



Coos County Planning Department
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Official Use Only
FEE: <u>3,570.00</u>
Receipt No. <u>209833</u>
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File No. <u>AM-19-002/RZ-19-002</u>

AMENDMENT/REZONE APPLICATION pd owes \$570
209834 receipt

**PLEASE SUBMIT 2 COMPLETE UNBOUND COPIES OF THIS APPLICATION
OR 1 ELECTRONIC AND ONE UNBOUND COPY**

The following questions are to be completed in full. An application **will not** be accepted for an Amendment/Rezone without this information. The applicant should contact the Planning Department prior to filing, in order to determine a valid basis for the request.

The Board of Commissioners and Hearings Body will use these answers in their analysis of the merits of the request.

PLEASE PRINT OR TYPE:

A. APPLICANT:

Name: Sorin Pandeale & Kathy Pandeale Telephone: 541-404-6313
 Address: PO Box 1396 Bandon, OR 97411

As applicant, I am (check one):

- 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;
- A person or persons that have written consent of the property owner to make an application. A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign. In the case of an attorney a statement of representation shall accompany the application;
- Transportation agency, utility or entity that meets the criteria in Section 5.0.175 of the Coos County Zoning and Land Use Development Ordinance (CCZLDO)

If other than the owner, please give the owner's name and address:

B. DESCRIPTION OF PROPERTY:

Township 28S Range 14W Section 31BD Tax Lot Pandeale-1900 & 2100
 Account No. 2715700-2718700 Lot Size 225x210x2 lots Zoning District INDUSTRIAL
 Existing Use Cleared lots and one had a mobile home on it in that has been removed and septic on it.

C. STATE SPECIFIC ZONE DISTRICT REQUESTED: URBAN RESIDENTIAL (UR-2)

D. JUSTIFICATION:

(1) If the purpose of this rezone request is to rezone one or more lots or parcels in the interior of an exclusive farm use zone for non-farm uses, the following question must be answered:
Were the lots or parcels for which a rezone request is made, physically developed for a non-farm use prior to February 16, 1983? NA
Explain and provide documentation: _____

(2) If the purpose of this rezone request is for other than (1) above the following questions must be answered:

- a. Will the rezone conform with the comprehensive plan? YES
Explain: Subject property is within the Urban Growth Boundary of the City of Bandon and fronts Astor Ln and is located south of property that was just rezoned from Industrial to UR-2 within the last two years. City zoning is residential and they do not have industrial use within the vicinity. City's UGB is an area for future urbanization through coordination with Coos County and the City of Bandon.
- b. Will the rezone seriously interfere with the permitted uses on other nearby parcels? NO
Explain: Adjacent and nearby parcels don't have industrial use. Homes along Astor Ln on the North side are Rural Residential in nature and there had been a residential mobile home on one of these lots. Some home based businesses in the area. Property south of this is vacant with vegetation.
- c. Will the rezone comply with other adopted plan policies and ordinances? Yes
Explain: A Comprehensive Plan map amendment is part of the rezone process. See Supplemental Report, Attachment A for findings.

(3) If a Goal Exception is required please review and address this section.

All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The Coos County Comprehensive Plan (CCCP) and Implementing Zoning Land Development Ordinance (CCZLDO) was acknowledged¹ as having all necessary components of a comprehensive plan as defined in ORS 197.015(5) after the Coos County adopted the documents on April 4, 1985. The date of the effective plan and ordinance is January 1, 1986. Coos County did go through a periodic review exercise in the 1990's but due to lack of gain in population, economic growth and public request plan zones were not altered. Changes to the comprehensive plan and implementing ordinance have been done to ensure that any required statutory or rules requirements have been complied with. However, sometimes it is necessary for property owners or applicants to make a request to have certain properties or situations such as text amendments considered to reflect a current condition or conditions. These applications are reviewed on a case by case basis with the Board of Commissioners making a final determination. This type application and process is way to ensure that process is available to ensure changing needs are considered and met. The process for plan amendments and rezones are set out in CCZLDO [Article 5.1](#).

Exception means a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that; (a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general

¹ "Acknowledgment" means a commission order that certifies that a comprehensive plan and land use regulations, land use regulation or plan or regulation amendment complies with the goals or certifies that Metro land use planning goals and objectives, Metro regional framework plan, amendments to Metro planning goals and objectives or amendments to the Metro regional framework plan comply with the goals. In Coos County's case the commission refers to the Land Conservation and Development Commission.

applicability; (b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and (c) Complies with standards for an exception.

NOTE: This information outlines standards at OAR 660-004-0025, 660-004-0028 and 660-04-0022 for goal exceptions, but is NOT to be considered a substitute for specific language of the OARs. Consult the specific Oregon Administrative Rule for the detailed legal requirements.

A local government may adopt an exception to a goal when one of the following exception process is justified:

- (a) The land subject to the exception is “physically developed” to the extent that it is no longer available for uses allowed by the applicable goal;
- (b) The land subject to the exception is “irrevocably committed” to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or
- (c) A “reasons exception” addressing the following standards is met:
 - (1) Reasons justify why the state policy embodied in the applicable goals should not apply;
 - (2) Areas which do not require a new exception cannot reasonably accommodate the use;
 - (3) The long-term environmental, economic, social and energy consequences resulting from the use of the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and
 - (4) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts. Compatible, as used in subparagraph (4) is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses. A local government approving or denying a proposed exception shall set forth findings of fact and a statement of reasons which demonstrate that the

Compatible, as used in subparagraph (4) is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses. A local government approving or denying a proposed exception shall set forth findings of fact and a statement of reasons which demonstrate that the standards for an exception have or have not been met.

PART III -- USE OF GUIDELINES Governmental units shall review the guidelines set forth for the goals and either utilize the guidelines or develop alternative means that will achieve the

E. REQUIRED SUPPLEMENTAL INFORMATION TO BE SUBMITTED WITH APPLICATION:

1. A legal description of the subject property (deed);
2. Covenants or deed restrictions on property, if any;
3. A general location map of the property;
4. A detailed parcel map of the property illustrating the size and location of existing and proposed uses and structures on 8 ½” x 11” paper. If proposed structures are not known then the plot plan will need to include only existing with a note that no new structures are proposed at this time;
5. If applicant is not the owner, documentation of consent of the owner, including:
 - a. A description of the property;
 - b. Date of consent
 - c. Signature of owner
 - d. Party to whom consent is given
6. The applicant must supply a minimum of 2 copies of the entire application or one paper copy and electronic copy (email is acceptable), including all exhibits and color photocopies, or as directed by the Planning Staff.

G. Authorization:

All areas must be initialed by all applicants, if this application pertains to a certain property all property owners² must either sign or provide consent for application unless otherwise allowed by Section 5.0.175 of the CCZLDO. As an applicant by initializing each statement I am accepting or agreeing to the statements next to each area designated for my initials and/or signature. All property owners shall sign and initial the designated areas of the application or provide consent from another party to sign on their behalf. If another party is signing as part of a consent that does not release that party that gave consent from complying with requirements listed below or any conditions that may be placed on an application. In the case of a text amendment the procedures for set out in Section 5.1.110 WHO SEEK CHANGE applies and an applicant may not be a property owner.

SP-KP

I hereby attest that I am authorized to make the application and the statements within this application are true and correct to the best of my knowledge. I affirm to the best of my knowledge that the property is in compliance with or will become in compliance with CCCP and CCZLDO. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

SP-KP

I understand it is the function of the planning staff to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree, as applicant I have the burden of proof. I understand that approval is not guaranteed and the applicant(s) has the burden of proof to demonstrate compliance with the applicable review criteria.

