategies)
   1. Coos County shall regulate development in known areas potentially subject to natural disasters and hazards, so as to minimize possible risks to life and property. Coos County considers natural disasters and hazards to include stream and ocean flooding, wind hazards,
wind erosion and deposition, *critical streambank erosion, mass movement (earthflow and slump topography), earthquakes and weak foundation soils.*

This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property.

This strategy recognizes that it is Coos County's responsibility: (1) to inform its citizens of potential risks associated with development in known hazard areas; and (2) to provide appropriate safeguards to minimize such potential risks.

***

4. Coos County shall support the policy of State Building Codes Division requiring new mobile home sitings to be secured to the ground, recognizing that "tie-downs" are appropriate safeguard against Coos County's wind hazards.

FINDING: This policy will not be in effect until development occurs. At that time, methods will be taken to insure these strategies are implemented through issuance of zoning compliance.

<table>
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<tr>
<th>LDO</th>
<th>Article 5.0, Section 5.0.150, 5.0.200</th>
<th>Administrative and Application Review Provisions; Application Requirements; Application Completeness</th>
</tr>
</thead>
</table>

**Article 5.0 Administration and Application Review Provisions, §5.0.150 Application Requirements**

(Article 5.6 of this ordinance Site Plan Review Requirements and Chapter 6 Land Divisions have additional submittal 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.

***

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.

***

The burden of proof in showing that an application complies with all applicable criteria and standards lies with the applicant.

§ 5.0.200 Application Completeness (ORS 215.427)

A. An application will not be acted upon until it has been deemed complete by the Planning Department. In order to be deemed complete, the application must comply with the requirements of Section 5.0.150, and all applicable criteria or standards must be adequately addressed in the application.

***

FINDING: On March 25, 2013, this application for a three parcel partition was submitted by Surveyor, Harvey Wilcox for the applicant, who is the property owner. There was missing information and the application was deemed incomplete on April 5, 2013. The applicant supplied the requested information on April 9, 2013. The application was deemed complete on April 12, 2013 and a Technical Review Committee Meeting was scheduled and held on April 23, 2013. Staff finds the application meets the criteria of § 5.0.150 and 5.0.200. Criteria found in Article 6 are noted below.

* These hazards are addressed under policies for "Dunes and Ocean and Lake Shorelands."
§ 6.1.100 General Purpose. The general purpose of this Chapter is to prescribe the form and content of subdivision plats and partition plats (minor and majors) and the procedures to be followed in their development and approval and to designate those authorized to give such approval; to establish the minimum requirements and standards necessary for efficient, safe, and attractive subdivisions and partitions consistent with the natural resources of the County; and to provide penalties for violations. It is intended that this Chapter be consistent with ORS Chapters 92 and 215.

It is further the intent of this Chapter:
1. To ensure that land be subdivided or partitioned in a manner which will promote the public health, safety, convenience, and general welfare.
2. To aid in the implementation of the Coos County Comprehensive Plan.
3. To protect the natural assets of the County by providing the means for encouraging orderly developments by relating the number, design, and distribution of lots or parcels to existing topographical, ecological, hydrological, and other natural conditions.
4. To minimize through proper design and layout, the danger to life and property by the hazards of fire, flood, water pollution, soil erosion and land slippage.
5. To ensure that proper consideration are given for adequate light and air, and prevention of overcrowding of land.
6. To provide lots, parcels, and development sites of sufficient size and appropriate shape and character for the purpose for which they are to be used.
7. To provide for adequate water supply, sewage disposal, storm drainage, and other utilities needed for public health, safety, and welfare.
8. To provide adequate provisions for transportation designed to handle the anticipated usage and to ensure that they minimize safety hazards and adverse impact on the neighboring area.
9. To ensure that the costs of providing rights-of-way and improvements for vehicular and pedestrian traffic, utilities, and public areas serving new developments be borne by the benefited persons rather than by the people of the County at large.
10. To encourage new concepts and innovations in the arrangement of building sites, lots, and parcels within divisions by means of a Planned Unit Development or clustering. Deviations from the traditional approaches of dividing lands may be considered for approval when such deviations will facilitate the ultimate development of the land in a unique manner that will be compatible with the purpose of this Chapter.

***

§ 6.1.400 Application for Land Divisions

ii. Applications: All applications for land divisions shall be submitted to the Planning Department as required by this Chapter.

