



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: June 5, 2019

File No: P-19-003

RE: A decision on an application request for a three (3) parcel partition on the applicants property.

Applicant(s): TAT Enterprises, LLC
PO Box 97
Coos Bay, OR 97420

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-19-003

Applicant: TAT Enterprises, LLC

Account Number: 189200
Map Number: 24S1335C0-03700

Property Owner: TAT ENTERPRISES, LLC
PO BOX 97
COOS BAY, OR 97420-0010

Situs Address: NO SITUS

Acreage: 9.31 Acres

Notice shall be posted from June 5, 2019 until 5:00 pm on June 20, 2019

Zoning: RURAL RESIDENTIAL-2 (RR-2)

Special Considerations: AIRPORT - NORTH BEND - CONICAL SURFACE (NBCS)

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.

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 June 20, 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: June 5, 2019
Crystal Orr, Planning Specialist

Authorized by:  Date: June 5, 2019
Jill Rolfe, Planning Director

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit C: Staff Report

Exhibit B: Vicinity Map & Tentative Plat

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.

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:

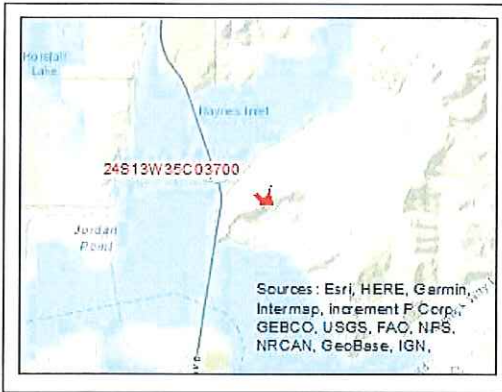
1. All necessary federal, state, and local permits must be obtained.
2. Shall comply with all comments received and found as Exhibit "D" to this report.
3. The Final Plat map cannot be signed until December 16, 2019, as it has not been 3 years since the deed was recorded for the previous partition and the applicant did not address the subdivision criteria as required if a partition plat has been reviewed within three years of a prior approval. .
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.

EXHIBIT "B"
Vicinity Map & Tentative Plat

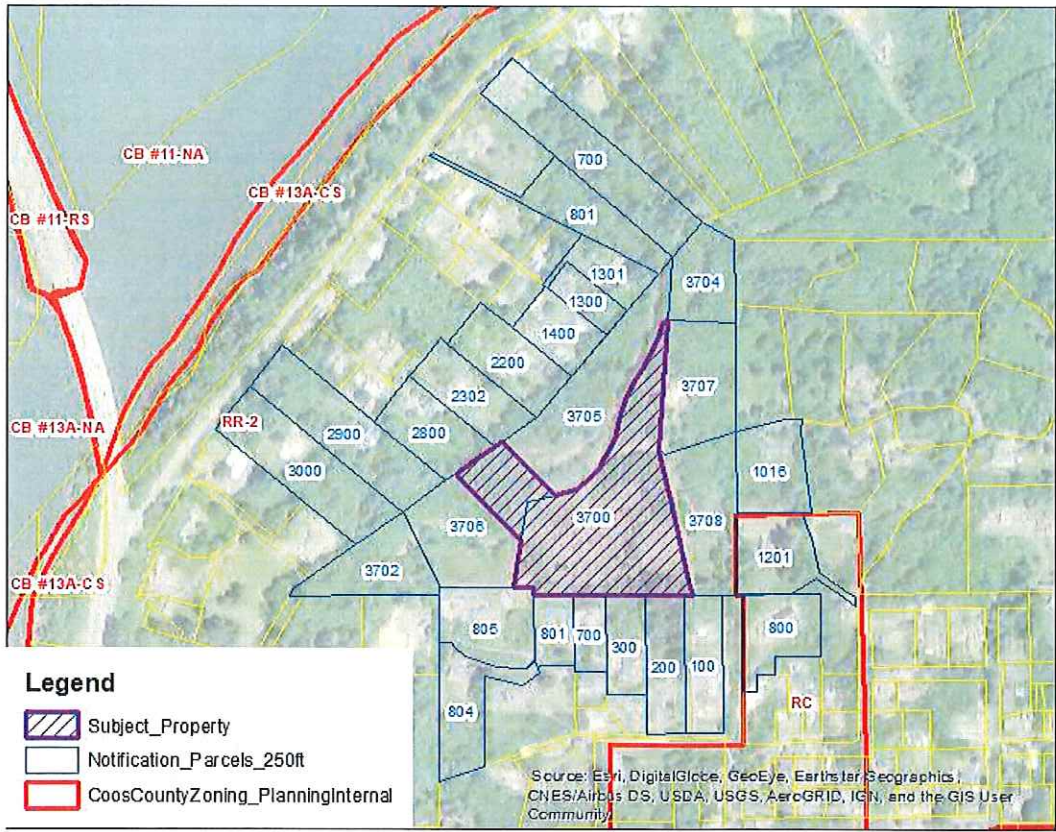


COOS COUNTY PLANNING DEPARTMENT

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-19-003
 Applicant/Owner: TAT Enterprises, LLC/
 Surveyor: Troy Rambo
 Date: May 13, 2019
 Location: Township 24S Range 13W
 Section 35C TL 3700
 Proposal: Partition