SP-KP

As the applicant(s) I acknowledge that is in my desire to submit this application of free will and staff has not encouraged or discouraged the submittal of this application.

SP-KP

I understand as applicant I am responsible for actual cost of that review if the Board of Commissioners appoints a hearings officer to hear the application I have submitted. As applicant I will be billed for actual time of planning services, materials and hearings officer cost and if not paid the application maybe become void.

Applicant(s) Original Signature

Applicant(s) Original Signature

Date

² Property owner" means the owner of record, including a contract purchaser

This document includes the findings and analysis to address compliance with the criteria of specific applicable Coos County Comprehensive Plan and Land Use Plan Policies. Words that are quoted directly from County Ordinances are provided in *italic font*.

Comprehensive Plan and Zoning

Subject property is currently zoned industrial. At this time there are specific changes being made in the uses allowed in industrial zones that will limit residential use by removing single-family dwellings from allowed uses. This is being done to comply with the State statute. This could cause problems for residential development of subject property, even though it's located in an area that is made up of rural residential uses. Subject property is fronting the south side of Astor Ln, which is just south of property fronting the north side of Astor Ln, and was just rezoned from Industrial to UR-2 within the last two years. The owners of the lots would like to rezone them to Urban Residential, UR-2 for a future home build. There had previously been a mobile home on one of the lots along with a septic. This application is for a rezone and Comprehensive Plan amendment for subject property to be included in the County UR-2 zone.

Coos County Land Development Ordinance

Article 4.2-Residential Zoning Districts

Urban Residential (UR)

The purpose of the "UR-2" district is to provide for urban residential areas that are designed to accommodate single-family dwellings, mobile homes and two-family dwellings. Clustered planned unit developments, including multi-family dwellings are consistent with the objectives of the "UR-2" district. The "UR-2" district shall only be used within Urban Growth Boundaries and Urban Unincorporated Community boundaries.

Section 4.2.100 Development and Use Permitted:

The following uses and their accessory uses are permitted outright in the Urban Residential-1 (UR-1), Urban Residential-2 (UR-2) and Urban residential-Multi-family (UR-M):

1. *Residential*
 - a. *Single Family Dwelling Conventional or Manufactured.*
 - b. *Mobile Homes only permitted in the UR-2 and UR-< zones. Mobile Homes are prohibited in the UR-1 zone.*
 - h. *Accessory Structures shall be allowed outright on lots and parcels when a dwelling exists or a dwelling is proposed to be sited concurrently with the dwelling. The accessory structure must be accessory to a permitted use. Accessory structures must meet the definition as listed in Section 2.1.200. If the accessory structure is proposed without a dwelling it shall require a conditional use.*

Section 5.1.225 Decisions of the Hearings Body for a Rezone:

- a. *The rezoning will conform with the Comprehensive Plan or Section 5.1.215; and*
- b. *The rezoning will not seriously interfere with permitted uses on other nearby parcels; and*
- c. *The rezoning will comply with other policies and ordinances as may be adopted by the Board of Commissioners.*

Section 5.1.215 Zoning for Appropriate Non-Farm Use

Attachment A

Consistent with ORS 215.215(2) and 215.243, Coos County may zone for the appropriate non-farm use (sic) one or more lots or parcels in the interior of an exclusive farm use zone if the lots or parcels were physically developed for the non-farm use prior to the establishment of the exclusive farm use zone.

Findings: Subject property is not within an exclusive farm use zone, and as such, the term, “non-farm use’ as used in this section is not applicable. This section does not apply.

The rezoning will give the applicant the same rights that other property owners on Astor Ln have had – to develop their residential use in a rural atmosphere adjacent to the City of Bandon. There are no apparent industrial uses along Astor Ln. The industrial zoning is becoming more restrictive at this time, which may make it difficult to finance or insure a new residential use. The rezoning will not interfere with the permitted uses on other nearby parcels because the zoning will allow the same uses as those that currently exist.

It is not likely that an industrial use would locate on subject property due to the adjacent residential uses, and any industrial use that would locate on Astor Ln would likely interfere with the current existing uses.

Both Coos County and the City of Bandon have a “stake” in planning for subject property because it is within the Bandon UGB. Further analysis is presented to show compliance with Coos County and the City of Bandon ordinances within this document.

There are a few additional policies with the Coos County Comprehensive Plan that provide criteria. Analysis is provided in the following pages showing that the rezone will not interfere with permitted uses on nearby parcels, and that the rezoning complies with additional policies and ordinances adopted by the Board of Commissioners.

SECTION 5.1.275 STANDARDS FOR COMPREHENSIVE PLAN AND REZONE FOR NONRESOURCE LAND:

The standards provided in this section provide an opportunity to respond with findings that may be helpful in further understanding and the relationship of the Comprehensive Plan and the designation that was provided for subject property, and in the approval of this application. That is because there were issues that were used for analysis at the time that subject property was included in the Bandon UGB.

1. *The subject property does not meet the definition of Agricultural Land under Statewide Planning Goal 3 and/or Forest Land under Statewide Planning Goal 4.*

Finding: The determinations for resource land were made in the Coos County Comprehensive Plan through analysis of soil types, growth patterns, platted subdivisions, alternatives, goal requirements, and other. The City of Bandon and Coos County agreed on the UGB in the early 1980’s for the City of Bandon, which was acknowledged in the plans of both jurisdictions by the State of Oregon. According to an earlier successful rezoning petition, prepared by Crystal Shoji, from Industrial to UR-2 there is an agreement, for how to cooperate within this UGB area, which was also acknowledged for both jurisdictions by the State of Oregon. She had served as

coordinator of the UGB process throughout Coos County on behalf of the Coos County Board of Commissioners at the time when all aspects of analysis were carried out to determine the appropriate UGB and determined that the Agreement that was developed and any amendments continue to be applicable. The Plan and the Agreement have been acknowledged by the Department of Land Conservation and Development. All items addressed were taken into consideration in that proposal of the amendment package to Coos County and it was approved.

The Coos County Comprehensive Plan and Land Development Ordinances do not designate subject property for Exclusive Farm Use (EFU) or forest use. For this reason, the County's Land Development Ordinance, *Section 5.1.315 Zoning for Appropriate Non-Farm Use* does not apply. In addition, subject property does not meet the definition of agricultural land under Statewide Planning Goal 3 or forest land as described in the County's Land Development Ordinance, Section 5.1.315 due to its designation and the findings in the Comprehensive Plan.

- 2. The subject property does not contain any natural resources defined in Statewide Planning Goal 5 which are identified in the Coos County Comprehensive Plan.*

Findings: Subject property is in the vicinity of area that is included in the National Wetland Inventory. Wetlands, however, do not appear to be on the site. Wetlands will be addressed at the time of the building permit application. At the time that a dwelling is proposed on the site, DSL has the responsibility of investigating, and responding regarding development of the site to the degree that they are concerned about any wetland areas. The applicants will avoid any wetland areas that are of concern when building their home in the future.

- 3. The subject property has been proven to be generally unsuitable for production of farm crops and livestock or merchantable tree species, considering terrain adverse soil conditions, drainage and flooding, vegetation, location and size of the tract.*

Finding: Subject property was designated for urban development and placed within the Bandon UGB.

