



NOTICE OF LAND USE DECISION

Coos County Planning
225 N. Adams St.
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
Fax: 541-396-1022

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. The development is contained within the identified property owners land. Notice is required to be provided pursuant to ORS 215.416. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

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.

Date of Notice: **Wednesday, March 24, 2021**

File No: SUB-20-002

Proposal: Request for a land use authorization for a replat of ten (10) non-conforming subdivision lots within the Norris Lake Subdivision.

Applicant(s): Ernest Bussmann
PO Box 282
Sixes, OR 97476
Clyde Mulkins
PO Box 809
North Bend, OR 97459

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 5 p.m. on **Thursday, April 08, 2021**. Appeals are based on the applicable land use criteria. Civil matters including property disputes outside of the criteria listed in this notice will not be considered. Partitions are subject to Coos County Zoning and Land Development Ordinance § 6.2.375(5)&(6) Review of Tentative Plan, Criteria for Approval, Conditional Approval; § 6.2.400 Access in Conjunction with a Land Division; § 6.2.475 Access; § 6.2.500 Easements; § 6.2.525 Lots and Parcels; § 6.2.550 Improvement Specifications; §6.2.800.3.p through q and s Final Plat Regulations; § 7.2, Section 7.5.175 required number of parking spaces for type of use.

Subject Property Information

File Number: SUB-20-002

Applicant: Ernest Bussmann

Account Numbers: 4325100, 4325102, 4325103, 4324500, 4329300, 4323700, 4323701, 4329100, 4329101, 4329200

Map Numbers: 23S1220DA-00300, 302, 303, 700, 900

Property Owner: 23S1220DB-00200, 201, 1000, 1001, 1100
BUSSMANN, ERNEST A & LYNN E
3560 CHINOOK AVE
NORTH BEND, OR 97459-1820

Acreage: 0.69 Acres, 0.69 Acres, 0.62 Acres, 0.83 Acres, 15.79 Acres, 0.88 Acres, 0.73 Acres, 6.05 Acres, 12.96 Acres, 4.81 Acres

Zoning: FOREST (F)

This notice shall be posted from March 24, 2021 to April 8, 2021

Special Considerations: BIRD SITE MEETS GOAL 5C REQRMT (B5C)
FOREST MIXED USE (MU)
COASTAL SHORELAND BOUNDARY (CSB)
FLOODPLAIN (FP)

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.

The application, staff report and any conditions can be found at the following link: <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment-Applications2020.aspx>. 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 225 North Adams 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: Wednesday, March 24, 2021 .
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.

CONDITIONS OF APPROVAL

The applicant has met the applicable criteria, with the following conditions:

1. All necessary federal, state, and local permits must be obtained.
2. Shall comply with all comments received and found as Exhibit "D" to this report.
3. If a sign indicating the appropriate tsunami evacuation route has not been placed it shall be placed by the main entrance and exit point. The sidewalks and other improvements have already been put into place to ensure safety.
4. All Final Plat shall meet the requirements SECTION 6.2.800 FINAL PLAT REGULATION AND REQUIREMENTS. Planning staff shall check of 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.
5. A check in the amount of \$83 must be received for the Coos Health & Wellness review fee prior to staff signing final plat.
6. Must comply with comments from Coos County Surveyor, Assessor, and Road Department.

EXHIBIT "B"
Vicinity Map & Tentative Plat

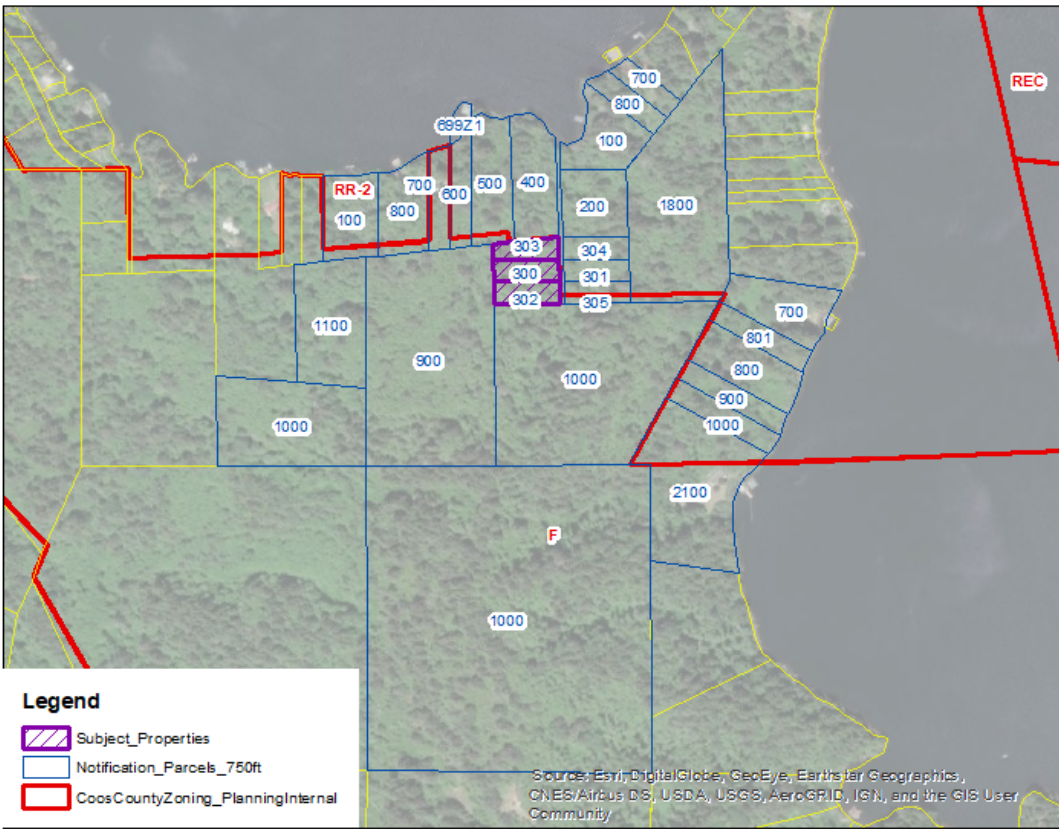


COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423
 Physical Address: 225 N. Adams, Coquille Oregon
 Phone: (541) 396-7770
 Fax: (541) 396-1022/TDD (800) 735-2900