TENTATIVE RE-PLAT OF PARCEL 1 AND A PORTION OF PARCEL 3 OF P 2016 #10
 LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 35,
 T.24S., R.13W., W.M., COOS COUNTY, OREGON
 (T.L. 3700 - 24S 13W 35C - ACCT.# 189200 - 9.31 ACRES)

MARCH 20 2019
 NOT TO SCALE

- LEGEND**
- CORNER OF RECORD
 - PROPOSED CORNER
 - CALCULATED POSITION

**RECORD
 CENTERLINE CURVE DATA OF
 EXISTING 30 FT. EASEMENT**

C#14 R = 210.00
 Δ = 29°07'02"
 L = 106.72
 T = 54.54
 LC = 350°35'14"W
 105.58

C#15 R = 100.00
 Δ = 43°43'35"
 L = 76.32
 T = 40.13
 LC = 64°16'58"W
 74.48

C#16 R = 75.00
 Δ = 89°37'58"
 L = 17.13
 T = 74.52
 LC = 872°14'09"W
 105.73

**CONTROL POINTS -
 LOCAL COORDINATES**

CP4 = 1649.052
 1365.34

CP5 = 1176.017
 1158.411

CP6 = 1226.133
 1399.528

P114 = 1006.911
 1114.818

P115 = 1032.489
 926.163

P116 = 840.447
 826.535

PREPARED FOR:
 TAT ENTERPRISES, LLC
 P.O. BOX 97
 COOS BAY, OR 97420

PREPARED BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Troy J. Rambo
 OREGON
 DATE EXPIRES
 TROY J. RAMBO
 2665
 RENEWAL 12-31-20

**RECORD
 CENTERLINE CURVE DATA
 60 FT. EASEMENT**

C#18 R = 200.00
 Δ = 22°44'49"
 L = 73.64
 LC = 316°05'24"W
 79.11

C#12 R = 325.00
 Δ = 15°33'38"
 L = 88.04
 LC = 319°44'10"W
 87.77

C#13 R = 315.00
 Δ = 15°43'45"
 L = 85.48
 LC = 319°50'23"W
 86.20

PROPERTY SUBJECT TO

INST. NO. 80-04-6228 - 60' EASEMENT (ACCESS TO NORTH BAY RD.)
 INST. NO. 81-04-0710 - 00' EASEMENT (ACCESS TO NORTH BAY RD.)
 INST. NO. 90-02-0867 - 25' EASEMENT (ACCESS TO NORTH BAY RD.)
 INST. NO. 94-01-0431 - PARTITION 1994 #2
 INST. NO. 2014-19 - EASEMENT AGREEMENT
 INST. NO. 2014-274 - DEED OF TRUST
 INST. NO. 2015-497 - ROAD MAINTENANCE AGREEMENT
 INST. NO. 2015-508 - ROAD EASEMENT - EXISTING ROAD CENTERLINE
 INST. NO. 2015-10805 - PARTITION 2015 #15
 PARTITION 2016 #10

NOTES

WATER - COOS BAY/NORTH BEND WATER BOARD - NOT PROVIDED
 SEWAGE DISPOSAL - INDIVIDUAL SYSTEMS - NOT PROVIDED
 SETBACKS - 35 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT
 OF WAY, WHICHEVER IS GREATER

