



**NOTICE OF LAND USE DECISION BY THE  
COOS COUNTY PLANNING DIRECTOR**

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

Date of Notice: May 9, 2019  
File No: P-19-001  
RE: A decision on an application request for a three (3) parcel partition on the applicants property.  
Applicant(s): Grant & Mapril Combs  
15182 Sitkum Lane  
Myrtle Point, OR 97458  
Surveyor: Troy Rambo, Mulkins & Rambo  
PO Box 809  
North Bend, OR 97459

This decision notice serves as public notice to all participants, adjacent property owners, special districts, agency with interests, or person with interests. If you are an adjacent property owner, this notice is being mailed to you because the applicant has applied for a use or activity on their property that requires that you receive notice pursuant to ORS 197.763. Please read all information carefully as this decision may affect you. (See attached vicinity map for the location of the subject property).

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 a person named in the affidavit to receive the notice shall not invalidate an ordinance. 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.

**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.”**

The requested proposal has been  Approved  Deny subject to the findings to the criteria found in Exhibit A. Approval is based on findings and facts represented in the staff report.

**Subject Property Information**

File Number: P-19-001  
Applicant: Grant & Mapril Combs  
Account Number: 820800  
Map Number: 28S111200-01900  
Property Owner: COMBS, GRANT & MAPRIL J.  
15182 SITKUM LN  
MYRTLE POINT, OR 97458-9695  
Situs Address: 15154 SITKUM LN MYRTLE POINT, OR 97458  
Acreage: 3.99 Acres

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Notice shall be posted from May 9, 2019 until 5:00 pm on May 24, 2019

Zoning: RURAL CENTER (RC)  
Special Considerations: ARCHAEOLOGICAL SITES (ARC)  
RURAL UNINCORPORATED COMMUNITY (RUC)

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Proposal: The applicants' proposal is a request for Planning Director Approval for a three (3) parcel partition as provided by the 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, Table 7.2A Minimum Standards for New Roads and Driveways in Rural.

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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. If this matter is appealed, an appeal hearing will be conducted and notice of hearing will be provided in the same manner the notice of decision was distributed.

The application, staff report and any conditions can be found at the following link: <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment--Applications2019.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 Crystal Orr, Planning Specialist and the telephone number where more information can be obtained is (541) 396-7770.

This decision will become final at 5 P.M. on May 24, 2019 unless before this time a completed **APPLICATION FOR AN APPEAL OF A DECISION BY THE PLANNING DIRECTOR** form is submitted to and received by the Coos County Planning Department.

Prepared by:  Date: May 9, 2019  
Crystal Orr, Planning Specialist

Authorized by:  Date: May 9, 2019  
Jill Rolfe, Planning Director

**EXHIBITS**

Exhibit A: Conditions of Approval  
Exhibit B: Vicinity Map & Tentative Plat  
Exhibit C: Staff Report  
Exhibit D: Comments Received

The Exhibits below are mailed to the Applicant only. Copies are available upon request or at the following website: <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment--Applications2019.aspx> or by visiting the Planning Department at 225 N. Baxter, Coquille OR 97423. If you have any questions please contact staff at (541) 396-7770.

File Number: P-19-001

## EXHIBIT "A"

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. The applicant shall receive an after the fact Zoning Clearance Letter to approve the Dwelling as well as an Address Application prior to the Final Partition Plat being signed off.
4. The easement to the shared well shall be a minimum of 15 feet wide and shall be illustrated on the final plat. A copy of the recorded easement shall be provided to the Planning Department prior to signing of the final plat.
5. Shall provide 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).
6. Shall provide proof that the sewage disposal systems conform to the requirements of state law.
7. 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.
8. The final acreage as well as a ten (10) foot separation between the driveways of Parcel 1 and Parcel 2 needs to be shown on the Final Plat.

