



# NOTICE OF LAND USE DECISION

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

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Date of Notice: **Tuesday, July 13, 2021**

File No: PLA-21-029

Proposal: Request for a land use authorization for a Property Line Adjustment between two lawfully created units of lands for the purpose of sale.

Applicant(s): John and Rose Muffett  
6638 Lower Smith River Road  
Reedsport, OR 97467

Surveyor(s): Doug McMahan, Stuntzner Engineering and Forestry  
PO Box 118  
Coos Bay, OR 97420

Staff Planner: Jill Rolfe, Planning Director

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Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 12 p.m. on **Monday, July 26, 2021**. Pursuant to Section 5.8.100 Property Line Adjustments are appealable within twelve (12) days the written notice is mailed. Appeals are based on the applicable land use criteria for a Property Line Adjustments are subject to the Coos County Zoning and Land Development Ordinance (CCZLDO) Article 6.3 Property Line Adjustments. **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information, please contact the staff planner listed in this notice.**

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### Property Information

Account Numbers	41300 and 41100	None assigned at this time
Map Numbers	23S122900-00600 and 00800	23S122900-00602
Property Owners	MUFFETT, JOHN E. & ROSE M.; ETAL 6638 LOWER SMITH RIVER RD REEDSPORT, OR 97467-8709	MUFFETT, JOHN E. & ROSE M.; ETAL 6638 LOWER SMITH RIVER RD REEDSPORT, OR 97467-8709
Situs Addresses	No situs address assigned at this time.	No situs address assigned at this time
Acreages	Approximately 63.82 Acres	4.06 Acres
Zonings	FOREST (F) Mixed Use (MU) EXCLUSIVE FARM USE (EFU)	FOREST (F) Mixed Use (MU)

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This notice shall be posted from July 13, 2021 to July 26, 2021

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance.

The application 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 60 East Second Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Jill Rolfe, Planning Director and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: Jill Rolfe  
Jill Rolfe, Planning Director

Date: Tuesday, July 13, 2021 .

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.**

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

Exhibit C: Property Line Adjustment Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit D: PLA-21-017 Staff Report -**Findings of Fact and Conclusions**

Exhibit E: Comments Received

Exhibit F: PLA-21-017 Application

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff. This is a tentative decision and will become final if the conditions of approval are completed correctly and any required survey maps and/or deeds are completed.

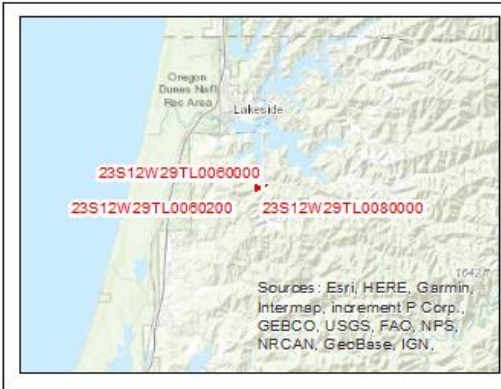
1. Shall comply with any requirements from Coos County Surveyor or Assessor's Office.
  - a. The Coos County Survey stated the newly adjusted line does not require a survey.
  - b. The Coos County Assessor's Office did not provide formal comments but at the time the deed is reviewed there will be comments.
2. Final approval - The applicant shall submit proof that the requirements of the tentative approval have been met. Upon submittal by the applicant that all conditions of approval have been met and the deed, provided along with the recording fee to the Planning Director a final determination will be made. the Director shall advise the applicant in writing if the documents submitted are sufficient or if amendments are required.
  - a. The following items shall be submitted prior to one year of the tentative decision:
    - i. A deed following the exact format found in Figure 1 of Section 6.3.175.
  - b. Once the required documents are received by the County Planning Department, they will be forwarded to the County Surveyor and Cartographer for final comments. If no revisions are required to the deeds the Planning Staff will submit the deeds to the County Clerk's Office with the fee to be recorded.