File: SUB-20-002
 Applicant/ Owner: Ernest & Lynn Bussman
 Date: February 10, 2020
 Location: Township 23S Range 12W Section 20DA TL 300, 302, 303
 Proposal: Subdivision



(LOTS 9 & 10 WERE VACATED PER ORD 387, 80-2-5476)

LEGEND
 FOUND MONUMENTS
 TO BE SHOWN
 CORNERS TO BE SET
 RECORD BEARING/DISTANCE
 PER CP JAMES R 3814H
 DATA POINT
 100 YR FLOOD LINE

PREPARED FOR:
 ERNEST A & LYNN E.
 GUSMANN
 P.O. BOX 382
 SIXES OR 97476

PREPARED BY:
 MULKINS & RAWBO, LLC
 P.O. BOX 808
 NORTH BEND, OR 97459



PROPERTY NOT SUBJECT TO INUNDATION
 SUBJECT PROPERTY IS PRESENTLY FOREST LAND WITH NO IMPROVEMENTS
 PROPOSED LAND USE - RURAL RESIDENTIAL BY TEMPLATE DWELLING APPL
 WATER - INDIVIDUAL WELL NOT PROVIDED
 TENAGE SPECIAL - INDIVIDUAL SEPTIC ARE NOT PROVIDED
 POWER - INDIC POWER EASEMENT ACROSS TAX LOT 700
 PER EASEMENT RECORDING 74-0-00004 INDA ENVA, SEC.201.
 ACCESS - LEGAL ACCESS IS FROM THE END OF HELLOS ROAD MAJESTIC
 SHORES ROAD FOR WEST, NO. 82490761.

ROAD - A 40 FOOT RIGHT OF WAY WITH 24 FOOT SUBGRADE AND 30 GRAVEL, SHALL BE BUILT BY
 DEVELOPER AFTER TEMPLATE CUL-AND APPROVAL FOR EACH LOT. THIS ROAD WILL BE AN
 EXTENSION TO MAJESTIC SHORES ROAD. ALSO A 10 FOOT RIGHT OF WAY ACROSS LOT 1
 HAS NO PLATTED ROAD.

ZONING - FOREST
 TORNADO ZONE - AT THE 100 YR FLOOD LINE
 LANGUAGE HAZARD - CLASSIFIED AS MEDIUM TO HIGH RISK

VEGETATION - NUMBERED LOTS AND GRAVE IN LOTS 1, 9
 & 10 ARE ALREADY AND MARKED TO BE AT 20'. THE
 BALANCE OF THE PROPERTY HAS BEEN LOGGED AND
 REPLANTED FOR TWO YEARS.

BY PALMS EASEMENT APPROVED, SEE ALSO JUDITH WICK ET AL
 CROSSES NE1/4 SW1/4, SEC. 10, UNPLATTED.
 BY DDD & WATER EASEMENT MFA31-1-2726, COLLECTION AND PIPE LINE
 ON LOT 8 FSD LOT 8, UNPLATTED.
 EA ACCESS EASEMENT MFA5 81-0-0000, AND 88-0-0000, 88-0-0000, 8
 89-0-0000, CROSSES LOTS 9 & 8, NORRIS LAKE.
 EA WATER LINE EASEMENT MFA48-1-1416, PRO LOTS 9 & 7, FROM LOT 8
 NORRIS LAKE.
 EA EASEMENT & MAINTENANCE AGREEMENT MFA77-1-1843, FSD NE1/4
 SW1/4, SEC 20, SHOWN ON OSKAMIA FROM HELLOW ROAD.
 EA VACATION ORDER MFA10-0-0041, AFFECTS LOTS 9 & 8, NORRIS LAKE
 EA ACCESS CASEMENT MFA40-1-113, TRANSFER OF E.O.

CURVE TABLE (R/U)

C1	Δ = 137°34'23"	C2	Δ = 87°42'24"
R = 76.44	R = 101.54	R = 76.31	R = 101.70
L = 176.84	L = 109.00	L = 74.02	L = 103.58
T = 122.30	T = 87.00	T = 64.27	T = 84.33
C3	Δ = 57°47'08"	Δ = 58°45'07"	
R = 76.31	R = 101.70		
L = 176.84	L = 109.00		
T = 122.30	T = 87.00		
C4	Δ = 25°33'08"	Δ = 48°07'14"	
R = 75.46	R = 60.17		
L = 188.07	L = 51.04		
T = 98.54	T = 23.89		
C5	Δ = 107°20'26"	Δ = 137°33'08"	
R = 314.78	R = 838.36		
L = 1126.84	L = 2784.44		
T = 56.33	T = 140.78		

LINE TABLE (R/U)

L1	N74°31'26"E	49.93
L2	S18°31'06"E	55.39
L3	S70°30'06"E	109.15
L4	N48°14'28"E	23.27
L5	S72°52'26"E	52.34
L6	N22°23'27"E	55.41
L7	N67°32'21"E	228.46
L8	N01°30'40"E	105.16
L27	N34°13'54"E	61.30
L28	N51°45'04"W	67.84

LINE TABLE - LOT LINES

L11	S82°54'49"E	222.09	L21	N01°03'51"W	308.63
L12	S74°28'24"E	22.09	L22	N01°03'51"W	42.88
L13	S 87°42'0"E	161.57	L23	N01°03'51"W	274.86
L14	S71°07'24"E	101.04	L24	N01°03'51"W	296.17
L15	N78°18'28"E	41.64	L25	N01°03'51"W	236.10
L16	S57°39'51"E	99.34	L26	N22°49'44"W	333.82
L17	S53°03'37"E	154.88	L27	S44°10'06"E	271.60
L18	S67°45'07"E	134.30	L28	S08°06'00"E	168.10
L19	S27°20'27"E	88.00	L29	S08°06'00"E	447.89
L20	N07°03'10"E	142.74	L30	N07°03'10"E	401.60
L31	N04°10'23"E	235.54	L32	N05°44'48"E	294.19

COUNTY LINE TABLE (R/U)

L9	S28°32'18"E	16.03
L10	S21°07'44"W	20.00
L16	S31°22'04"E	195.00

COUNTY CURVE TABLE (R/U)

C7	Δ = 73°10'	C8	Δ = 64°30'	C9	Δ = 28°00'
R = 222.00	R = 288.00	R = 255.00			
L = 383.43	L = 244.43	L = 114.02			
T = 83.97	T = 157.74	T = 63.53			

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

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

A. PROPOSAL: The applicant’s proposal is a request for Planning Director Approval to replat lots 9, 10, 17, 23, 24, 25, A, C and a portion of B within the Norris Lake Subdivision as provided by the Coos County Zoning and Land Development Ordinance (CCZLDO).

