



**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: September 20, 2019
File No: P-19-007
RE: A decision on an application request for a two (2) parcel partition on the applicants property.
Applicant(s): Hauser Community Church
69411 Wildwood Rd
North Bend, OR 97459
Surveyor: Douglas McMahan
Stuntzner Engineering & Forestry
PO Box 118
Coos Bay, OR 97420

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-19-007
Applicant: Hauser Church
Account Number: 162100, 164801
Map Number: 24S131000-00100, 24S131100-00500
Property Owner: HAUSER COMMUNITY CHURCH
69411 WILDWOOD RD
NORTH BEND, OR 97459-8641
Situs Address: NO SITUS ADDRESS
Acreage: 25.17 Acres

Notice shall be posted from September 20, 2019 until 12 pm on October 7, 2019

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:

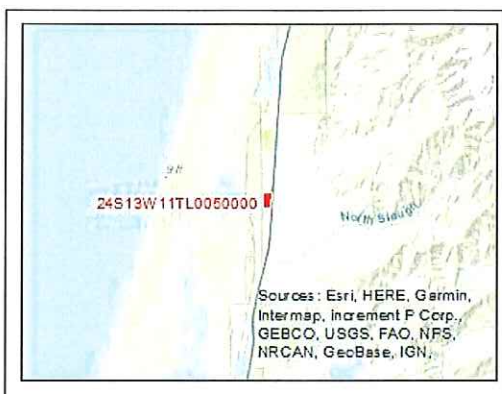
1. All necessary federal, state, and local permits must be obtained.
2. Shall comply with all comments received and found as Exhibit "D" to this report.
3. Staff must receive proof of an adequate supply of potable water pursuant to the water requirement of Section 6.2.800(3).
4. The Beaches & Dunes Limited Suitability area must be indicated on the final partition plat.
5. Charlotte Lane is a platted easement needs to be drawn on the final plat.
6. All newly created parcels shall take access from the existing access, and reciprocal easements for access must be recorded in the deed.
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.

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-19-007
 Applicant/ Owner: Stuntzner Engineering & Forestry, LLC/
 Hauser Community Church
 Date: August 19, 2019
 Location: Township 24S Range 13W
 Section 11 TL 500
 Proposal: Partition

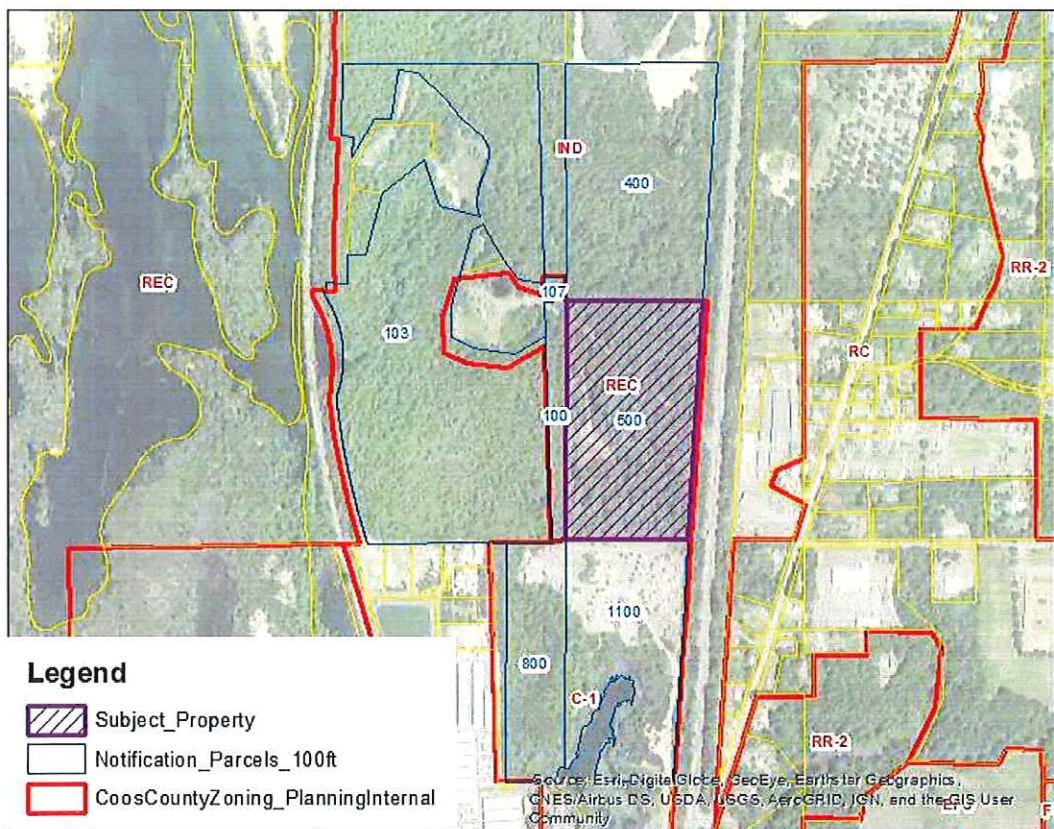


EXHIBIT "C"
Staff Report

File Number:	P-19-007
Surveyor:	
Account Number	162100, 164801
Map Number	24S131000-00100, 24S131100-00500
Property Owner	HAUSER COMMUNITY CHURCH 69411 WILDWOOD RD NORTH BEND, OR 97459-8641
Situs Address	NO SITUS ADDRESS
Acreage	25.17 Acres
Zoning	RECREATION (REC)
Special Considerations	BEACHES/DUNES - LIMITED (BDL) NATIONAL WETLAND INVENTORY SITE (NWI)