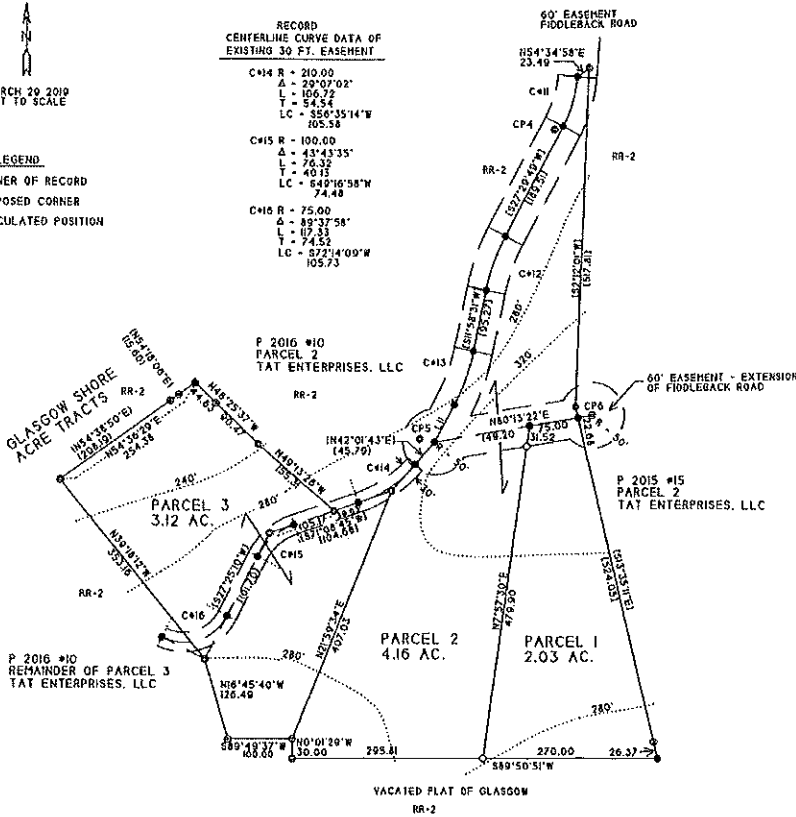


EXHIBIT "C"
Staff Report

File Number: P-19-003
Surveyor: Troy Rambo
Account Number: 189200
Map Number: 24S1335C0-03700

Property Owner: TAT ENTERPRISES, LLC
PO BOX 97
COOS BAY, OR 97420-0010

Situs Address: NO SITUS

Acreage: 9.31 Acres

Zoning: RURAL RESIDENTIAL-2 (RR-2)

Special Considerations: AIRPORT - NORTH BEND - CONICAL SURFACE (NBCS)

Reviewing Staff: Crystal Orr, Planning Specialist
Date of Report: June 5, 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

- October 8, 1993 a Partition (P-93-25) was approved.
- July 21, 2010 a Property Line Adjustment (PLA-10-28) was approved with tax lot 805 in section 02BA.
- December 11, 2014 a Property Line Adjustment (PLA-14-37) was approved with parcel 100 in section 02BB.
- On July 6, 2015 a three (3) Parcel Partition was approved (P-15-04)
- On July 27, 2016 a three (3) Parcel Partition was approved (P-16-001).

III. PROPERTY DESCRIPTION AND PROPOSAL

LAWFULLY CREATED: This property is acknowledged as a lawfully created pursuant to CCZLDO § 6.1.125.1.c as it was created in compliance with all applicable planning, zoning and subdivision or partition ordinance and regulations at the time it was created (P-16-001).

LOCATION: The subject property is located northeast of the City of North Bend. The property is accessed by Fiddleback Road, which is a private road accessed via North Bay Rd.

SITE DESCRIPTION AND SURROUNDING USES:

- a. **SITE DESCRIPTION AND SURROUNDING USES:** This property is located northeast of the city of North Bend. The property is zoned Rural Residential-2 (RR-2) and contains 9.31 acres. There is not any residential development on the parcel. The surrounding parcels are all like zoned (Rural Residential-2, RR-2). There is residential development in the vicinity.

- 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 Residential (RR)

There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.

The purpose of the "RR-2" and "RR-5" districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.

The "RR-2" district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.

The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.

- **SECTION 6.2.350 TENTATIVE PLAT REQUIREMENTS**

Finding: This section was reviewed prior to deeming the application complete. The application was found to be complete on April 26, 2019. 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 had no objections and did not require any additional information.**
- **Coos County Surveyor, Mike Dado commented that he had no objections to the proposal.**

- Coos County Roadmaster, John Rowe commented that the proposed 30 foot easement into Parcel 2 from Fiddleback Road is acceptable in lieu of the required 40 foot easement as required in table 7.2A, page VII-22 of the CCZLDO, only if it will not access more than three dwellings in the future. The proposed 30 foot easement appears to extend past the parcel 3. If it is part of a future expansion serving more than three dwellings it must be at least 60 feet in width to accommodate future road widening as required by the CCZLDO.
- John McDonald, Development Review Planner for Oregon Department of Aviation (ODOT) responded that he had no comments on the proposal.
- Coos Health and Wellness, Richard Hallmark Environmental Health Program Manager, commented that there was no outright indication of intent to develop a public water system under the jurisdiction of State Water Services as per Oregon Administrative Rule 331-061-0000.