B. BACKGROUND/PROPERTY HISTORY:

Tax lots 300,302, 303, 700 in Township 23 Range 12 Section 20DA and tax lots 200, & 201 in Township 23, Range 12 Section 20DB were rezoned from Rural Residential-2 (RR-2) to Forest (F).

Tax lot 900 in Township 23, Range 12, Section 20DA and 100 in Township 23, Range 12, Section 20DB were approved for a Hearings Body Conditional Use (HBCU-92-36) to allow a Forest Related Dwelling. It does not appear the dwelling was ever sited.

This application was received on August 6, 2020 and originally given application number: P-20-006. Since this is a replat of a Subdivision, it requires a Subdivision application number, so the official application number is SUB-20-002. The application was deemed incomplete on September 4, 2020 due to the tentative map not meeting standards. A new tentative map was received and staff deemed the application complete on December 11, 2020. The revised tentative received did not technically meet the requirements, but staff found that the application could be reviewed and requirements could be made a condition of approval.

C. 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.

Staff has reviewed the property history and county files to determine that at this time the property is in compliance.

II. BASIC FINDINGS:

LOCATION: The subject property is located southeast of the City of Lakeside off of Tenmile Lake.

A. ZONING: The property is zoned Forest (F).

Forest (F)

The intent of the Forest District is to include all inventoried "forestlands" not otherwise found to be needed (excepted) for other uses.

The purpose of the Forest zone is to conserve and protect forest land for forest uses.

Some of the areas covered by the “F” zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.

Forest Mixed Use (FMU)

The purpose of the Forest Mixed Farm-Forest Areas (“MU” areas) is to include land which is currently or potentially in farm-forest use. Typically such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a

combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In addition, these “mixed use” areas contain ownership of smaller size than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.

If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993.

If a use is only allowed in the mixed use zone it will be explained in the text. Otherwise the uses listed are allowed in both the Forest and Forest Mixed Use zones

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 have to 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.

COOS COUNTY HAS INVENTORIED THE FOLLOWING HAZARDS:

- **FLOOD HAZARD**
- **RIVERINE FLOODING**
- **COASTAL FLOODING**
- **LANDSLIDES AND EARTHQUAKES**
- **LANDSLIDE SUSCEPTIBILITY**
- **LIQUEFACTION POTENTIAL**
- **TSUNAMIS**
- **EROSION**
- **RIVERINE STREAMBANK EROSION**
- **COASTAL**
- **SHORELINE AND HEADLANDS**
- **WIND**
- **WILDFIRE**

Purpose Statements:

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 river and coastal flooding, landslides, liquefaction potential due to earthquakes, fault lines, tsunamis, river bank erosion, coastal erosion along shorelines and headlands, coastal erosion due to wind, and wildfires, including those areas affected by gorse.

This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property associated with new development and substantial improvements. The determination of whether a property is located in one of the above

*referenced potentially hazardous areas shall be made by the reviewing body (Planning Director, Planning Commission, Board of Commissioners, or any designee based upon adopted inventory mapping). A specific site may not include the characteristics for which it is mapped. In these circumstances staff shall apply § 4.11.132.ii.2m.*** c. Tsunamis: Coos County shall promote increased resilience to a potentially catastrophic Cascadia Subduction Zone (CSZ) tsunami through the establishment of a Tsunami Hazard Overlay Zone (THO) in the Balance of County Zoning. See Sections 4.11.260-4.11.270 for the requirements of this overlay zone.*

There are a few Special Considerations within the subject lots, Bird Site Meets Goal 5C, Coastal Shoreland Boundary, and Floodplain. The Floodplain must be drawn on the final plat. Coastal Shoreland Boundary only applies if the property is being divided, and in this case it is already divided, they are just replatting (changing the boundary lines) on a portion of the subdivision. The Bird Site Meets Goal will need to be addressed in the future prior to any proposed development taking place.

Therefore, the relevant criteria under Article 4.11 have been addressed.

SITE DESCRIPTION AND SURROUNDING USES: This property is located southeast of the City of Lakeside off of Tenmile Lake. There is some scattered residential development along the lake but to the south and west of the subdivision the properties are treed with no development. There are some challenging slope areas.

C. 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.

D. LAWFULLY CREATED UNIT OF LAND: These properties are acknowledged as lawfully created pursuant to CCZLDO § 6.1.125.1 as they were lawfully created through the 1908 Norris Lake Subdivision. Tax lots 1000 and 1100 located within Township 23 Range 12 Section 20DB are lawfully discrete parcels, (previously described at Parcel B) that were deeded out before Coos County Zoning and Land Use Ordinances that prohibited the creation (deed document numbers 78-3-2400 & 77-0916129).

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for a replat of eight (8) parcels and is subject to Coos County Zoning and Land Development Ordinance § 6.2.375(5)&(6) Review of Tentative Plan, Criteria for Approval, Conditional Approval; § 6.2.400 Access in Conjunction with a Land Division; § 6.2.475 Access; § 6.2.500 Easements; § 6.2.525 Lots and Parcels; § 6.2.550 Improvement Specifications; §6.2.800.3.p through q and s Final Plat Regulations; § 7.2.

B. KEY DEFINITIONS:

ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be

undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.

DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.

DEVELOPMENT: The act, process or result of developing.

USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.

ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.

Dwelling: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

C. PLAT REQUIREMENTS

Coos County Zoning and Land Development Ordinance (CCZLDO)

- *SECTION 6.2.350 TENTATIVE PLAT REQUIREMENTS:*

Finding: This section was reviewed prior to deeming the application complete. The application was originally deemed incomplete due to the tentative map not meeting requirements. Revised Tentative Maps were received and the application was found to be complete on December 11, 2020. The revised tentative received did not technically meet the requirements, but staff found that the application could be reviewed and requirements could be made a condition of approval. 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.