Reviewing Staff: Crystal Orr, Planning Specialist
Date of Report September 20, 2019

I. PROPOSAL

The applicants' proposal is a request for Planning Director Approval for a two (2) parcel partition as provided by the Coos County Zoning and Land Development Ordinance (CCZLDO).

II. BACKGROUND INFORMATION

This property was received an approval to change the zone on June 17, 1999 from Industrial (IND) to Recreation (REC).

III. PROPERTY DESCRIPTION AND PROPOSAL

LAWFULLY CREATED: This property is acknowledged as a lawfully created pursuant to CCZLDO § 6.1.125.1.b as it was lawfully created through a prior land use decision (file number AM-99-05/RZ-99-03).

LOCATION: The subject property is located south of the City of North Bend and the unincorporated community of Hauser. The property is accessed via Charlotte Lane. Charlotte Lane is a private road.

SITE DESCRIPTION AND SURROUNDING USES:

- a. **SITE DESCRIPTION AND SURROUNDING USES:** This property is located south of the City of North Bend. The property is zoned Recreation and contains a total of 22.12 acres. There is no development on the property other than a private road, Charlotte Lane. The property on all sides other than the south is zoned Industrial. The property to the south is zoned Commercial and contains a campground (KOA Campground). The property abuts State Highway 101 to the east.

- b. **PROPOSAL:** The applicant proposes a land division to divide the parent parcel into two (2) parcels for the purpose of selling the smaller parcel to the owner of the KOA Campground.

Recreation (REC)

The intent of the Recreation District is to designate recreation areas. The purpose of the "REC" district is to accommodate recreational uses of areas with high recreational or open space value. The district applies solely to areas designated as "Recreation" in the Comprehensive Plan, which include state, county and other municipal parks, the Oregon Dunes National Recreation Area, as well as private lands currently developed as golf courses.

New recreational developments in this district shall be oriented to the open space nature of the land. The type and intensity of recreational developments in this district must be conditioned by environmental considerations set forth in the County's Coastal Shoreland/Dune Lands Comprehensive Plan policies where such developments are allowed in these coastal resource areas.

• **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 June 21, 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 commented that the partition is including two (2) tax lots in separate sections, they will need to be consolidated prior to the final being submitted. The applicant on the tentative does not match ownership of record; the actual owner will need to sign the plat. Access/easements will need to be shown on the final plat.**
- **Coos County Surveyor, Mike Dado commented that even though Parcel 1 is over 10 acres in size and the northeast corner to be set. The right of way easement parameters for Charlotte Lane as it passes through said Parcel 1 needs to be shown on the Final Plat. The easement providing access to Parcel 2 through KOA Campground property needs to be shown with the recording number of the document providing said access.**

- **Coos County Roadmaster, John Rowe commented that the access roadway into Parcel 1 is not shown on the tentative Plat.**
- **John McDonald, Development Review Planner for Oregon Department of Transportation (ODOT) responded that the property shall have no new accesses to US 101. All newly created parcels shall take access from the existing access, and reciprocal easements for access must be recorded in the deed.**

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 May 22, 2019 and deemed complete June 21, 2019. This report is past the forty-five (45) days time for review. Due to application volume additional time was necessary to complete the review.

5. *Criteria for Approval of tentative land division plan*
- a. *A decision on the tentative land division plan application shall be made and notices shall be processed as required in Chapter 5.0 of this ordinance.*

FINDING: The tentative land division plan is found to comply with the requirements of this article and other articles pertaining to mapping and access with conditions of approval. The decision will be processed accordingly.

- b. *The preliminary subdivision plan shall be approved if the Approving Authority finds the following:*
 - i. *The information required by this Article has been provided;*
 - ii. *The design and development standards this chapter have been met; and*
 - iii. *Applicable transportation standards in chapter VII have been or will be complied with;*
 - iv. *Minimum parcel/lot sizes and requirements have been complied with for the zoning district.*
 - v. *If the preliminary plan provides for development in more than one phase, the Approving Authority makes findings and conclusions that such phasing is necessary due to the nature of the development, and that the applicant will be able to comply with the proposed time limitations.*

FINDING: Staff 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.

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 proposed access to Parcel 1 is from Charlotte Lane the access to Parcel 2 is from the adjacent KOA Campground to the south. As a condition of approval the driveway and access needs to be shown for Parcel 1 and 2 on the final partition plat. As a condition of approval the limited suitability Beaches & Dunes area must be on the final partition plat.

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 October 7, 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: Parcel 1 will have direct access to US Highway 101. Parcel 2 will have access through the KOA Campground.

