



Coos County Planning Department

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

DATE : July 8, 2021

TO : Technical Review Committee Members

Roy Manry
90823 Sand Dollar Lane
Coos Bay, OR 97420

Douglas McMahan
PO Box 118
Coos Bay, OR 97420

FROM : Crystal Orr, Planning Specialist

SUBJECT : Review of Tentative Land Division for File No. P-21-003
Township 26S, Range 14W, Section 01CA Tax Lot 1000

MEETING DATE: July 12, 8:30AM.

PROPOSAL: The proposal is for a two (2) parcel land division.

ROAD STATUS: Sand Dollar Lane, which is a public privately maintained road. Sand Dollar Lane is off of Libby Lane, which is a public Coos County-maintained street.

LAWFULLY CREATED This parcel was lawfully created through a partition MP-90-14.

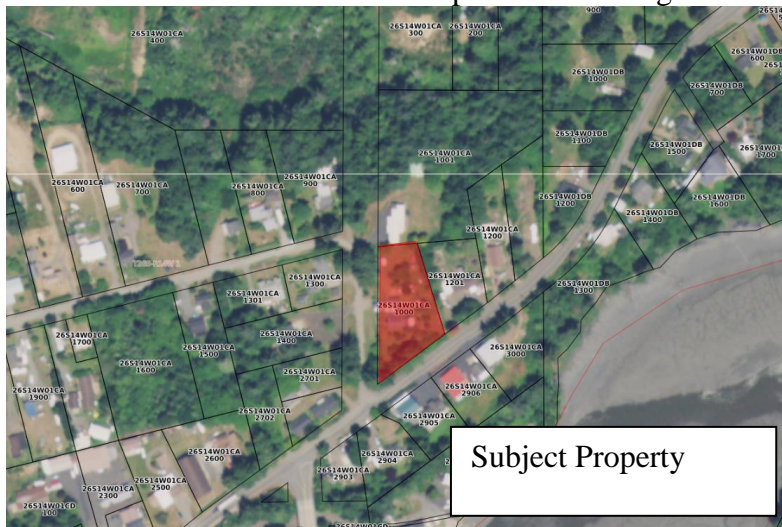
CURRENT DEVELOPMENT: The property consists of a home garage and shed. The shed and existing fence will need to be removed as they are encroaching in the road right of way.

Copies of the application and maps have been provided to all committee members. The land division Technical Review Committee (TRC) is established to act in a technical review capacity for the Board of Commissioners, and is authorized to perform such functions as provided for in this Ordinance. The TRC shall meet within 30 days of the application being deemed complete. The TRC shall consist of the following members **or their duly authorized representatives:**

- a. Director or Planning Staff Member, who shall serve as Chair;
- b. Director – County Public Works (i.e., Roadmaster)
- c. County Surveyor;
- d. County Assessor;
- e. County Counsel;
- f. Health Department Staff (water and sanitation issues);
- g. County Planning Commission Chairman;

- h. Department of Environmental Quality (DEQ);
- i. Oregon Department of Transportation (if access is proposed from a state facility)
- j. Representative of Affected City (if located in an urban growth area); and
- k. Representative of Affected Special District.
- l. Effected Utility Companies
- m. Special Assessment

Responsibility of TRC is to examine all tentative (preliminary) partition plats, subdivision plats, and planned unit development plats, and assist the Planning Director in rendering a decision relating to the approval, conditional approval, or disapproval of said applications. In case of a variance request, the TRC shall form a committee recommendation to the Planning Director. The applicant shall be given notice of any TRC meeting pertaining to his or her request. In the event a committee member is unable to attend the meeting written comments should be made prior the meeting.