- 4. The subject property is not considered to be nonresource land simply because it is too small to be farmed or forest managed profitably by itself. If the subject property can be sold, leased, rented or otherwise managed as part of a commercial farm, ranch or other forestland it is not considered to be nonresource land.*

Finding: Resource lands and nonresource lands have already been addressed within the findings in this document and designated within the Comprehensive Plans. As stated, development of the UGB's and the agreements between jurisdictions took numerous factors into account. The area south of Bandon is mentioned many times within the analysis and the inventory information available in the Coos County Comprehensive Plan because the area was subdivided as part of the Portland Addition in 1891. There are numerous small discreet parcels within Portland Subdivision, and subject property is made up of a dozen of these small lots.

- 5. The subject property is not considered to be nonresource land if it has been given a special tax assessment for farm use or designated forestland at any time in the past five years.*

Finding: Subject property has had no special tax assessments for farm use or as designated forestland within the past five years as confirmed by the Coos County's Assessors Office, January 18, 2017.

6. *If the Subject property is found to meet all of the standards above to be considered nonresource land the county shall also determine that rezoning the property to a nonresource zone will not materially alter the stability of the overall land use pattern in the area and lead to the rezoning of other lands to nonresource use to the detriment of the resource uses in the area.*

Finding: Subject property is nonresource land that was rezoned industrial. Uses allowed in industrially zoned areas are now changing, and the change is not suitable for subject property. The rezoning of subject property from industrial to residential will not alter the stability of the overall land used pattern or lead to rezoning of lands that are resource lands. This rezoning of subject property will carry out previous plans and expectations that have been ongoing since the 1800's when the property was first subdivided, and again in the development of the Comprehensive Plan. The rezone will provide subject property the same rights that are enjoyed by other properties along Astor Ln.

7. *The subject property shall be at least 10 acres in areas unless it is contiguous to an area that is zoned for nonresource use. Any proposal of at least 2 acres but less than 10 acres requires approval of a Goal 14 exception pursuant to OAR 660-00-0040.*

Finding: The subject property is contiguous to the City of Bandon's residential zoning. The parcel is less than 2 acres. An exception is not applicable because the area has been previously included as urbanizable land.

8. *Rezoning of land that is found to be nonresource land shall be to a "rural" zone that is appropriate for the type of land and its intended use.*

Rural commercial or industrial development must comply with standards for small-scale, low impact commercial and industrial use.

Development of property rezoned from Forest or Forest Mixed use to a nonresource zone shall comply with the resource development and siting standards. (ORD NO. 04-01-001PL February 10, 2004).

Findings: Rural commercial and industrial are not proposed as part of this application. Requirements for rezoning from forest use to a nonresource zone do not apply to this application; #8 above does not apply. The rezoning of subject property to UR-2 is appropriate for the type of land and its intended use.

5.16 INDUSTRIAL & COMMERCIAL LANDS

Plan Implementation Strategies

1. *Coos County shall continuously plan for and maintain an adequate supply of commercial and industrial land, recognizing that a readily available supply of such land is the basis for a sound economic development program.*

Findings: Subject property and the vicinity have been zoned for industrial for many years, but there are no visible industrial uses. In fact, industrial uses are no longer the same as they were defined 30 years ago, and it is questionable whether an industrial use would be appropriate on subject property with rural residential use on both sides.

9. *Coos County shall designate as commercial or industrial all parcels legally established and currently in use as commercial or industrial, recognizing that commercial or industrial designation rather than a non-conforming use designation ("grandfathering") is necessary and appropriate to give maximum protection to the integrity of existing uses.*

Finding: There do not appear to be any industrial uses on Astor Ln. The Pandeles have chosen not to establish another nonconforming use in the vicinity that has an industrial designation and residential uses. Which is why they have spent time and money clearing property for future residential development and in preparing/submitting this application.

Subject property constitutes vacant parcels along the south side of Astor Ln, which otherwise has residential uses and home business in a rural setting along the north side and at one of their currently owned lots. These parcels were actually designated for residential use in the 1890's when Portland Addition was developed. The industrial zoning of the 1980's may not be appropriate for these small parcels.

The rezoning will not interfere with permitted uses on nearby parcels because the nearby parcels are utilized for rural residential.

5.17 HOUSING

Plan Implementation Strategies

2. *Coos County shall encourage the availability of a wide variety of housing locations in urban and rural areas.*

For urban and urbanizable areas, this strategy shall be implemented through urban growth management agreements and appropriate coordinated land use designations. For rural areas, this strategy shall be implemented through appropriate land use designations for acreage homesites and selected and justified in the County's rural housing exception.

This strategy recognizes that the selected urban and rural locations are necessary to provide flexibility in housing location.

Finding: Subject properties provide an urban alternative in a rural setting. The system of coordinating land use decisions is part of this process, and subject property provides flexibility for the location two new housing units in Coos County. Their use provides for alternatives in the marketplace, and adds to the County tax base, once developed with homes.

5.18 PUBLIC FACILITIES & SERVICES

Plan Implementation Strategies

2. Coos County shall provide opportunities to its citizens for rural residential living experience, where the minimum rural public services necessary to support such development are defined as policy (sheriff) protection, public education (but not necessarily a rural facility), and fire protection (either through membership in a rural fire protection district or through appropriate on-site fire precaution measures for each dwelling.)

Findings: Subject properties provide a rural residential living experience, where city service hookups are not currently installed. Subject property is within the Bandon School District and the Bandon Rural Fire Protection District. Because of their proximity to the City of Bandon, transportation facilities that are not available in more remote areas are in close proximity.

5.22 URBANIZATION

Oregon law requires the establishment of urban growth boundaries (UGB's) "to identify and separate urbanizable land from rural land. (This wording is direct from LCDC Goal #14, Urbanization). Many unincorporated areas near Coos County's incorporated cities have development to densities that are far more appropriately defined as urban rather than rural, yet these areas do not often have the full range of urban public facilities and services.

Goal

Coos County shall provide for an orderly and efficient transition from rural to urban land use and shall establish urban growth boundaries to identify and separate urbanizable land from rural land.

Findings: Subject properties are included within the Bandon UGB, and thus they are urbanizable land. Subject properties do not have the full range of urban public facilities and services, that would make annexation the most viable option. The UR-2 zone district is appropriate for subject property in that the character of properties along Astor Ln have single-family dwellings. The "UR-2" district has been organized to be utilized with UGB's. Lands within UGB's are planned for future urban development.

Subject properties are zoned industrial, but there are not visible industrial uses on Astor Ln or adjacent properties. Industrial land previously allowed residential use, and such residential use is evident on Astor Ln. Industrial use is not evident. Observations on the sites show that residential use has continued and grown along the road and directly adjacent to the Bandon City Limits, while there are no visible signs of new or growing industrial use. The rezoning will not

seriously interfere with industrial uses on nearby parcels because there do not appear to be any industrial uses on nearby parcels. All appear to be in residential use, some with accessory home businesses or agricultural uses.

The proposed residential use of both lots will be located around other residential uses. In addition to the County's designations within the UGB and the rural residential character of the uses along Astor Ln, properties within the City of Bandon and adjacent to the North are zoned residential, R-1. See excerpt from Bandon Zoning Map and County Zoning Map provided by Coos County, Attachment C.

URBANIZATION

Plan Implementation Strategies

2. Coos County shall consider land within the boundaries separating urbanizable land from rural land to be available over time for urban use. Discretionary rezone dealing with the conversion of urbanizable land to urban uses shall be supported by findings that the action is consistent with (1) orderly, economic provision of public facilities and services; (2) availability of sufficient land for the various uses to ensure choices in the market place; (3) encouragement of development within urban areas before conversion of urbanizable areas; and (4) other applicable goals and implementation strategies with this plan.