- *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 TRC and found at Attachment "D".

- **Coos County Cartographer, Jorene Smith commented that the subdivision will need to be named as well as describing that it is a replat. There is no boundary description; the roads will need to be named. The final plat will need to specify if all roads are private or if any will be dedicated. There are hooks shown in several places on the tentative. It appears there is one hooking a portion of Parcel B, which shows "out" these will need to be clarified. It**

appears lot 8 of the new subdivision may be divided into 2 lots due to mapping constraints. current taxes must be paid in full before the Assessor can sign the plat. Any easements needed for access and or maintenance between the buildings will need to be delineated or recorded. Lot 5 will need to specifically dedicated or conveyed as to ownership.

- Coos County Surveyor, Mike Dado commented that the subdivision will need a name. The road must be named; even if a portion of the newly created road is called “Majestic Shores Road” there are two additional branches that will need names. Is the new E3 roadway easement running Northwest through the property going to be abandoned when the new roads are built? It would seem that it should be addressed because it crosses the proposed road in a couple places. There are no descriptions of the “Found Monuments”. There is not enough information shown to check the closures of the lots.
- Coos County Roadmaster, John Rowe commented that the roadway with a 60’ right of way looks good with a hammerhead turnaround as per CCZLDO Chapter VII Table 7.2A.
- Micah Horowitz, Senior Transportation Planner for Oregon Department of Transportation (ODOT) commented that the proposal should not significantly affect ODOT facilities.
- Coos Health and Wellness, Richard Hallmark, Environmental Health Program Manager provided comments that can be found in Exhibit D.

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 August 6, 2020 and deemed incomplete on September 4, 2020. The applicant provided the necessary information and the application was considered complete on December 11, 2020. This report required additional time necessary to complete the review.

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 proposed access to all parcels will be through a private road off of Majestic Shores Road. Minimum parcel size for the zoning district has not been complied with, but this is a replat

and the parcels are already below the minimum lot size, meaning they are legal nonconforming pursuant to article 5.6 and will remain legal nonconforming after the replat. The general dimension requirements state that new lots or parcels must have a minimum street frontage of 30 feet and minimum lot depth of 50 feet. The minimum street frontage and lot depth has been met. The distances or road frontage is not marked for lots 6 and 7, but the road width is 60' and the hammerhead is even wider. 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: All conditions of approval have been listed to ensure compliance with all applicable objectives of the Coos County Comprehensive Plan.

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 April 8, 2021 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 replat is not a phase partition and shall be valid for two (2) years from the effective date. The final replat 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.*

- **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 proposed access to all parcels will be through a private easement road off of Majestic Shores Road, named Majestic Shores Road Extension on the tentative plat. Majestic Shores, which is a platted public privately maintained road.

Pedestrian and bicycle ways are not applicable to this request.

A slope easement is not required because this is a private easement and not a public right of way.

The criteria have been addressed.

- **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.*

- **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: These properties are zoned Forest (F) and contain .62 to 15.79 acres. The applicant has asked for the water supply requirements to be waived. The Planning Director is granting a waiver of the water supply requirements, a note must be added on the plat that states that individual wells are not provided. None of the properties currently have a sewage disposal system, therefore, that criteria has been satisfied.

A grading and storm water plan is not required at this time as there were no issues raised within the Technical Review Committee.; however, grading, drainage, and erosion prevention maybe required if and when new development takes place.

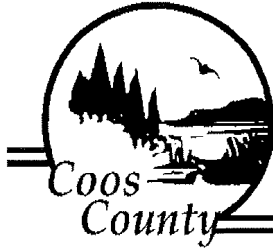
Therefore, the criterion for a tentative plan has been met.

IV. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 750 feet of the subject properties and the following agencies, special district, or parties: Coos Forest Protective Association

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 Received



PUBLIC WORKS

ROAD - SOLID WASTE

250 N Baxter Street, Coquille, Oregon 97423

(541) 396-7665

FAX (541) 396-1023

JOHN ROWE

Director / Roadmaster

January 7, 2021

Jill Rolfe
Planning Director

Re: Tentative Plat Review – Subdivision P-20-006

T23S, R12W, Section 20DA/DB TL 300, 302, 303, 700, 900, 200, 201, 1000, 1001, 1100

Applicant: Ernest Bussmann

Comments

Roadway with a 60' right-of-way looks good with a hammerhead turnaround as per CCZLDO Chapter VII Table 7.2A.

Thank you,

John J. Rowe
John Rowe
Roadmaster

Coos County is an Affirmative Action/Equal Opportunity Employer and complies with section 504 of the Rehabilitation Act of 1973
E-mail: jrowe@co.coos.or.us



COOS COUNTY SURVEYOR

250 N. Baxter Street, Coquille, Oregon 97423

Michael L. Dado

541-396-7586

Email coosurvey@co.coos.or.us

February 11, 2021

To: Crystal Orr

Re: SUB 20-002
Ernie & Lynn Bussmann
23-12- 20DA, TL 300

Crystal,

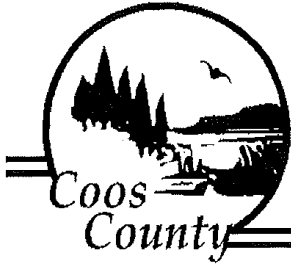
I have reviewed this proposed Subdivision and have the following comments:

1. The Subdivision will need to have a name.
2. The road must be named. Even if a portion of the newly created road is called "Majestic Shores Road", there are two additional branches that will need names.
3. Is the E3 roadway easement running Northwest through the property going to be abandoned when the new roads are built? Is there an existing road there? It would seem that it should be addressed because it crosses the proposed road in a couple of places.
4. There are no descriptions of the "Found Monuments".
5. Although I can see that a great deal of work has gone into the preparation of this Tentative Plat, there is still not enough information shown for me to check the closures of the Lots.

I have no further comments at this time.