Property Details:

558100
 26S1401CA-01000
 MANRY, ROY & JULIETTE
 90823 SAND DOLLAR LN
 COOS BAY, OR 97420-7668
 90835 SAND DOLLAR LN COOS BAY, OR 97420
 0.78 Acres
 URBAN RESIDENTIAL-2 (UR-2)
 ARCHAEOLOGICAL AREAS OF INTEREST (ARC)
 BIRD SITE MEETS GOAL 5C REQRMT (B5C)
 NATURAL HAZARD - TSUNAMI (NHTHO)
 URBAN UNINCORPORATED COMMUNITY (UUC)

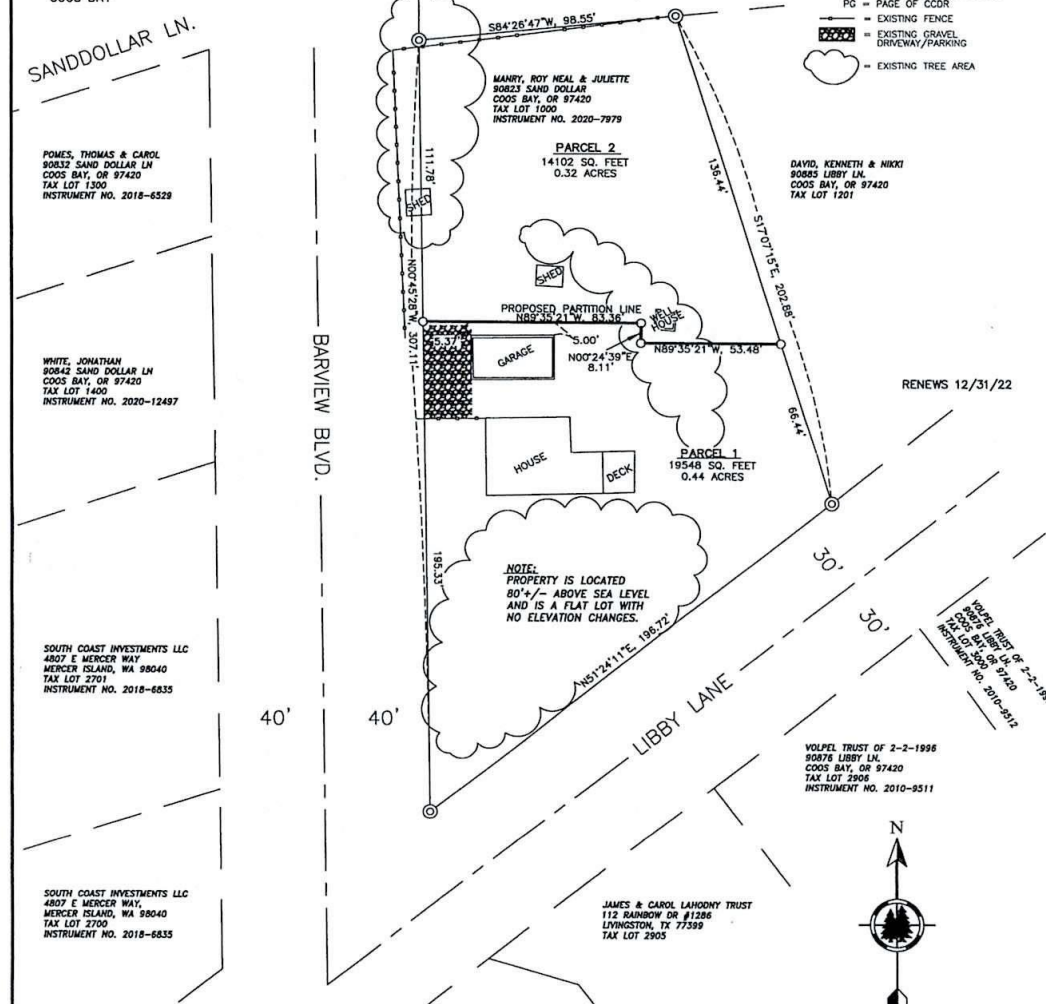
TENTATIVE MINOR PARTITION PLAT
 LOCATED IN THE NE¼ & SW¼ OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 14
 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON
 TAX LOT 1000 (MAP 26S14W01CA)

TAX ASSESSOR ACCT. NO.
558100
 COUNTY ASSESSOR MAP:
26-14-1CA TL 1000
 REFERENCE SURVEYS:
1993 #45 PARTITION
 ZONE DISTRICT:
UR-2
 ELECTRICITY:
PACIFIC POWER
 TELEPHONE COMPANY:
COOS BAY
 SCHOOL DISTRICT:
COOS BAY
 POLICE PROTECTION:
COOS BAY