FINDING: By submitting the application for the partition, the applicants have met the general provisions and intent of Article 6.1.

ARTICLE 6.2 DESIGN AND DEVELOPMENT STANDARDS

§ 6.2.100 Purpose All land divisions shall conform to the design and development standards specified in the following sections. The standards so specified shall be considered as the minimum appropriate for land division, partition, PUD or subdivision development and are not intended to limit the developer from using higher standards of design and development.

§ 6.2.150 Roads or Streets The standards of Chapter VII shall apply.

***

FINDING: The applicant must submit a land division that conforms to the design and development standards in Article 6.2. The applicant has submitted base and tentative partition maps that meet the design standards and have
been approved by the County Surveyor. The standards in Chapter 7 shall be reviewed separately.

§ 6.2.250 Access
   (1) The development of land shall be such as to provide each lot or parcel with one of the following alternative means of access.
      (a) a lot or parcel shall abut upon a public street, other than an alley…

***
FINDING: Access to the existing industrial use is provided off of Sandy Way Road. The County Roadmaster had no concerns about the existing access. The existing driveway will still access Parcel 3. Parcels 1 and 2 will access directly off of Sandy Way Road. Access permits will have to be obtained from the Road Department when development occurs.

§ 6.2.350 Lots and Parcels
(1) Lots and parcel sizes shall meet the minimum lot sizes as established by the applicable zoning district…

***
FINDING: The property is zoned Industrial. There is no minimum lot size in this zoning district. This criterion has been met.

| LDO | Article 6.5; Section 6.5.250 | Partitions and Subdivisions; Tentative Plan and Base Map |

**Article 6.5 Partitions and Subdivisions.**
A property divided by the sale or grant of property for state highway, county road, City Street or other right-of-way shall continue to be considered a single unit of land until such time as the property is further subdivided or partitioned. (OR 92-07-012PL)

FINDING: This property has not been divided by the sale or grant of property for state highway, county road, City Street, or other right-of-way. Therefore, this criterion does not apply.

§ 6.5.250 Tentative Plan and Base Map
1. Application
   a. All proposed tentative partition and subdivision plats and base maps shall comply with all applicable sections of this Ordinance. Applicants shall secure appropriate zoning authorization or clearance prior to submittal.
   b. A tentative partition or subdivision plat map and base map, complete with all submittal requirements and the appropriate fee, shall be submitted to the Planning Department.
   c. Within ten (10) days of receiving a complete application, the Planning Department shall distribute copies of the tentative partition or subdivision plat map and base map to affected cities, special districts and County departments.

2. Tentative Plat Map and Base Map Standards
An application for a partition or subdivision shall include a tentative plat map and a base map, each drawn on mylar or substantial high quality tracing paper measuring 18” x 24” using archival ink and drafting material. The maps shall be clearly and legibly drawn to a standard engineer’s scale. All maps shall be drawn to the same scale except as otherwise authorized by the County Surveyor. Each map shall be clearly titled as being part of a tentative partition, subdivision plat, or planned community. (OR 00-5-014PL)

3. Required Maps a tentative partition or subdivision plat map and base map shall be submitted for the lot or parent parcel to be divided.

FINDING: The submitted maps contain the map data and information required by this Section with the exceptions noted below in the Conditions of Approval. The maps and fee were submitted and the application was deemed complete. A Technical Review Committee Meeting was scheduled and held to discuss possible discrepancies on the maps. Any changes noted are listed in the conditions below.
§ 7.2 Rural Road Standards, Table 7.2- Minimum Standards for New Roads, Streets, and Driveways

TABLE 7.2
MINIMUM STANDARDS FOR NEW ROADS, STREETS AND DRIVEWAYS

<table>
<thead>
<tr>
<th>Average Daily Traffic ADT</th>
<th>Subgrade Width (ft)</th>
<th>All Weather Travel Surface Width (ft)</th>
<th>Right-of-Way Width (ft)</th>
<th>Compacted Rock Depth</th>
<th>Max Grade Grade</th>
<th>Centerline Maximum Degree of Curvature</th>
<th>Vertical Unobstructed Clearance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Driveways</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private roadways in conjunction with a residential partition</td>
<td>0-12</td>
<td>16’</td>
<td>12’</td>
<td>50’</td>
<td>5”</td>
<td>3”</td>
<td>18%</td>
</tr>
</tbody>
</table>

FINDING: The submitted application is for a three (3) parcel partition. All driveways will be required to have a 12 foot travel surface with a maximum grade of 12%. During the Technical Review Committee meeting, the Roadmaster did not express any concerns. All driveways and roadways associated with this partition will have to have written approval from the Roadmaster.