Very truly yours

Michael L. Dado



PUBLIC WORKS
ROAD - SOLID WASTE
250 N Baxter Street, Coquille, Oregon 97423
(541) 396-7665
FAX (541) 396-1023

JOHN ROWE
Director / Roadmaster

January 7, 2021

Jill Rolfe
Planning Director

Re: Tentative Plat Review – Subdivision P-20-006
T23S, R12W, Section 20DA/DB TL 300, 302, 303, 700, 900, 200, 201, 1000, 1001, 1100
Applicant: Ernest Bussmann

Comments

Roadway with a 60' right-of-way looks good with a hammerhead turnaround as per CCZLDO Chapter VII Table 7.2A.

Thank you,

John J. Rowe
John Rowe
Roadmaster

Coos County is an Affirmative Action/Equal Opportunity Employer and complies with section 504 of the Rehabilitation Act of 1973
E-mail: jrowe@co.coos.or.us

Crystal Orr

From: HOROWITZ Micah [Micah.HOROWITZ@odot.state.or.us] on behalf of ODOT Region 3 Development Review [R3DevRev@odot.state.or.us]
Sent: Tuesday, January 5, 2021 2:27 PM
To: Crystal Orr
Cc: WANG Wei; WADDINGTON Jeff S; BROOKS Aaron G; EPPS Mark
Subject: RE: P-20-006, P-20-007

This Message originated outside your organization.

Hi Crystal,

These proposal should not significantly affect ODOT facilities. Thank you for keeping us in the loop!

Best regards,
Micah

Micah Horowitz, AICP
ODOT Region 3 | Senior Transportation Planner
100 Antelope Road, White City, OR 97503
p: 541.774.6331 | c: 541.603.8431
e: micah.horowitz@odot.state.or.us

From: Crystal Orr <corr@co.coos.or.us>
Sent: Tuesday, December 29, 2020 1:53 PM
To: Charter <steven.manning@charter.com>; Coos Soil & Water <info@coosswcd.org>; Dezeri Royce <droyce@co.coos.or.us>; RODOMSKY Hui <hui.rodomsky@state.or.us>; ALTON Greg <Greg.ALTON@state.or.us>; John Rowe <jrowe@co.coos.or.us>; Jorene J. Smith <jjsmith@co.coos.or.us>; Larry Scarborough <larrysathome@aol.com>; Mike Dado <mdado@co.coos.or.us>; Nathaniel Greenhalgh-Johnson <njohnson@co.coos.or.us>; HOROWITZ Micah <Micah.HOROWITZ@odot.state.or.us>; Pacific Power <lucas.mcgriff@pacificcorp.com>; Richard Hallmark <Richard.Hallmark@chw.coos.or.us>
Subject: P-20-006, P-20-007

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Please find attached TRC Notice for P-20-006 & P-20-007. Please let me know if you have any questions.

Crystal Orr

Planner I
Coos County Planning
225 N Adams, Coquille, OR 97423 (Physical address)
250 N Baxter Coquille, OR 97423 (Mailing Address)
541-396-7770

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or

Coos Health & Wellness

Together, Inspiring Healthier Communities



January 14, 2021

Ernest Bussman
PO BOX 282
Sixes, OR 97476

Clyde Mulkins
PO BOX 809
North Bend, OR 97459

Re: Comment on Proposed RePlat of Property

Mr. Bussman:

The County Planning Department has labeled an application to replat a property submitted by you as "**P-20-006 Bussman**." This letter is comment from the Environmental Health (EH) office on that application, in reference to potable water.

Relevant notes include: (1) The proposed plat essential indicates that water is not provided and suggests an individual well per residence is needed. (2) There is no suggestion of well water quality via any well in the vicinity.

The EH office has no prohibition regarding the proposed property division, but will advise:

1. There is health importance in testing a water source supplying a residence for at least the following three contaminants (with the values in parenthesis representing levels of concern): **Total Coliforms** (any present), **Nitrates** (10 mg/L) and **Arsenic** (0.010 mg/L). Testing can provide some confidence of water safety or information to motivate treatment to assure safe water for consumption.

Numerous on-line resources are available relating to acceptable levels for contaminants, health effects of contaminants, mitigation strategies and how to contribute sample results to a statewide effort to assess the status of Oregon's groundwater. Find meaningful information by googling: "**Oregon.gov Domestic Well Safety**."

Call 541-266-6720 for any related discussion.

Rick Hallmark, Environmental Health Program Manager

281 LaClair St, Coos Bay, OR 97420
541-266-6744



COOS COUNTY ASSESSOR'S OFFICE

250 North Baxter Street, Coquille, Oregon 97423

(541) 396-7901

FAX (541)396-6071/TDD 1-800-735-2900

STEVE JANSEN
ASSESSOR

February 17, 2021

Planning Department
Crystal Orr

Re: Tentative Partition Plat (SUB-20-002)
Account # - 4325100, 4325102, 4325103, 4324500, 4329300,
4323700, 4323701, 4329100, 4329101, 4329200
Map # - 23-12-20DA & 23-12-20DB

Dear Crystal,

Our office has reviewed the above referenced tentative partition plat and we have found the following items that need attention and possibly further review:

1. The Subdivision will need to be named as well as describing that it is a Replat of (this will also need to be specifically described)
2. There is no boundary description.
3. The Roads will need to be named
4. The Final Plat will need to specify if all roads are private or if any will be dedicated.
5. There are "hooks" showing in several places on the tentative. It appears there is one hooking a portion of Parcel B, which shows "out" these will need to be clarified.
6. It appears Lot 8 of the new Subdivision may be divided into 2 Tax Lots due to mapping constraints.
7. Please be advised that there is a potential for additional tax on this property.
8. We assume the initial point, legal description and signature block will be shown on the final plat.
9. The Assessor's office will also require Consolidations of the Tax Lots prior to the Final being submitted
10. Please be advised that a processing fee of \$600.00 will be required before the Assessor signs the final plat.