This strategy recognizes the specificity of Statewide Planning Goal #14 requirement.

Findings: Subject properties are appropriate for the UR-2 zoning that is proposed. When other properties on Astor Ln and the City of Bandon determine that the time is right for them to come into the City and accept City services and facilities, the subject properties will be among those properties. It is appropriate to encourage the rezoning of these properties to provide available land for the future dwellings to line the South side of Astor Ln as there are dwelling lining the North side of Astor Ln. Also, there had been a dwelling in the past on of the applicants lots that are involved in this application.

Subject properties are appropriate for the UR-2 zoning. Adjacent properties within the City have a residential designation, and there is a wide mix of County zoning in the vicinity. The rezone to UR-2 will not constitute spot zoning for these reasons, and also because of the existing plans for the subject and adjacent properties to be annexed to the City of Bandon at a future date.

New Oregon laws apparently don't allow new residential uses in the industrial zone and the applicants would like to be able to have the opportunity to have a house built in the future. Neighboring properties already have established residential uses and removing subject properties from industrial zoning is not significant in that it is highly unlikely that subject property would actually be utilized for industrial development.

The rezoning will allow the applicants to build in the future on these lots. The applicants appreciate the opportunity to present this application to the Planning Commission, and that assistance that has been available from the staff. The applicants are looking forward to the opportunity to establish a future home while conforming to the County's zoning requirements.

See future envisioned Site Plan, Attachment D.

See Deeds for separate tax lots (Subject Property), Attachment E.

SE 1/4 NW 1/4 SEC. 31 T28S R14W W.M.
COOS COUNTY

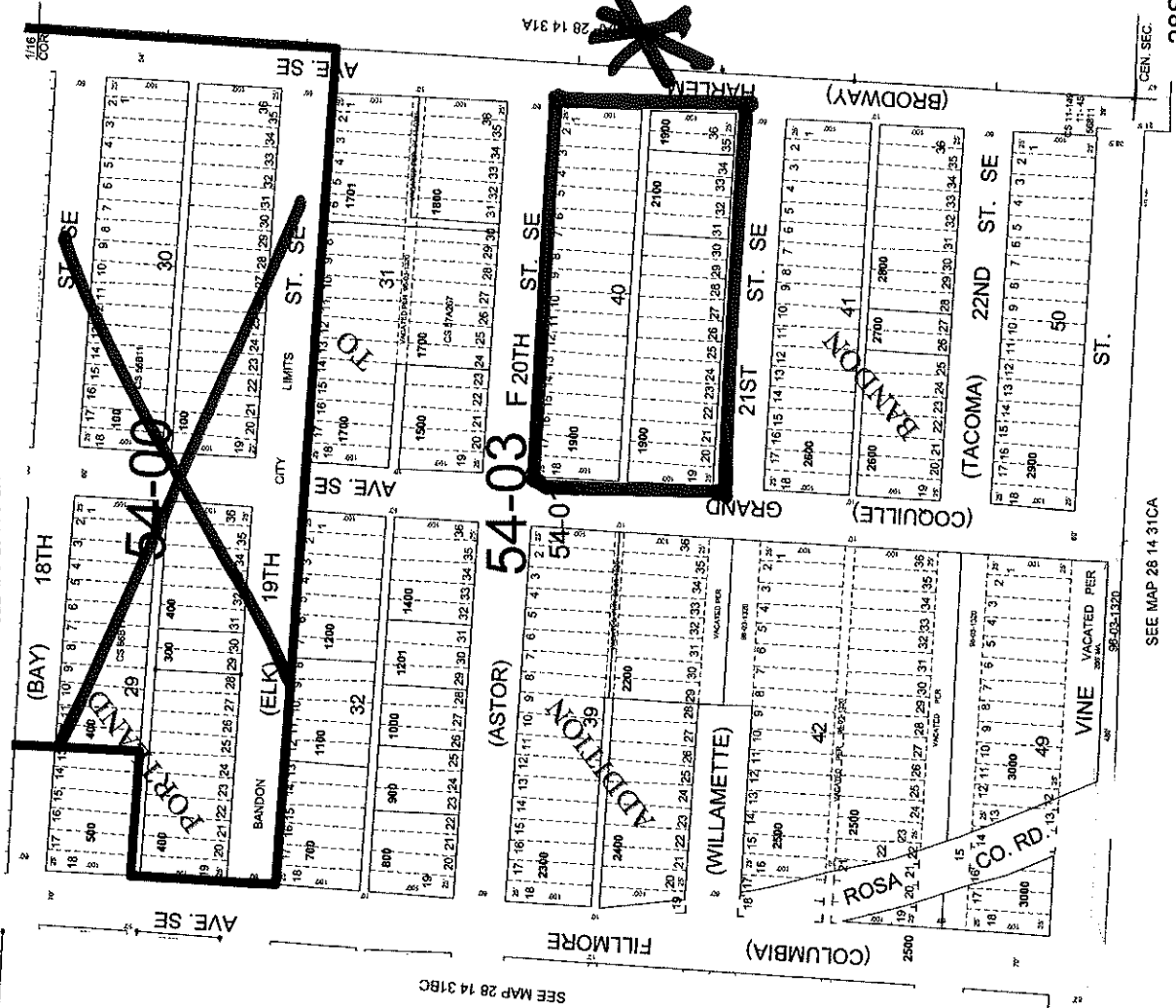
28S 14W 31BD

CANCELLED NO.
1600
1300
2000
200
600

1" = 100'

SEE MAP 28 14 31BA

1/16 COR.



1/16 COR.

SEE MAP 28 14 31CA

1/16 COR.