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.

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:

File Number: P-19-007

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 Recreation and contains 22.12 acres. There is not a minimum lot size within the Recreation zoning district.

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 proposal does not include a panhandle lot. The minimum street frontage is 30 feet; the new parcel will have access through the KOA campground and therefore, the minimum street frontage is waived. The minimum lot width and depth of 50 feet has been met for all 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.

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

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



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423
Physical Address: 225 N. Adams, Coquille, Oregon
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
planning@co.coos.or.us
Jill Rolfe, Planning Director

August 14, 2019

Memo: P-19-007

RE: Section 6.2.350, 6.2.475, 6.2.500, 6.2.525, 6.2.550

The following requirements are needed for the above sections for the Partition that was submitted:

- 6.2.350.2.iv the assessors account numbers for parcels is missing
- 6.2.350.2.ix existing septic water etc is not indicated
- 6.2.350.2.xi easements are not indicated on the map
- 6.2.350.2.xii the zoning designation is not on the map
- 6.2.350.2.xiii the restrictions and covenants are not on the map
- 6.2.350.2. xiv ~~landslide~~ is not drawn or listed on the map

beaches + dunes

6.2.475 Access: need proof of ODOT access for KOA to satisfy, along with an easement through the KOA property to the Hauser Church Property.

- 6.2.550.1 There is not information listed on the plot that proves that there is an adequate supply of potable water.
- 6.2.550.2 the septic systems are not listed on the plat, need to list that a septic system will not be provided to parcel 2
- 6.2.550.5. need proof of ODOT access for KOA to satisfy

Thank you,

Coos County Planning Department
225 N. Adams (physical address)
250 N. Baxter (mailing address)
Coquille, OR 97423

Crystal Orr

From: MCDONALD John [John.MCDONALD@odot.state.or.us]
Sent: Wednesday, August 14, 2019 3:06 PM
To: Crystal Orr
Cc: HOROWITZ Micah; WADDINGTON Jeff S
Subject: RE: ODOT Development Review Update

Crystal,

My apologies. Here are our comments:

P-19-005 – The property shall have no new accesses to OR 42. All newly created parcels shall take access from the existing access, and reciprocal easements for access must be recorded in the deed.

P-19-006 – we have no comments on the proposal.

P-19-007 – The property shall have no new accesses to US 101. All newly created parcels shall take access from the existing access, and reciprocal easements for access must be recorded in the deed.

Thanks,

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



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

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

August 12, 2019

To: Crystal Orr

Re: Land Partilion P-19-007
Hauser Community church
24-13- 11, TL 500

Crystal,

I have no objections to this proposed Land Partilion, but I do have the following comments.

1. Even though Parcel 1 is over 10 acres in size I want the Northeast corner to be set.
2. Does Parcel 1 access off of Highway 101? It looks like Charlotte Lane passes through Parcel 1. Is this access for said Parcel? The right-of-way/easement parameters for Charlotte Lane as it passes through said Parcel 1 needs to be shown on the Final Plat.
3. The easement providing access to Parcel 2 through KOA property needs to be shown and the recording number of the document providing said access needs to be shown on the Final Plat.

I have no further comments at this time.

I apologize that I will be out of town and unable to attend the TRC meeting.

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

August 8, 2019

Planning Department
Crystal Orr

Re: Tentative Partition Plat (P-19-007)
Account # - 164801/162100
Map # - 24-13-11 TL 500
24-13-10 TL 100

Dear Crystal,

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

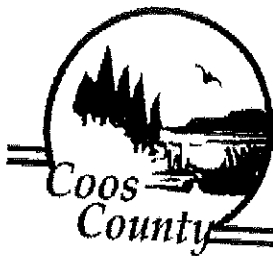
1. It appears the Partition is including 2 Tax Lots in separate Sections, these will need to be Consolidated prior to the final being submitted. I have enclosed a Consolidation Request Form (to the Surveyor).
2. The applicant on the Tentative Plat does not match the Ownership of record; the actual owner will need to sign the plat.
3. Access/Easements will need to show on the Final.
4. Please be advised that there is a potential additional tax on this property.
5. If the tax statements are not mailed by the time the final is submitted for approval, a pre-payment of taxes must be collected before the Assessor can sign the plat.
6. The pre-payment amount will be disclosed on a separate statement.
7. We assume the initial point, legal description and signature block will be shown on the final plat.
8. Please be advised that a processing fee of \$150.00 (plus a \$60 fee for the Consolidation) will be required before the Assessor signs the final plat.

Sincerely,

Jorene Smith
Cadastral Cartographer

CC: Mike Dado, County Surveyor
Douglas McMahan, Surveyor

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
FAX (541) 396-1023

JOHN ROWE
Director / Roadmaster

August 15, 2019

Jill Rolfe
Planning Director

Re: Tentative Plat Review – Partition P-19-007
T24S, R13W, Section 11 TL 500
Applicant: Hauser Community Church

Comments

The access roadway into Parcel 1, Charlotte Lane is not shown on the tentative plat.

Thank you,

John Rowe
John Rowe
Roadmaster

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