Sincerely,

Jorene Smith
Cadastral Cartographer

CC: Mike Dado, County Surveyor
Clyde Mulkins, Surveyor

Coos County is an Affirmative Action/Equal Opportunity Employer and complies with section 504 of the Rehabilitation Act of 1973

Exhibit "E"
Application (Initial Submission & Supporting Documents)



Coos County Land Use Permit Application
 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

FILE NUMBER: P-20-006

Date Received: 8/6/20 Receipt #: 219381 Received by: MB

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) Ernest A. and Lynn E. Bussmann
 Mailing address: P.O. Box 282, Sixes, OR 97476
 Phone: 541-332-7375 Email: _____

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>23S</u>	<u>12W</u>	<u>20</u>	<u>D</u>	<u>A</u>	<u>300, 301</u>
<u>23S</u>	<u>12W</u>	<u>20</u>	<u>D</u>	<u>A</u>	<u>302, 303</u>

Tax Account Number(s): 4325100, 4325101 Zone: Select Zone Forest (F)
 Tax Account Number(s) 4325102, 4325103 Forest (F)

B. Applicant(s) Ernest A. and Lynn E. Bussmann
 Mailing address: P.O. Box 282, Sixes, OR 97476
 Phone: 541-332-7375

C. Consultant or Agent: Clyde F. Mulkins
 Mailing Address P.O. Box 809, North Bend, OR 97459
 Phone #: 541-751-8900 Email: mandrllc@frontier.com

- 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: North Bend Fire District: Lakeside 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](#)



Coos County Land Use Permit Application

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

FILE NUMBER:

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

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LAND INFORMATION

A. Land Owner(s) Ernest A. and Lynn E. Bussmann

Mailing address: P.O. Box 282, Sixes, OR 97476

Phone: 541-332-7375 Email: _____

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
23S	12W	20	D	A	304, 305
23S	12W	20	D	A	700, 900

Tax Account Number(s): 4325104, 4325105 Zone: Select Zone Forest (F)

Tax Account Number(s) 4324500, 43259300 Forest (F)

B. Applicant(s) Ernest A. and Lynn E. Bussmann

Mailing address: P.O. Box 282, Sixes, OR 97476

Phone: 541-332-7375

C. Consultant or Agent: Clyde F. Mulkins

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900 Email: mandrilc@frontier.com

- 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: North Bend Fire District: Lakeside RFPD

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FILE NUMBER:

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

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LAND INFORMATION

A. Land Owner(s) Ernest A. and Lynn E. Bussmann

Mailing address: P.O. Box 282, Sixes, OR 97476

Phone: 541-332-7375 Email: _____

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
23S	12W	20	D	B	200, 201

23S	12W	20	D	B	1000, 1001
-----	-----	----	---	---	------------

Tax Account Number(s): 4323700, 4323701 Zone: Select Zone Forest (F)

Tax Account Number(s) 4329100, 4329101 Forest (F)

B. Applicant(s) Ernest A. and Lynn E. Bussmann

Mailing address: P.O. Box 282, Sixes, OR 97476

Phone: 541-332-7375

C. Consultant or Agent: Clyde F. Mulkins

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900 Email: mandrllc@frontier.com

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: North Bend

Fire District: Lakeside RFPD

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FILE NUMBER:

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A. Land Owner(s) Ernest A. and Lynn E. Bussmann _____
Mailing address: P.O. Box 282, Sixes, OR 97476 _____
Phone: 541-332-7375 _____ Email: _____

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
23S	12W	20	D	B	1100
23S	Select	Select	Select	Select	

Tax Account Number(s): 4329200 _____ Zone: Select Zone Forest (F) _____
Tax Account Number(s) _____ Please Select _____

B. Applicant(s) Ernest A. and Lynn E. Bussmann _____
Mailing address: P.O. Box 282, Sixes, OR 97476 _____
Phone: 541-332-7375 _____

C. Consultant or Agent: Clyde F. Mulkins _____
Mailing Address P.O. Box 809, North Bend, OR 97459 _____
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|--|--|---|
| <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Administrative Conditional Use Review - ACU | <input checked="" type="checkbox"/> Land Division - P, SUB or PUD |
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Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic
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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 contulant.

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](#)

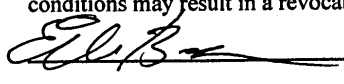

- D. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County 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: *SEE ATTACHMENT*
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. *N/A*
 4. If applicable, documentation from sewer and water district showing availability for connection. *N/A*
- 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 *N/A*
 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 *N/A*
 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 referred 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.

 _____ 

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: T23S-R12W-Sec20-DA and DB, no assigned address at this time

Type of Access: Public Road Name of Access: Majestic Shores Road

Is this property in the Urban Growth Boundary? No
Is a new road created as part of this request? Yes

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 his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-20-

MULKINS & RAMBO, LLC

P.O. BOX 809 NORTH BEND, OR 97459 Ph. (541)751-8900 Fax (541)751-9000

Tentative Replat Application – Lots 9, 10, 17, 23 through 28, A, C, and a portion of Lot B, Norris Lake Plat of Coos County, Oregon, Located in the N1/2 SE1/4, and the SE1/4 NE1/4, Section 20, Twp 23 S, Rng 12 W, WM, Coos Co., OR

Property Owners: Ernest A. Bussmann and
Lynn E. Bussmann
P.O. Box 282
Sixes, OR 97476

Application Check List:

- I. It is the desire of the owners to get an approved dwelling site on each lot shown on the Final Plat. The subject property has been Rezoned to Forest. Originally the owners planned to do a series property line adjustment. It has been decided that a replat would be simpler to follow compared to the multiple steps required for the series adjustment.

Norris Lake Plat did not create any roads to access the lots. Lake front lots had water access but interior lots were lacking. The Replat will create a 60 foot private road easement providing road access to each lot shown on the final plat.

A Template Dwelling Application will need to be approved for each lot prior to any lot sale and home construction. It is planned and been approved in a preliminary planning meeting that the road will be improved as the lots are developed. The road development would look more like a partition than a subdivision.

- II. See the Tentative Replat for the plot plan.
 1. There are no existing or planned structures on the property at this time.
 2. A county road right of way passes through the plat area but is not built. Majestic Shores Plat was done shortly after the road was dedicated and make the road to expensive to build for most of the owners now.
 3. There are no existing septic systems on the property at this time.
 4. 100 year flood plain shown on the tentative.
 5. Vegetation see notes on tentative.
 6. All existing roads planned access to be gravel surface.