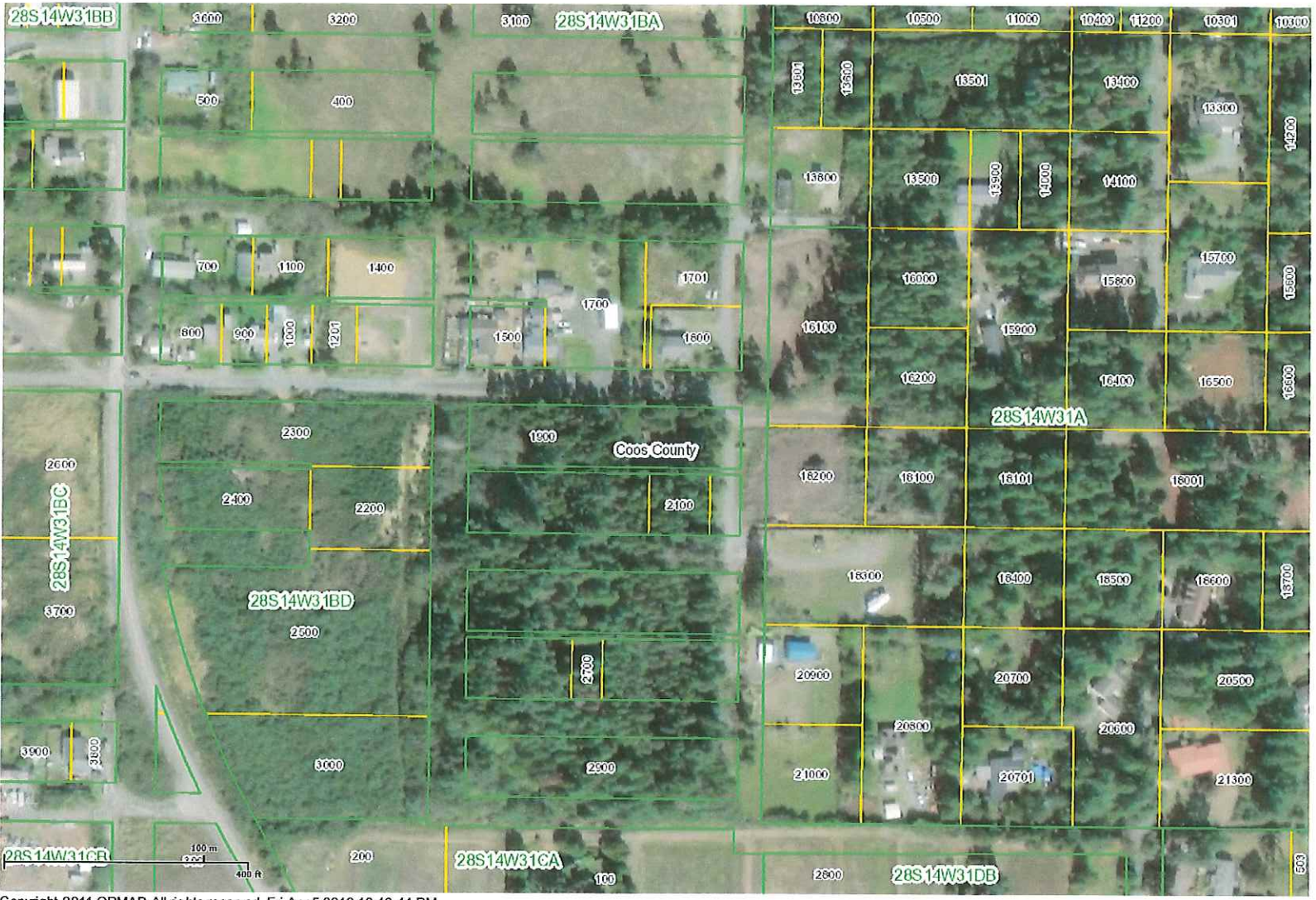
CEN. SEC. 4-12-2007

28S 14W 31BD

Attachment B

The Oregon Map

New Directions



Copyright 2011 ORMAP. All rights reserved. Fri Apr 5 2019 12:46:44 PM.

Attachment C

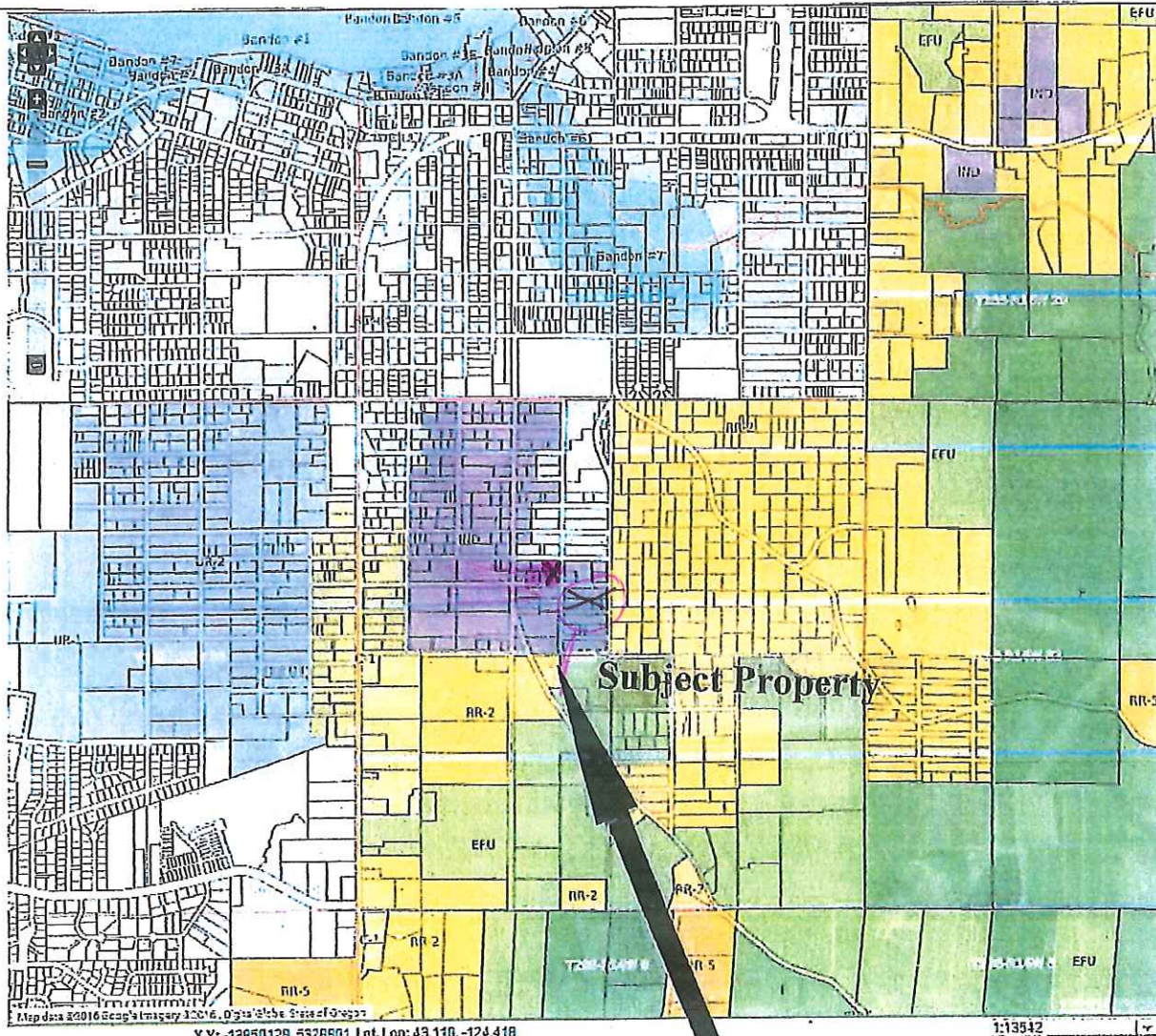
Excerpt Bandon City Limits and Zone Map with Subject Property

