



PROPERTY LINE ADJUSTMENT
SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: PLA 21-045

Date Received: 10/29/21 Receipt #: 228672 Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Smith River Land & Cattle Company

Mailing address: 19678 Lower Smith River Rd., Reedsport, OR 97467

Phone: 541-271-4940 Email: _____

Township: 25S Range: 13W Section: 34 ¼ Section: B 1/16 Section: Select Tax lot: 1201 & 1400

Tax Account Number(s): 392000 & 391900 Zone: Select Zone Urban Residential-2 (UR-2)

Acreage Prior to Adjustment: _____ Acreage After the Adjustment _____

B. Land Owner(s) Smith River Land & Cattle Company

Mailing address: 19678 Lower Smith River Road, Reedsport, OR 97467

Phone: 541-271-4940 Email: _____

Township: 25S Range: 15W Section: 34 ¼ Section: B 1/16 Section: Select Tax lot: 01300

Tax Account Number(s) 392102 Zone Forest (F)

Acreage Prior to Adjustment: _____ Acreage After the Adjustment _____

C. Surveyor Troy Rambo

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900 Email: mandrllc@frontier.com

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

The purpose is to reconfigure the parcels and then apply for forest dwellings

A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.

- A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan needs reflect structures as follows:
1. Within Farm and Forest at least within 30 feet of the property boundaries.
 2. Within Rural Residential at least 10 feet of the property boundaries.
 3. Within Controlled Development at least within 20 feet of the boundaries.
 4. Within Estuary Zones at least within 10 feet of the boundaries.
 5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. ***This shall be for both properties.*** At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1: No Lien holder

Property 2: No Lien Holder

Please answer the following:

- Will the adjustment create an additional Unit of land? Yes No
- Does property 1 currently meet the minimum parcel/lot size ? Yes No
- Does property 2 currently meet the mimimum parcel/lot size? Yes No

Was property one created through a land division? Yes No

Was property two created through a land division? Yes No

Are there structures on the property? Yes No

If there are structures please provide how far they are in feet from the adjusted boundary line:

50'+

Is there a sanitation system on the one or both properties, if so, please indicate the type of system
Yes No
Onsite Septic System Public Sewer

Is property one going to result in less than an acre and contain a dwelling? Yes No

Is property two going to result in less than an acre and contain a dwelling? Yes No

Is one or both properties zoned Exclusive Farm Use or Forest? Yes No

Will the property cross zone boundaries? If so, a variance request will be required. Yes No

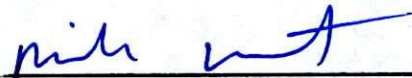
Will the property line adjustment change the access point? Yes No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.