Coos County Planning
Land Division Supplemental Application

VI. Additional Information Required –

1. Lien holder(s) name: None
2. List of Easements and type: See Tentative Map and Title Reports
3. Covenants or Deed Restrictions that apply: None
4. Legal Access and maintenance agreements: From Majestic Shores Road, an Easement to the Bussmann property per 92-0-1072, a sixty foot road over Ernest A. and Lynn E. Bussmann property in TL 700-23S-12W-S20 is shown, approximately 190 feet long to be monumented and conveyed with Final Plat.
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 1908
 - 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? ~~None~~
7. Is the applicant requesting the Planning Director to waive the water requirements yes no, and if yes please explain why. All lots have been wighted and show good water on each lot.
8. Are there natural hazards that apply to this property? ~~Select One~~ YES
Medium to high landslide, fringe of 100 year flood zone and tsunami zone along the lake shore.
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. ~~Select One~~ 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. ~~Select One~~ 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. *N/A*
 - 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. *N/A*
 - The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance. *N/A*
 - 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.

After recording return to:
Ernest A. Bussmann and
Lynn E. Bussmann
P.O. Box 282
Sixes, OR 07476



Debbie Heller, CCC, Coos County Clerk

Until a change is requested all tax statements
shall be sent to:
Ernest A. Bussmann and
Lynn E. Bussmann
P.O. Box 282
Sixes, OR 07476

GRANTOR: Ernest A. Bussmann
GRANTEE: Ernest A. Bussmann and Lynn E. Bussmann

CONSIDERATION: The purpose of this conveyance is to change vesting, no dollars are exchanged.

BARGAIN AND SALE DEED

Ernest A. Bussmann, Grantor, conveys to Ernest A. Bussmann and Lynn E. Bussmann, as tenants by the entirety, Grantees, the following described property in Coos County, Oregon:

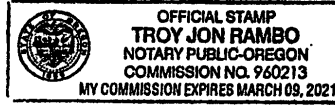
Lots 1, 24, 26, 28, and B, Plat of Norris Lake, Coos County, Oregon.
Oregon, EXCEPT that portion of Lot B conveyed to Galen H. Sanders, et ux, in Deed Recorded January 31, 1980 bearing Microfilm No. 79-6-7936, Records of Coos County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10TH day of JULY, 2020

Ernest A. Bussmann
Ernest A. Bussmann

STATE OF OREGON)
) ss.
County of Coos)



This instrument was acknowledged before me on JULY 10TH by Ernest A. Bussmann.

Troy Jon Rambo
Notary Public for Oregon

Unofficial Copy

Coos County, Oregon
\$91.00

2020-06726
07/13/2020 02:09 PM
Pgs=2



Debbie Heller, CCC, Coos County Clerk

After recording return to:
Ernest A. Bussmann and
Lynn E. Bussmann
P.O. Box 282
Sixes, OR 07476

Until a change is requested all tax statements
shall be sent to:
Ernest A. Bussmann and
Lynn E. Bussmann
P.O. Box 282
Sixes, OR 07476

GRANTOR: Ernest A. Bussmann and Lynn E. Bussmann
GRANTEE: Ernest A. Bussmann and Lynn E. Bussmann

CONSIDERATION: The purpose of this conveyance is to change vesting, no dollars are exchanged.

BARGAIN AND SALE DEED

Lynn E. Bussmann, Grantor, conveys to Ernest A. Bussmann and Lynn E. Bussmann, as tenants by the entirety, Grantees, the following described property in Coos County, Oregon:

Lots 2, 10 and C, Plat of Norris Lake, Coos County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10TH day of JULY, 2020

Lynn E. Bussmann
Lynn E. Bussmann

STATE OF OREGON)
) ss.
County of Coos)



This instrument was acknowledged before me on 10TH day of JULY by
Lynn E. Bussmann.

Troy Jon Rambo
Notary Public for Oregon

Unofficial
Copy

TENTATIVE REPLAT - LOTS 0, 10, 17, 23 THROUGH 28, A, C, AND PTN B OF THE NORRIS LAKE PLAT, LOCATED IN THE N1/2 OF THE SE1/4, AND THE SE1/4 OF THE NE1/4, SECTION 20, TWP 23 S, RNG 12 W, WM. COOS CO, OR 16.61 SURVEYED ACRES - ZONE RR-2

EASEMENTS & CONDITIONS

- E1 POWER EASEMENT VOL.276/374, FBO CENTRAL LINCOLN PUD, CROSSES LOTS 0 & 10, UNSURVEYED.
- E2 POWER EASEMENT VOL.276/374, FBO CENTRAL LINCOLN PUD, SAME EASEMENT AS E1

- E3 ROADWAY EASEMENT MF#65-8-0341, 60 FOOT RIGHT OF WAY TO COOS COUNTY, DESCRIBED AND SHOWN.
- E4 COVENANTS MF370-10-2823, FBO MAJESTIC SHORES PLAT
- E5 POWER EASEMENT MF#77-10-0445, FBO CENTRAL LINCOLN PUD, CROSSES NE1/4 SW1/4, SEC. 20, UNSURVEYED.
- E6 ACCESS EASEMENT MF#80-1023, FBO ALICE FITZPATRICK ET AL CROSSES NE1/4 SW1/4, SEC. 20, UNSURVEYED.
- E7 DEED & WATER EASEMENT MF#82-4-2538, COLLECTION AND PIPE LINE ON LOT B FBO LOT 6, UNSURVEYED.
- E8 ACCESS EASEMENT MF'S 87-25-8588, AND 88-12-0440, 89-2-0415, & 89-2-104, CROSSES LOTS A & B, NORRIS LAKE.
- E9 WATER LINE EASEMENT MF#88-10-0488, FBO LOTS 6 & 7, FROM LOT B, NORRIS LAKE.
- E10 EASEMENT & MAINTENANCE AGREEMENT MF#77-10-0442, FBO NE1/4 SW1/4, SEC. 20, SHOWN ON CS#3434 FROM KELLOG ROAD.
- E11 VACATION ORDER MF#80-2-3478, AFFECTS LOTS 6 & 8, NORRIS LAKE
- E12 ACCESS EASEMENT MF#80-2-1033, TRANSFER OF E8.