**EXHIBIT "B"**  
**VICINITY MAP**



**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 225 N. Adams, Coquille, Oregon 97423  
Physical Address: 60 E. Second, Coquille Oregon  
Phone: (541) 396-7770  
TDD (800) 735-2900



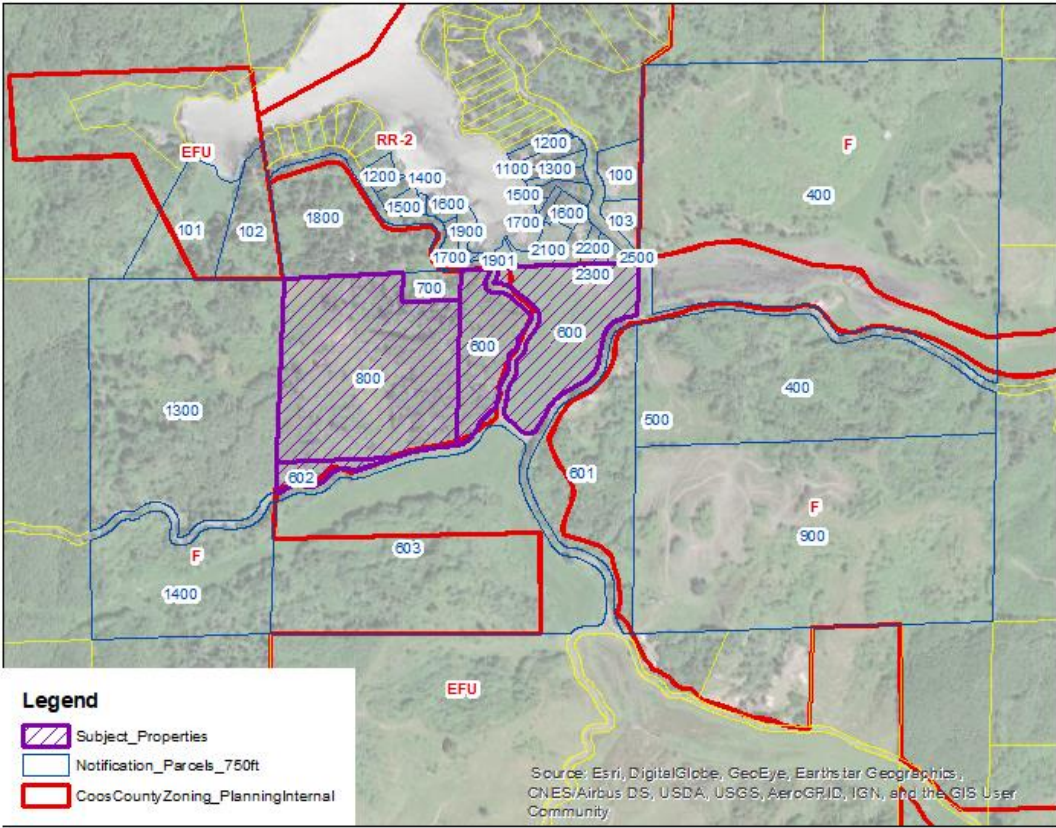
File: PLA-21-029

Applicant/  
Owner: John & Rose Muffett

Date: July 13, 2021

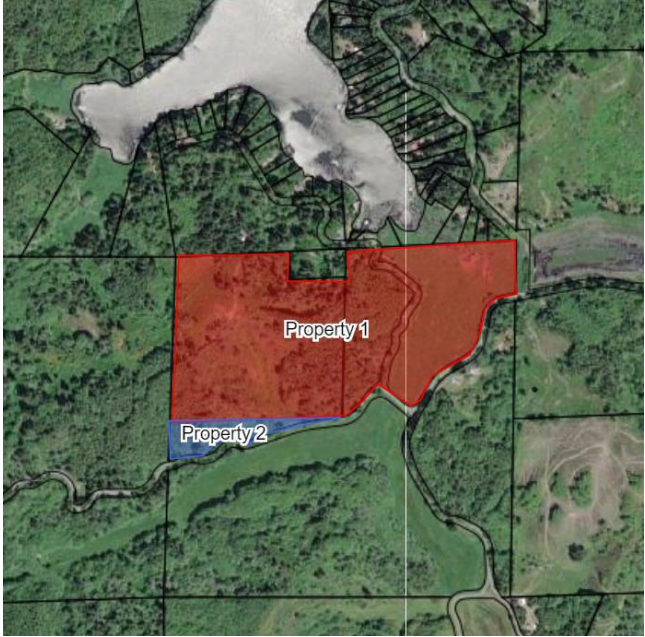
Location: Township 23S Range 12W  
Section 29 TL 600, 602, & 800

Proposal: Property Line Adjustment



**EXHIBIT "C"**  
**PROPERTY LINE ADJUSTMENT MAP**  
**THESE AERIAL IMAGES ARE PART OF STAFF'S REVIEW. FOR THE LINES SHOWING**  
**ACTUAL DISTANCES SEE THE APPLICANT'S MAPS FOUND IN EXHIBIT "F"**

**Before Adjustment**



**After Adjustment**