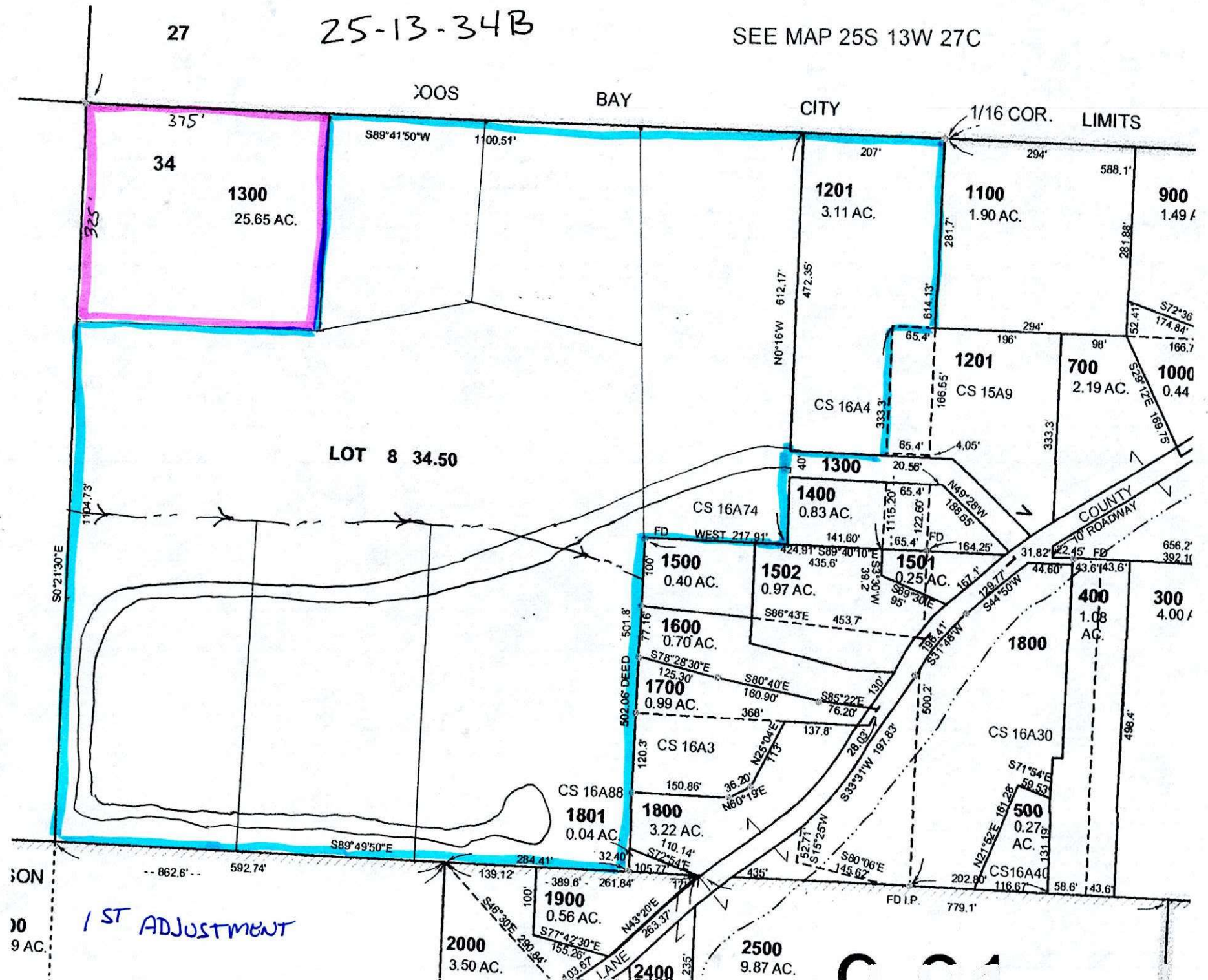
Property Owner



1" = 200'

25-13-34B

SEE MAP 25S 13W 27C



27

MOOS

BAY

CITY

1/16 COR.

LIMITS

34

1300
25.65 AC.

1201
3.11 AC.

1100
1.90 AC.

900
1.49 AC.

LOT 8 34.50

1201
CS 15A9

700
2.19 AC.

1000
0.44

1300

1400
0.83 AC.

1501
0.25 AC.

1500
0.40 AC.

1502
0.97 AC.

1800

300
4.00 AC.

400
1.08 AC.

1600
0.70 AC.

1700
0.99 AC.

1801
0.04 AC.

1800
3.22 AC.

500
0.27 AC.

SECTION

20
9 AC.

1ST ADJUSTMENT

2000
3.50 AC.

2500
9.87 AC.

1900
0.56 AC.

139.12

389.8'

261.84'

S46°20'E

N43°20'E

155.26'

S77°42'30"E

403.67'

S77°42'30"E

263.37'

N43°20'E

235'

862.6'

592.74'

S89°49'50"E

284.41'

32.40'

S72°54'E

105.77'

S72°54'E

110.14'

S72°54'E

435'

FD I.P.