FIRE PROTECTION:
CHARLSTON
 WATER SOURCE:
CB-NB WATER BOARD
 SEWER SOURCE:
CHARLESTON SANITATION
 NATURAL HAZARDS:
NO NATURAL HAZARDS
 RESTRICTIONS/ COVENANTS
NONE

OWNER:
ROY MANRY
90823 SAND DOLLAR
COOS BAY, OR 97420
PREPARED BY:
STUNTZNER ENGINEERING & FORESTRY LLC
705 S. 4TH ST., PO BOX 118,
COOS BAY, OR 97420

- LEGEND**
- = PROPOSED PROPERTY CORNERS
 - ⊙ = FOUND PROPERTY CORNER
 - INST. = INSTRUMENT
 - CCOR = CURRY COUNTY DEED RECORD
 - C.S. = COUNTY SURVEY FILE NO.
 - PG. = PAGE OF CCOR
 - - - = EXISTING FENCE
 - [Pattern] = EXISTING GRAVEL DRIVEWAY/PARKING
 - (Cloud) = EXISTING TREE AREA



POWES, THOMAS & CAROL
90832 SAND DOLLAR LN
COOS BAY, OR 97420
TAX LOT 1300
INSTRUMENT NO. 2018-6529

WHITE, JONATHAN
90842 SAND DOLLAR LN
COOS BAY, OR 97420
TAX LOT 1400
INSTRUMENT NO. 2020-12497

SOUTH COAST INVESTMENTS LLC
4807 E MERCER WAY
MERCER ISLAND, WA 98040
TAX LOT 2701
INSTRUMENT NO. 2018-6835

SOUTH COAST INVESTMENTS LLC
4807 E MERCER WAY
MERCER ISLAND, WA 98040
TAX LOT 2700
INSTRUMENT NO. 2018-6835

MANRY, ROY NEAL & JULIETTE
90823 SAND DOLLAR
COOS BAY, OR 97420
TAX LOT 1001
INSTRUMENT NO. 2018-6487

MANRY, ROY NEAL & JULIETTE
90823 SAND DOLLAR
COOS BAY, OR 97420
TAX LOT 1000
INSTRUMENT NO. 2020-7979

DAVID, KENNETH & NIKKI
90883 LIBBY LN.
COOS BAY, OR 97420
TAX LOT 1201

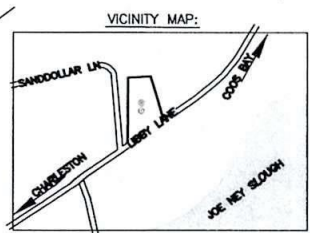
NOTE:
PROPERTY IS LOCATED
80'+/- ABOVE SEA LEVEL
AND IS A FLAT LOT WITH
NO ELEVATION CHANGES.

RENEWS 12/31/22

VOPEL TRUST OF 2-2-1996
90876 LIBBY LN.
COOS BAY, OR 97420
TAX LOT 2906
INSTRUMENT NO. 2010-9511

VOPEL TRUST OF 2-2-1996
90876 LIBBY LN.
COOS BAY, OR 97420
TAX LOT 2906
INSTRUMENT NO. 2010-9511

JAMES & CAROL LAHOODY TRUST
112 RAINBOW DR #1286
LYNNSTON, TX 77399
TAX LOT 2905



		705 S. 4TH ST.	PHONE: (541) 267-2872
		P.O. BOX 118	FAX: (541) 267-0588
		COOS BAY, OREGON 97420	www.stuntzner.com
Engineering - Land Surveying - Forestry - Land Planning - Water Rights			
JOB #: 121-3-026	PREPARED FOR:	ROY MANRY	
DATE: MAY 11, 2021		90825 SAND DOLLAR	
DRAWN BY: ARM		COOS BAY, OR 97420	
CHECKED BY: DCM	FILE NAME: TENTATIVE PARTITION MAP.dwg	SHEET 1 OF 1	