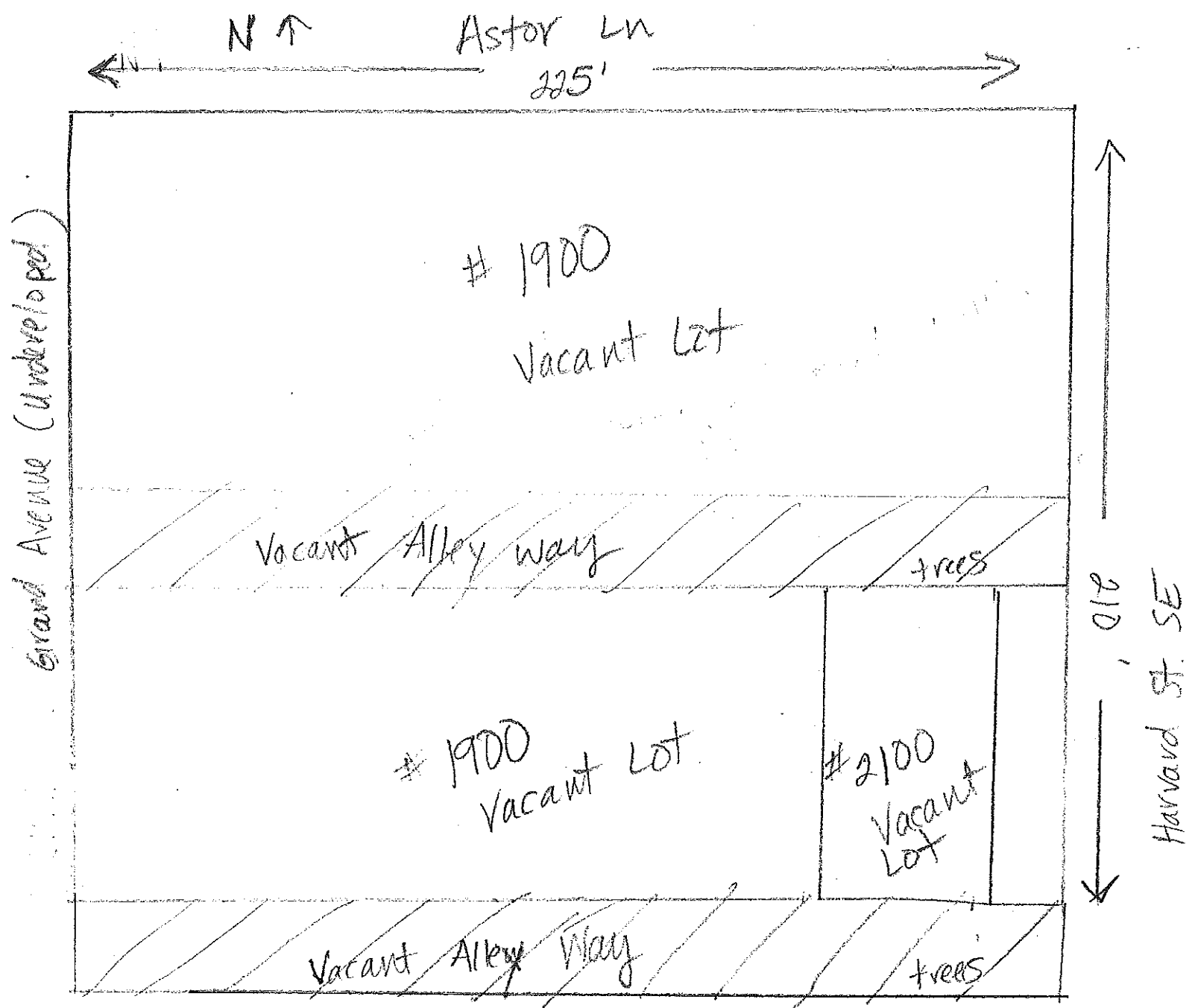


Subject Property

January 19, 2017

County Zoning in the Vicinity





Site Plan by Kathy Pandeale

No new structures proposed at this time.

April 5, 2019

Grantor:
Sorin Pandeale and Kathy Pandeale

Grantee:
Sorin Pandeale and Kathy Pandeale
P.O. Box 1396
Bandon, OR 97411



DEBBIE HELLER, CCC, COOS COUNTY CLERK

After recording return to and
Send tax statements to:
Sorin Pandeale and Kathy Pandeale
P.O. Box 1396.
Bandon, OR 97411

BARGAIN AND SALE DEED

Sorin Pandeale and Kathy Pandeale, as tenants by the entirety, Grantors, convey and warrant to Sorin Pandeale and Kathy Pandeale, as tenants by the entirety, Grantees, the following described property situated in the County of Coos, State of Oregon:

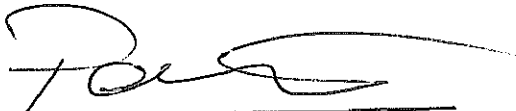
Lots 1 through 9 and Lots 28 through 36, Block 40, Portland Addition to Bandon, Coos County, Oregon.

Consideration: This is an internal sale of property by the owners for planning purposes, the actual consideration for this conveyance stated is none.

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 DESCRIBED 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 25th day of March, 2019.

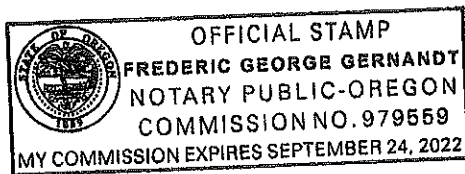
Attachment E

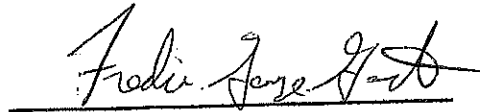

Sorin Pandele


Kathy Pandele

STATE OF OREGON, County of Coos) ss. 3-25-19, 2019.

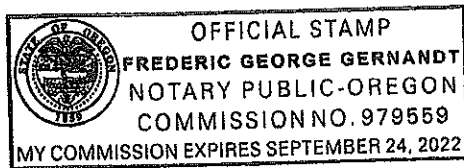
Personally appeared before me the above named Sorin Pandele and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:




Notary Public for Oregon

STATE OF OREGON, County of Coos) ss. 3-25-19, 2019.

Personally appeared before me the above named Kathy Pandele and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:




Notary Public for Oregon

Grantor:
Sorin Pandeale and Kathy Pandeale

Grantee:
Sorin Pandeale and Kathy Pandeale
P.O. Box 1396
Bandon, OR 97411



DEBBIE HELLER, CCC, COOS COUNTY CLERK

After recording return to and
Send tax statements to:
Sorin Pandeale and Kathy Pandeale
P.O. Box 1396
Bandon, OR 97411

BARGAIN AND SALE DEED

Sorin Pandeale and Kathy Pandeale, as tenants by the entirety, Grantors, convey and warrant to Sorin Pandeale and Kathy Pandeale, as tenants by the entirety, Grantees, the following described property situated in the County of Coos, State of Oregon:

Lots 10 through 27, Block 40, Portland Addition to Bandon, Coos County, Oregon.

Consideration: This is an internal sale of property by the owners for planning purposes, the actual consideration for this conveyance stated is none.

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 DESCRIBED 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 25th day of March, 2019.

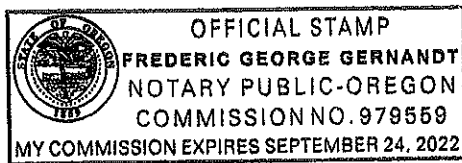
Attachment E


Sorin Pandele


Kathy Pandele

STATE OF OREGON, County of Coos) ss. 3-25-19, 2019.

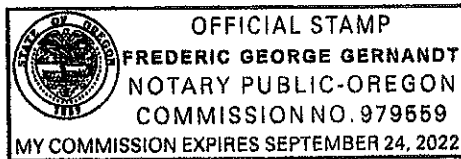
Personally appeared before me the above named Sorin Pandele and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