**EXHIBIT "B"**  
**Vicinity Map & Tentative Plat**



**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

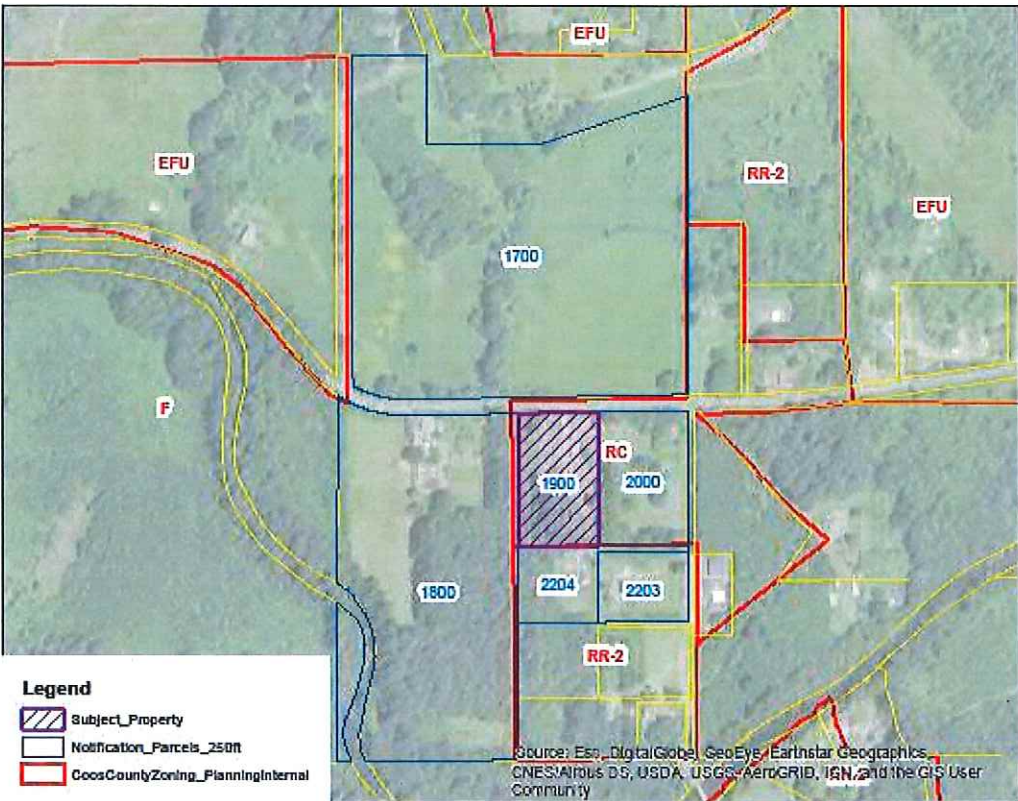
Physical Address: 225 N. Adams, Coquille Oregon

Phone: (541) 396-7770

Fax: (541) 396-1022/TDD (800) 735-2900



File:	P-19-001
Applicant/ Owner:	Grant & Mapril Combs/ Troy Rambo
Date:	May 2, 2019
Location:	Township 28S Range 11W Section 12 TL 1900
Proposal:	Partition



**EXHIBIT "C"**  
**Staff Report**

File Number:	P-19-001
Surveyor:	Troy Rambo
Account Number	820800
Map Number	28S111200-01900
Property Owner	COMBS, GRANT & MAPRIL J. 15182 SITKUM LN MYRTLE POINT, OR 97458-9695
Situs Address	15154 SITKUM LN MYRTLE POINT, OR 97458
Acreage	3.99 Acres
Zoning	RURAL CENTER (RC)
Special Considerations	ARCHAEOLOGICAL SITES (ARC) RURAL UNINCORPORATED COMMUNITY (RUC)

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**Reviewing Staff:** Crystal Orr, Planning Specialist  
**Date of Report** May 9, 2019

**I. PROPOSAL**

The applicants' proposal is a request for Planning Director Approval for a three (3) parcel partition as provided by the Coos County Zoning and Land Development Ordinance.

**II. BACKGROUND INFORMATION**

The development on this property consists of two (2) Single Family Dwellings and two (2) Accessory Structures. On January 22, 1996 a Zoning Clearance Letter was issued to replace the existing Dwelling, it noted that the existing Dwelling must be made uninhabitable and that only one (1) Dwelling was allowed. It appears that the existing Dwelling was never made uninhabitable and therefore this is a violation of the Coos County Zoning and Land Development Ordinance (CCZLDO) because it violates the density requirement of one dwelling per legally created unit of land. *Section 4.3.230 Additional Siting Standards (4) Rural Center (RC) (b) Density or Size Limits-(1) Dwelling density shall be no more than one dwelling per lawfully created parcel unless otherwise provided for by this ordinance.*

On November 6, 2018 a Property Line Adjustment (PLA-18-023) was approved with tax lot 2000. The Staff Report addressed the illegal Dwelling and stated that no further approvals would be made until the violation was resolved. The Property Line Adjustment was allowed because it was an encroachment. The property owner turned this Partition application in to start the process to resolve the violation. The applicant will need to turn in a Compliance Determination to approve the Dwelling as well as an Address Application prior to the partition plat being signed off.