III. ANALYSIS

The applicant is proposing a three parcel land division. Based on review of the aerial photographs, assessment records, Planning Department records, and the applicants’ submitted evidence, it appears the land division application conforms with the provisions and takes into account the requirements to ensure necessary standards for efficient, safe, and attractive developments while remaining consistent with ORS 92 and 215. Therefore, based on the evidence in the record the proposal meets the criteria.

Please note, all applications are subject to review of all applicable review criteria in the Coos County Comprehensive Plan (CCCP), the Coos County Zoning and Land Development Ordinance (LDO), and all land use regulations. Please be aware the burden of proof rests with the applicant.

Pursuant to §6.5.450, an application for a final partition plat, complete with all submittal requirements and appropriate fee, shall be submitted to the Planning Department for approval not later than five years after the date of approval of the tentative plat.

IV. NOTIFICATION

The Planning Department mailed individual written notice of the decision to the owners of record of all property located within 250-feet of the subject property. Notice of Decision with a copy of the staff report was forwarded to Applicant(s), Owner(s), Harvey Wilcox -Surveyor, Dave Perry, DLCD and Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians. Notice of Decision was also provided to the following: Coos County Planning Commission, The Coos County Board of Commissioners, the special districts and agencies as noted above. In addition, notice of the decision was posted at the Coos County Courthouse, Coquille Annex and North Bend Annex. All notices were mailed and posted on May 23, 2013.
V. NOTICE OF APPEAL RIGHTS

This decision may be appealed to the Coos County Hearings Body pursuant to Article 5.8 of the Coos County Zoning and Land Development Ordinance within 15 days from the date of written notice. This means that appeals must be received in the Planning Department by **5 p.m. on June 7, 2013**, in order to be considered. This decision will not be final until the period for filing an appeal has expired. Detailed information about the appeal process, filing fees and additional information will be provided by the Planning Department upon request. The decision is based upon the submitted application, supporting evidence, facts, and findings to the criteria.

V. CONDITIONS OF APPROVAL

1. Pursuant to ORS 215.416(1), the fees charged by the Planning Department for permit applications represent the average cost of processing the application. If the actual cost of processing the application exceeds the average cost, then the applicant shall be responsible for paying the full amount. If such an amount is due, it must be paid before the final plats can be accepted.

2. The enlargement on the tentative plat maps shows a utility road and a utility easement. This should be only a utility easement. This needs to be corrected on the tentative map and should be shown correctly on the final plat.

3. When a new road is created or provides access to three or more lots or parcels through a land division, then Coos County Code Section 4.08.030 requires that it be named. There will be a 60’ road created with this land division and this road must be named before submitting the final plats. This new road name must be shown on the final plats.

4. Current taxes must be paid before the Assessor can sign the final plat.

5. Final Plat fees for the Planning Department are $300 and must be paid when submitting the final plats. There may be fees from other Departments. Please check with the Road Department, Surveyor’s office, Assessor’s office and Clerk’s office to determine what those fees will be.

Note: All fees are subject to change.

FINAL PLAT

1. The final plats shall comply with all criteria in 6.5.450.

2. A statement that no domestic water supply facility will be provided shall be included on the face of the final plat. It is the responsibility of the applicants to deliver a copy of the statement to each prospective purchaser of the undeveloped parcel.

3. A statement that no sewage disposal facility will be provided shall be included on the face of the final plat. It is the responsibility of the applicant to deliver a copy of this statement to each prospective purchaser of the undeveloped parcel.

4. Date, scale, north point, as well as the initial point must be shown on the final plat and in the legend.

5. Names of the owners, partitioner, engineer and/or surveyor must be shown on the final plat.

6. Description and signature block must appear on the face of the final plat.

7. The names of all streets or roads, the exact location and width of said streets or roads; and easements intersecting the boundary of the tract must be shown on the final plat.

8. Declarations and certificates must be shown on the final plat.

*NOTE: the above mentioned Final Plat requirements are noted for convenience and are not intended to replace all of the final plat requirements identified in the LDO §6.5.450.*

Attachments:
Application
Maps
Decision Notice