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 March 28, 2019 and deemed complete April 26, 2019. This report is within the forty-five (45) days time for 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 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. Pursuant to Section 6.2.350.3.b.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 the subdivision criteria. The applicant does not want to provide the subdivision criteria; therefore, as a condition of approval the final map shall not be signed until December 16, 2019 or the applicant will need to amend this request prior to the appeal deadline to include the subdivision criteria

- 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 access to all parcels is through Fiddleback Road, which is a privately maintained road.

- 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 June 20, 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 Fiddleback Road, which is a privately maintained road.

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 stated that the 30 foot easement is sufficient for Parcel 2 and 3 as long as not more than three dwellings are sited on them. This property is zoned Rural Residential-2 and only one dwelling per parcel is permitted.

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 Residential-2 (RR-2) and contains 9.31 acres. The minimum lot size within the Rural Residential-2 zoning district is two (2) acres. All three (3) parcels will exceed the minimum lot size; the tentative map shows Parcel 1 as 2.03 acres, Parcel 2 as 4.16 acres and Parcel 3 as 3.12 acres.

The proposal does not include a 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; all parcels will exceed the minimum requirement. The minimum lot width and depth of 50 feet has been met for all parcels.

According to the tentative map there isn't a septic system on any of the proposed parcels.

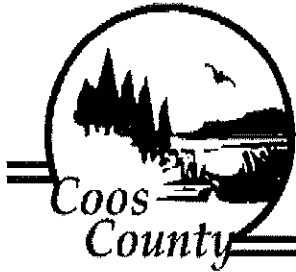
As a condition of approval the applicant must submit proof of an adequate supply of potable water pursuant to the water requirement of Section 6.2.800(3).

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



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

JOHN ROWE
Director / Roadmaster

May 9, 2019

Jill Rolfe
Planning Director

Re: Tentative Plat Review – Partition P-19-003
T24S, R13W, Section 35C TL 3700
Applicant: TAT Enterprises, LLC

Comments

The proposed 30 ft. easement into Parcel 3 from Fiddleback Road is acceptable in lieu of the required 40 ft. easement as required in Table 7.2A, page VII-22 of the CCZLDO, only if the it will not access more than three dwellings in the future.

The proposed 30 ft. easement appears to extend past the Parcel 3. If it is part of a future expansion serving more than three dwellings it must be at least 60 ft. in width to accommodate future road widening as required by the CCZLDO.

Thank you,

John Rowe
John Rowe
Roadmaster



COOS COUNTY SURVEYOR
250 N. Baxter Street, Coquille, Oregon 97423

Michael L. Dado
541-396-7586
Email coosurvey@co.coos.or.us

May 8, 2019

To: Crystal Orr

Re: Land Partition P-19-003
TAT Enterprises
24-13- 35C, TL 3700

Crystal,

I have no objections to this proposed Land Partition.
I have no further comments at this time.

Very truly yours

Michael L. Dado



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 29, 2019

Planning Department
Amy Dibble

Re: Tentative Partition Plat (P-19-003)
Account # - 189200
Map # - 24-13-35C TL3700

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. Please be advised that there is a potential for additional tax on this property.
3. We assume the initial point, legal description and signature block will be shown on the final plat.
4. 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 30 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

Crystal Orr

From: Richard Hallmark [Richard.Hallmark@chw.coos.or.us]
Sent: Friday, May 10, 2019 10:53 AM
To: Crystal Orr
Subject: Fwd: TRC Friday May 11
Attachments: TRC Memo P-19-002.pdf; P-19-003 TRC memo.pdf; TRC Memo P-19-004.pdf

Crystal,

In review of each of the following: P-19-0002, P-19-0003 and P-19-0004, there is no outright indication of intent to develop a public water system under the jurisdiction of State Drinking Water Services as per Oregon Administrative Rule 333-061-0000.

Rick Hallmark, EHS

FYI

"Community Water System" means a system that has 15 or more service connections (that will be regularly serving at least 25 residents).

It is termed a "State Regulated Water System," where a system has 4 to 14 connections which are residential and/or business (that will be regularly serving 10-24 people).

In either case the water developer is referred to the plan review application process where an engineer with State Drinking Water Services evaluates the water source and outlines any relevant standards, maintenance or monitoring requirements for the public water system.

There are two other types of public water system that if serving enough people, would formally go through the plan review process: a "Transient Water System," like at a restaurant, gas station, etc. and a "Non-Transient Non-Community Water System," like at a school.

Rick Hallmark, EHS
Environmental Health Program Manager
Coos Health & Wellness
281 Laclair St.
Coos Bay, OR 97420
[541-266-6744](tel:541-266-6744) Office
[541-888-8726](tel:541-888-8726) Fax

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