**III. PROPERTY DESCRIPTION AND PROPOSAL**

**LAWFULLY CREATED:** This property is acknowledged as a lawfully created pursuant to CCZLDO § 6.1.125.1.e as it was created by a legal description in deeds conveying real property prior to 1986 (deed document number 80-27575). The current configuration was achieved through a Property Line Adjustment (PLA-18-023).

**LOCATION:** This subject property is located east of the City of Myrtle Point in the Rural Unincorporated Community of Dora. The property is accessed by Sitkum Lane.

**SITE DESCRIPTION AND SURROUNDING USES:**

- a. **SITE DESCRIPTION AND SURROUNDING USES:** This property is located northeast of the city of Myrtle Point in the rural unincorporated community of Dora. The property is zoned Rural Center (RC) and contains 3.99 acres. There are two (2) Single Family Dwellings two (2) accessory structures two (2) septic systems and one (1) shared well. The property has some vegetation along the property lines, except for the north property line. Sitkum Lane borders the north property line. The property to the east is zoned Rural Center (RC) the property to the south is zoned Rural Residential-2 (RR-2) and the property to the west and north is zoned Forest (F). Most of the surrounding parcels are residentially developed.
- b. **PROPOSAL:** The applicant proposes a land division to divide the parent parcel into three (3) parcels for the purpose of fixing the violation that was created.

**Rural Center (RC)**

*The intent of the Rural Center Designation "committed" rural nodes is to provide residential, commercial, and public/semi-public uses.*

*The purpose of the "RC" is to provide for the development of rural commercial, tourist commercial, residential and services facilities, necessities, convenience and supplies ancillary to nearby agricultural, forestry, recreational and rural residential uses and activities and to conserve energy by providing for needed commercial outlets in rural areas already "committed" as residential/commercial nodes.*

*New commercial uses that are consistent with the objectives of the "RC" district are those uses which are needed for the convenient shopping needs of the nearby rural population.*

*Only one Primary Use can exist, and any other use must be subordinate in size and nature. Pursuant to OAR-660-022-003 Commercial building or buildings in a rural unincorporated community shall not exceed 4,000 square feet of floor space.*

- **SECTION 6.2.350 TENTATIVE PLAT REQUIREMENTS**

**Finding:** This section was reviewed prior to deeming the application complete. An application for 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”.

Jorene Smith, Coos County Cartographer responded that everything appeared to be in order. She did mention that the acreage changed with the Property Line Adjustment will need to be correct on the Final Plat.

John Rowe, Coos County Roadmaster commented that since parcel 2 and 3 are accessed directly off of Sitkum Lane that the proposed 20 ft access to parcel 3 is adequate for a 12 ft driveway with a 16 ft subgrade. He would like at least a ten (10) foot separation between the driveways of Parcel 1 and Parcel 2. This will need to be shown on the Final Plat.

John McDonald, Development Review Planner for Oregon Department of Aviation (ODOT) responded that he had no comments on the proposal.

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:** Staff was assigned to the application but due to work load unable to complete the action within 45 days; however, the review has been completed and is issuing this conditional approval.

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 decision is that the tentative land division plan complies with the requirements of this article and other articles pertaining to mapping and access with conditions. 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:** Staff has found that the application meets the information required by this article including design and development standards, transportation standards, minimum parcel sizes and requirements for the zoning district, this is not a phased development.

- 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. The applicant shall receive an after the fact Zoning Clearance Letter to approve the Dwelling that is in violation of the CCZLDO.**

- 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: The Final Plat shall have a ten (10) foot separation between the driveways on Parcel 1 and Parcel 2 to ensure the safety and comply with the road and access requirements of the implementing ordinance.**

- 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 May 24, 2019 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 land division is not a phase partition and shall be valid for two (2) years from the effective date. The final partition plat 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:** Each parcel will have direct access to Sitkum Lane, which is a Coos County maintained public road.