779.1'

LANE

235'

235'

235'

235'

235'

235'

235'

235'

235'

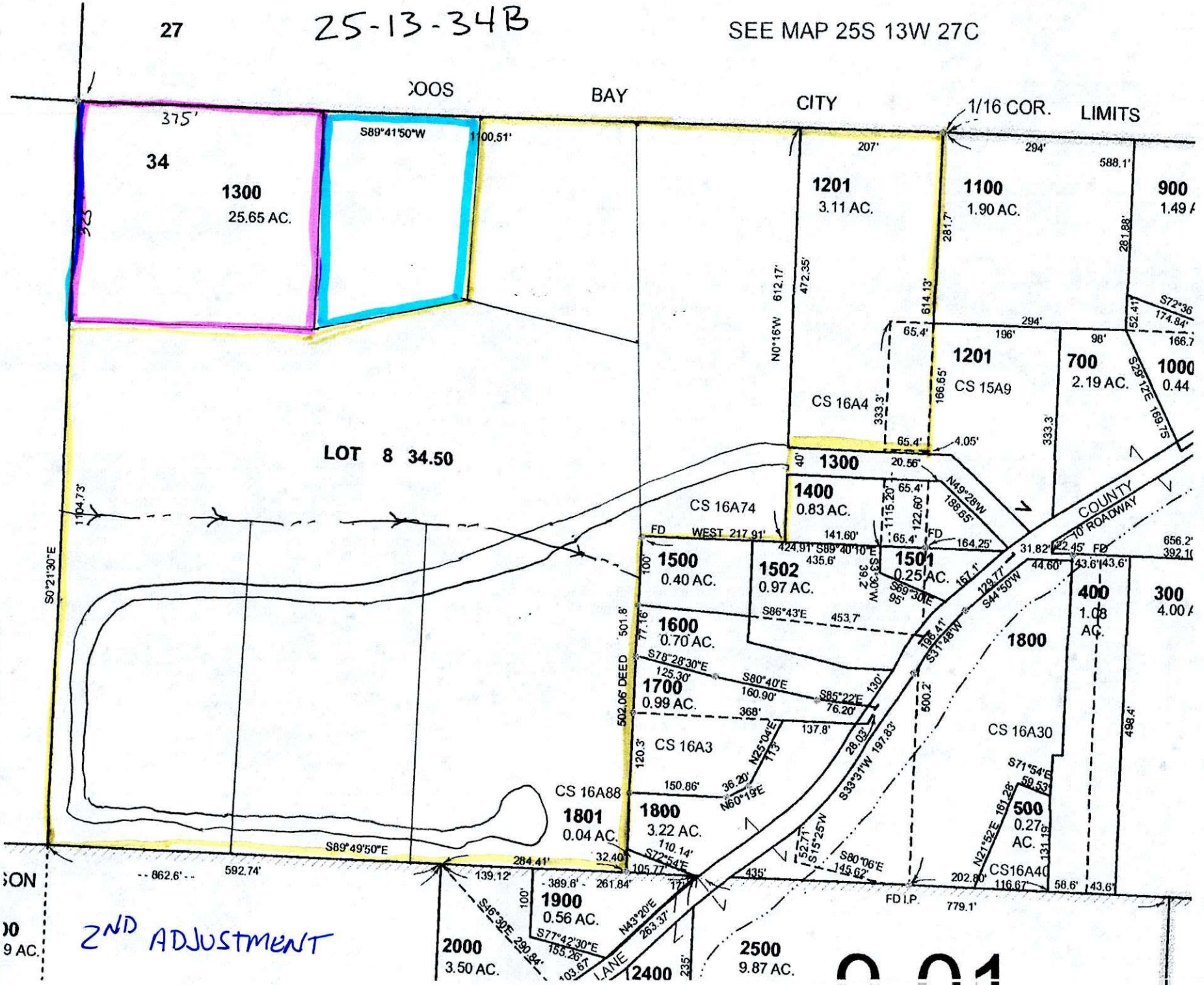
235'

1" = 200'