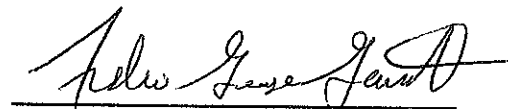


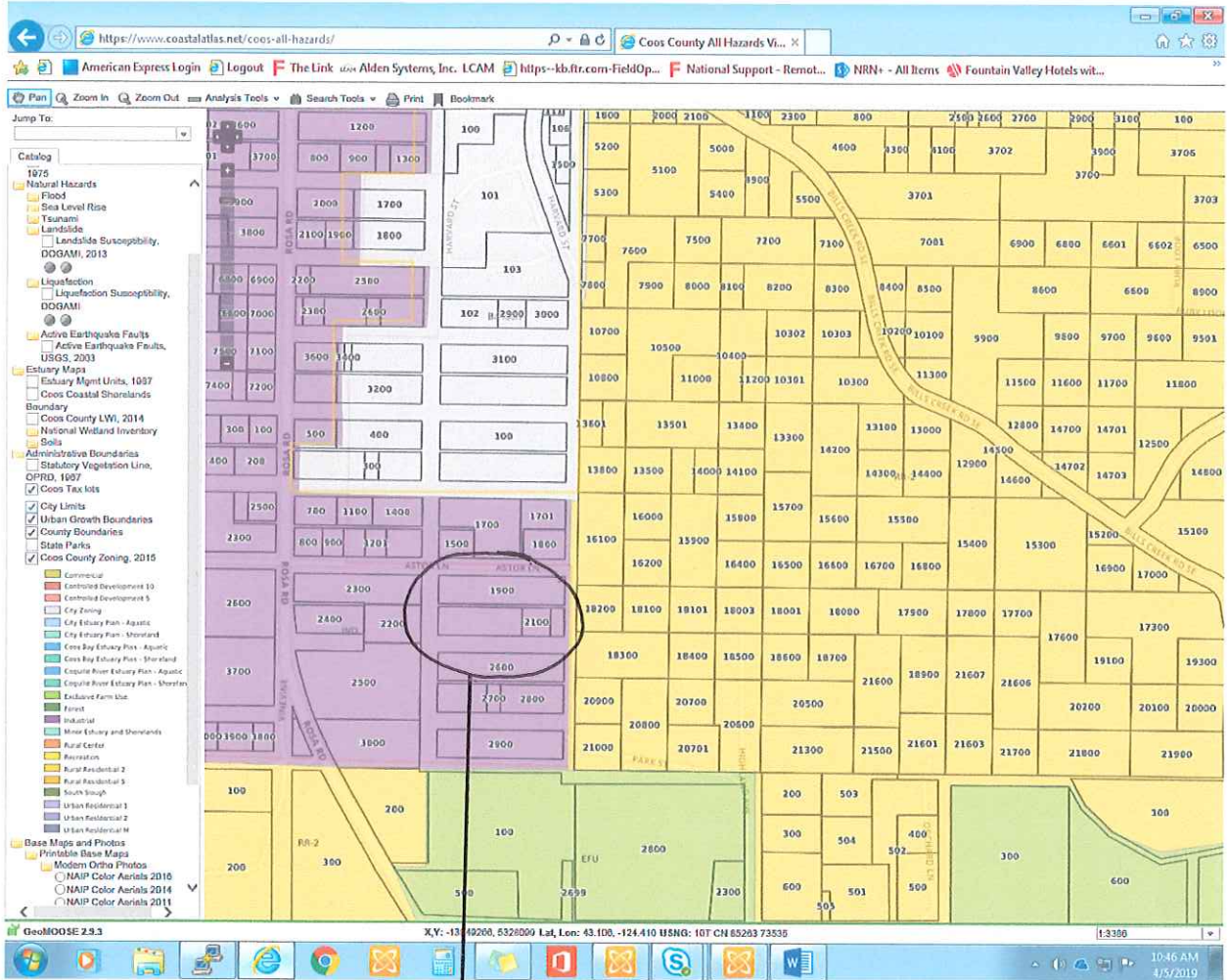

Notary Public for Oregon

STATE OF OREGON, County of Coos) ss. 3-25-19, 2019.

Personally appeared before me the above named Kathy Pandele and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