**Parcel 2 and 3 have a shared well, the tentative partition plat states that the location of the easement to the well will be determined at the time of the survey. This easement shall be a minimum of 15 feet wide and be illustrated on the final partition plat; a copy of the recorded easement must be received by Staff prior to the signing of the Final Plat.**

**There is no proposed pedestrian or bicycle path as part of this request as this is not required for this land division. There is no requirement for a slope easement.**

**John Rowe, Coos County Roadmaster is requiring at least a ten (10) foot separation between the driveways of Parcel 1 and Parcel 2, this shall be made a condition of approval.**

**Therefore, the above criteria have addressed the access and easement criteria.**

- **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.*

**Finding: 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: This property is zoned Rural Center and is 3.99 acres. The minimum lot size within the Rural Center zoning district is one (1) acre. All three (3) parcels will exceed the minimum lot size; the tentative map shows Parcel 1 as 1.92 acres, Parcel 2 as 1 acre and Parcel 3 as 1.02 acres.**

**The proposal only includes one (1) panhandle lot. The property is outside of the Urban Growth Boundary and; therefore, does not require any lot area, yard, off street parking, loading or any other type of open space for this partition.**

**The minimum street frontage is 30 feet. Pursuant to Section 4.3.225(4) the minimum street frontage shall be met unless waived by the Planning Director in consultation with the County Surveyor and County Roadmaster. The Roadmaster, Surveyor and Planning Director are in agreement that the 20 foot road frontage for this land division is sufficient. The minimum lot width and depth of 50 feet has been met for all proposed parcels.**

**Water for both parcels will be provided from a shared well; therefore, proof of an adequate supply of potable water shall be provided. This evidence shall provide proof that the existing well can produce at least 3,000 (1,000 per single family dwelling) gallons per day for two consecutive days. Storage tanks may be used if need but that must be a minimum of 1200 gallons to serve one (1) single family dwelling. Additionally, since the well will be supplying water to multiple dwellings a proposed method of assuring the continued maintenance of the water system shall be provided.**

**No drainage issues have been identified on this property. A grading and storm water plan is not required at this time; however, grading, drainage, and erosion prevention maybe required if and when new development takes place.**

**VIII. NOTICE REQUIREMENTS:**

**A notice of decision will be provided to property owners within 250 feet of the subject properties, special districts, and DLCD.**

**EXHIBIT "D"**  
**Comments Received**

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**From:** MCDONALD John [John.MCDONALD@odot.state.or.us]  
**Sent:** Wednesday, April 03, 2019 3:31 PM  
**To:** Crystal Orr  
**Subject:** RE: P-19-001 TRC Meeting April 24, 2019

Crystal,

We have no comments on the proposal.

Sincerely,

John McDonald  
Development Review Planner  
ODOT Southwestern Region  
541-957-3688



## 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

April 9, 2019

Planning Department  
Amy Dibble

Re: Tentative Partition Plat (P-19-001)  
Account # - 820800  
Map # - 28-11-12 TL1900

Dear Amy,

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

1. Everything appears to be in order.
2. It appears the Acreage has changed with the Property Line Adjustment Deed recorded as Instrument No. 2018-11938, this will need to be corrected for the Final.
3. Please be advised that there is a potential for additional tax on this property.
4. We assume the initial point, legal description and signature block will be shown on the final plat.
5. Please be advised that a processing fee of \$225.00 will be required before the Assessor signs the final plat.

Sincerely,

Jorene Smith  
Cartographer

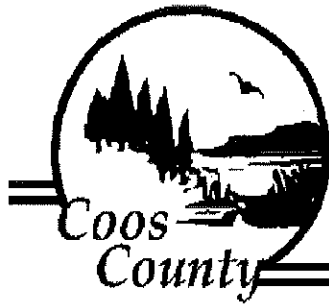
CC: Mike Dado, County Surveyor  
Troy Rambo, Surveyor  
File

RECEIVED

APR 09 2019

COOS COUNTY  
PLANNING DEPARTMENT

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



## PUBLIC WORKS

### ROAD - SOLID WASTE

250 N Baxter Street, Coquille, Oregon 97423

(541) 396-7665

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JOHN ROWE

Director / Roadmaster

April 24, 2019

Jill Rolfe  
Planning Director

Re: Tentative Plat Review – Partition P-19-001  
T28S, R11W, Section 12 TL 1900  
Applicant: Grant & Mapril Combs

#### Comments

As per CCZLDO Chapter VII Table 7.2A the requirement is a 40 ft. width for a roadway serving a maximum of 3 dwelling units. Since Parcel 2 and 3 are accessed directly off of Sitkum Lane the proposed 20 ft. access to Parcel 3 is adequate for a 12 ft. driveway with a 16 ft. subgrade. I would like to see more separation between the driveways of Parcels 1 and 2, at least 10 Ft.

Thank you,

*John L. Rowe*  
John Rowe  
Roadmaster