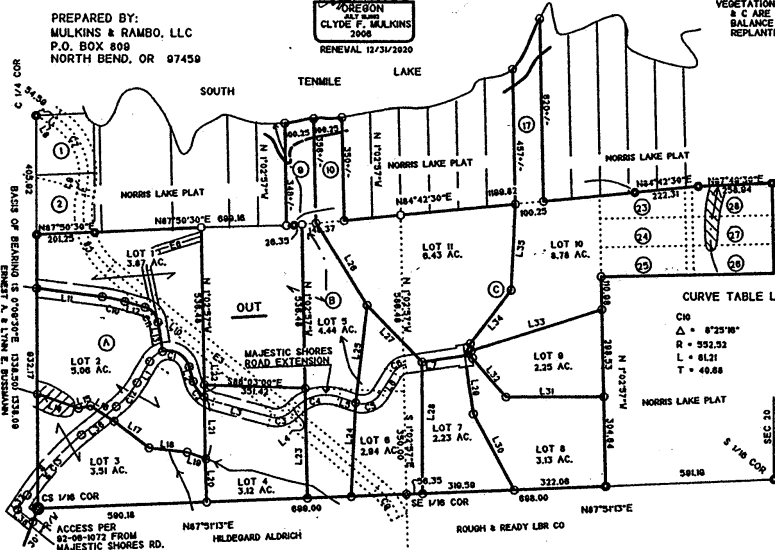
NOTES

PROPERTY NOT SUBJECT TO INUNDATION
 SUBJECT PROPERTY IS PRESENTLY FOREST LAND WITH NO IMPROVEMENTS
 PROPOSED LAND USE - RURAL RESIDENTIAL BY TEMPLATE DWELLING APPL
 WATER - INDIVIDUAL WELL NOT PROVIDED
 SEWAGE DISPOSAL - INDIVIDUAL SEPTIC ARE NOT PROVIDED
 POWER - PACIFIC POWER EASEMENT ACROSS TAX LOT 700 PER EASEMENT RECORDING 74-10-00336.
 ACCESS - LEGAL ACCESS FROM THE END OF KELLOG ROAD (MAJESTIC SHORES ROAD) PER INST. NO. 92-06-1072.
 ZONING - FOREST
 TSUNAMI ZONE - AT THE 100 YR FLOOD LINE
 LANDSLIDE HAZARD - CLASSIFIED AS MEDIUM TO HIGH RISK
 ROAD - A 60 FOOT RIGHT OF WAY WITH 24 FOOT SUBGRADE AND 30 GRAVEL SHALL BE BUILT BY DEVELOPERS AFTER TEMPLATE DWELLING APPROVAL FOR EACH LOT. ALSO A 60 FOOT ROAD BETWEEN LOTS 1 AND 2 WILL BE DEDICATED FOR FUTURE DEVELOPMENT TO THE WEST AND NORTH. NORRIS LAKE HAS NO PLATTED ROADS.

LEGEND
 FOUND MONUMENTS AS SHOWN
 CORNERS TO BE SET
 RECORD BEARING/DISTANCE PER CS# 31490 & 31841
 INITIAL POINT
 100 YR FLOOD LINE
 WETLAND

PREPARED FOR:
 ERNEST A. & LYNN E. BUSSMANN
 P.O. BOX 282
 SIXES, OR 97476
 PREPARED BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97450

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 CLYDE W. MULKINS
 2908
 RENEWAL 12/31/2020



CURVE TABLE (R/W)

CI	C3
Δ = 132°34'22"	Δ = 58°41'34"
R = 78.44	R = 101.54
L = 178.64	L = 104.01
T = 173.33	T = 97.09
C2	C4
Δ = 93°42'18"	Δ = 58°45'07"
R = 78.21	R = 148.78
L = 74.10	L = 153.59
T = 49.27	T = 84.32
C5	C6
Δ = 75°28'18"	Δ = 49°12'14"
R = 73.48	R = 90.13
L = 86.57	L = 91.64
T = 55.54	T = 27.53
C7	C8
Δ = 101°12'26"	Δ = 17°03'20"
R = 314.78	R = 638.78
L = 81.46	L = 278.44
T = 56.33	T = 140.78

LINE TABLE (R/W)

L1	N74°25'36"E	40.59
L2	S8°21'50"E	51.28
L3	S75°03'14"E	265.13
L4	N49°14'28"E	33.57
L5	S72°00'23"E	82.34
L6	N52°23'17"E	86.41
L7	N81°35'00"E	208.48
L8	N51°37'14"E	153.18
L9	N34°27'34"E	60.20
L10	N51°45'54"E	87.84

VEGETATION - NUMBERED LOTS AND DRAYS IN LOTS A, B & C ARE ALDER AND MAPLE 10" TO 20" AT DBH. THE BALANCE OF THE PROPERTY HAS BEEN LOGGED AND REPLANTED FOR TWO YEARS.

LINE TABLE - LOT LINES

L11	S42°54'40"E	228.89	L24	N03°03'04"E	318.47
L12	S74°28'24"E	72.20	L25	N67°08'07"E	338.11
L13	S 0°04'12"E	101.57	L26	N32°40'44"E	333.82
L14	S77°17'24"E	191.51	L27	S44°47'28"E	271.08
L15	N71°07'36"E	41.84	L28	S00°00'00"E	448.78
L16	S37°25'51"E	87.74	L29	S08°16'01"E	202.85
L17	S33°23'37"E	152.08	L30	S28°44'48"E	285.00
L18	S43°45'07"E	134.30	L31	N00°00'00"E	344.25
L19	S71°36'53"E	86.88	L32	N41°00'10"E	177.85
L20	N01°02'57"E	142.74	L33	N72°58'31"E	478.84
L21	N01°02'57"E	206.08	L34	N38°10'23"E	231.54
L22	N01°02'57"E	42.88	L35	N03°04'48"E	284.28
L23	N01°02'57"E	374.80			

CURVE TABLE LOT LINES

CI	C1
Δ = 8°25'12"	Δ = 65°23'12"
R = 92.31	R = 71.14
L = 81.21	L = 46.02
T = 46.88	T = 46.02

COUNTY LINE TABLE (R/W)

L8	S59°02'18"E	16.83
L9	S13°07'44"E	20.00
L10	S51°22'18"E	185.00

COUNTY CURVE TABLE (R/W)

C7	C8	C9
Δ = 72°10'	Δ = 84°30'	Δ = 28°00'
R = 225.00	R = 256.00	R = 235.00
L = 282.40	L = 281.43	L = 124.82
T = 83.87	T = 87.74	T = 63.58