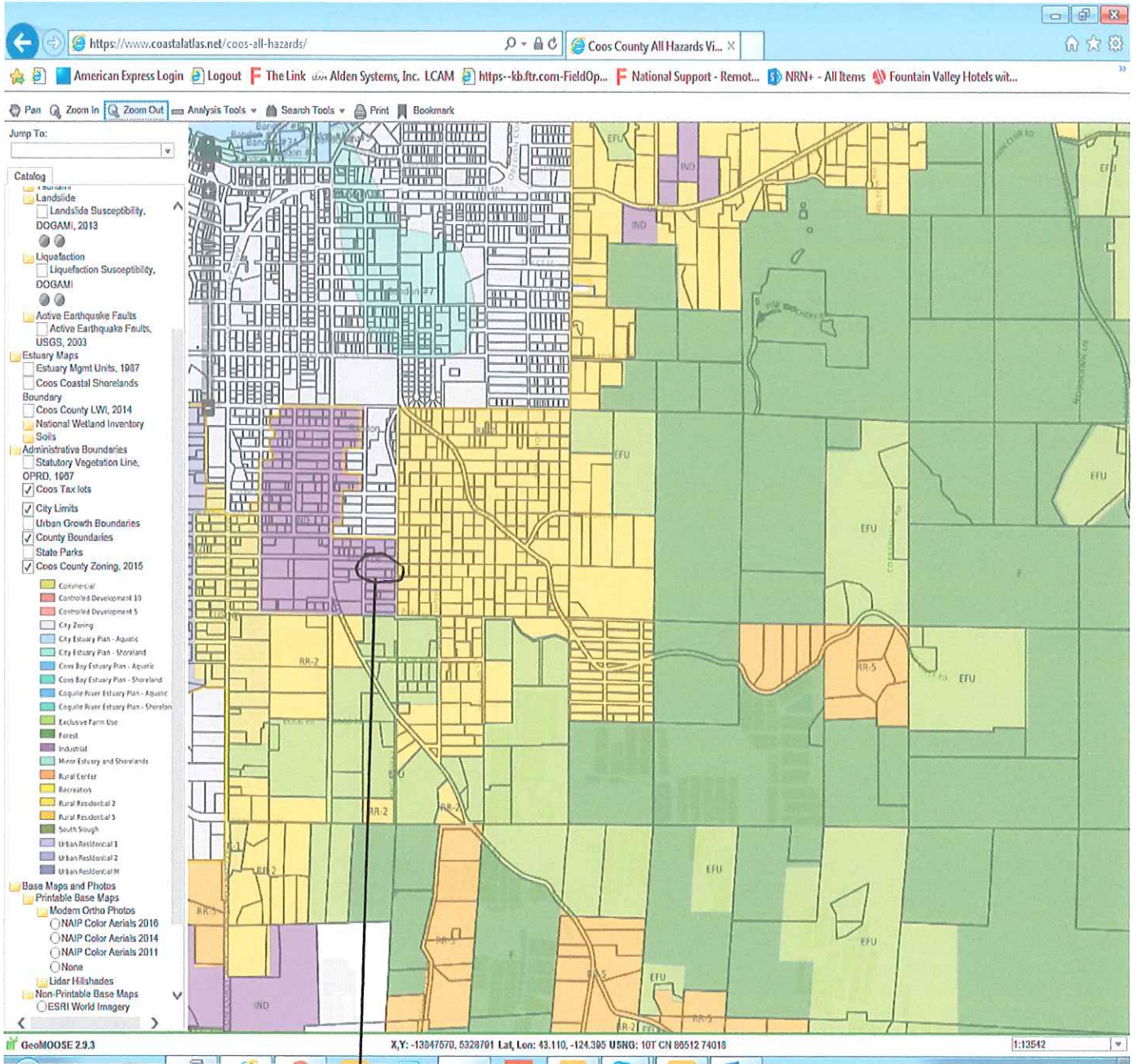



Notary Public for Oregon



Subject Property

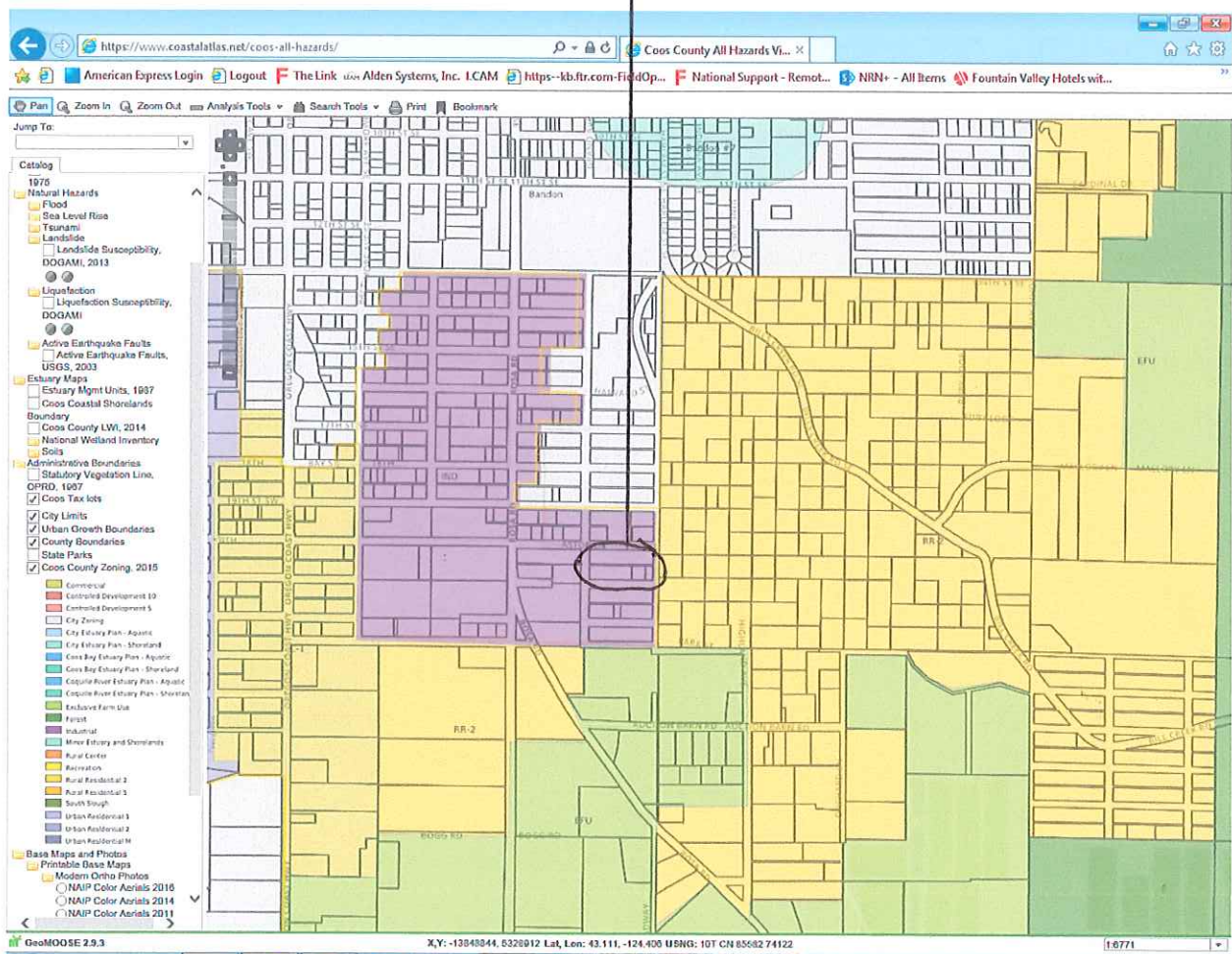
Attachment C



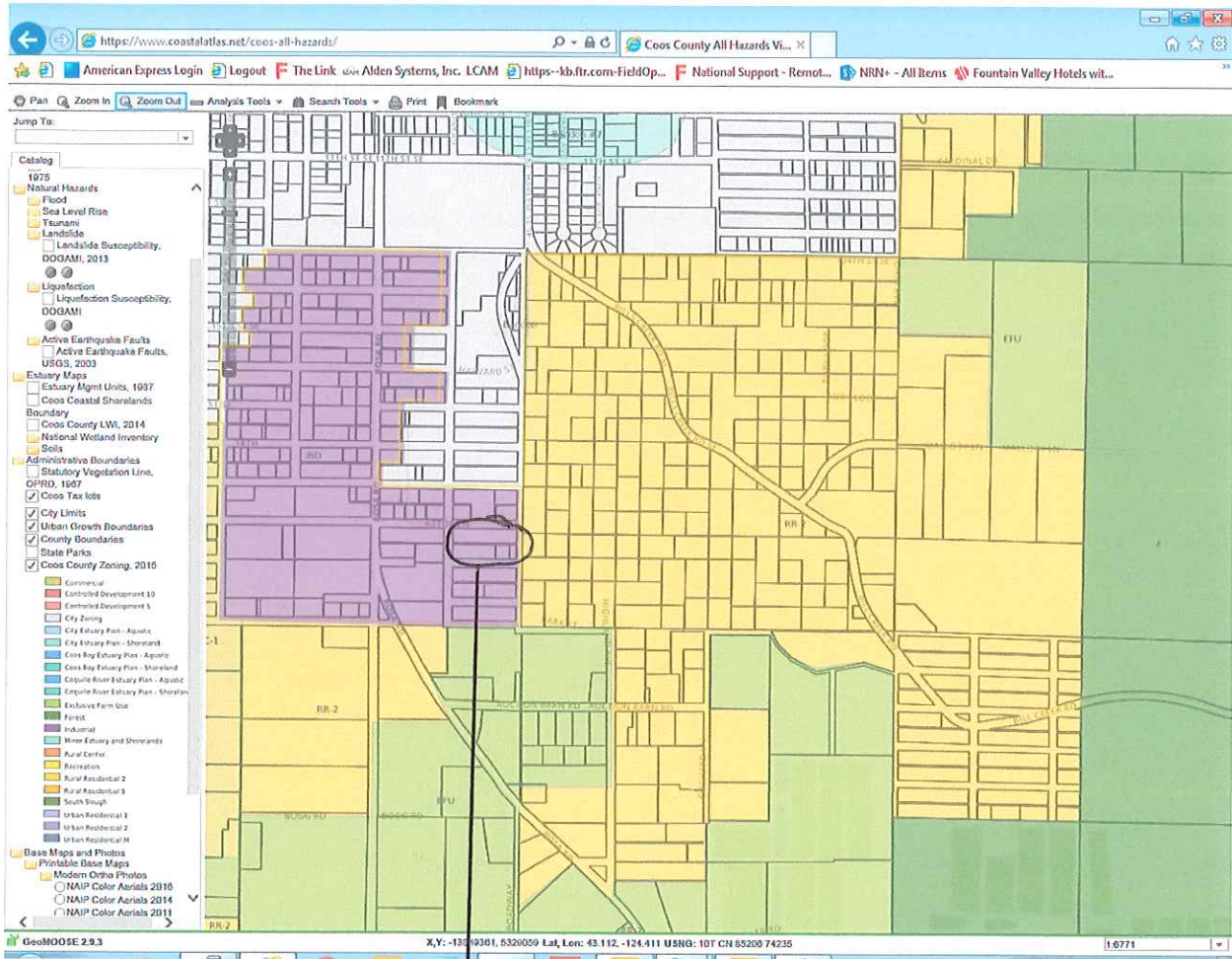
Subject
Property

Attachment C

Subject Property



Attachment C



Subject Property

Attachment C