27

25-13-34B

SEE MAP 25S 13W 27C



2ND ADJUSTMENT

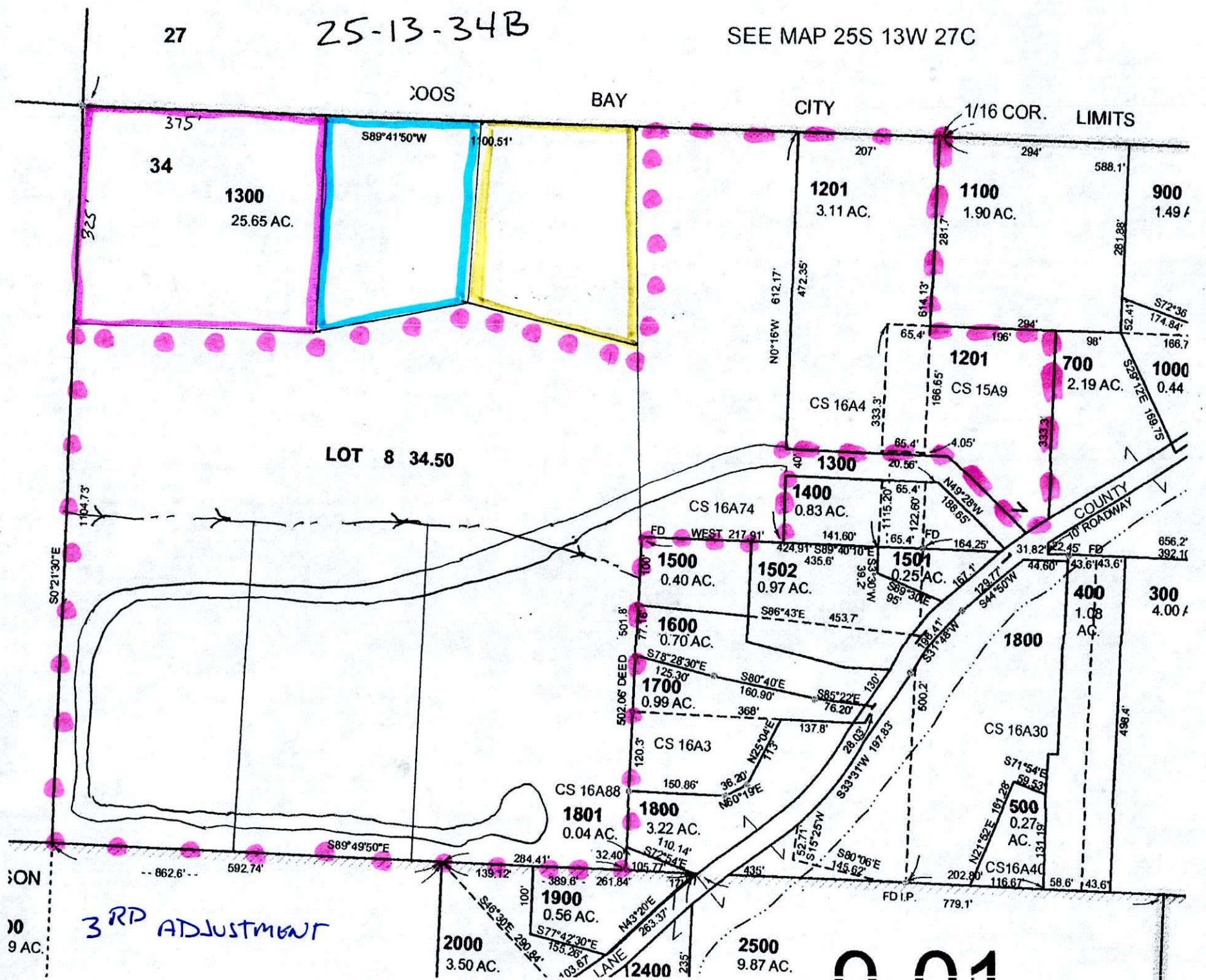
001

1" = 200'

27

25-13-34B

SEE MAP 25S 13W 27C



SECTION

20
9 AC.

3RD ADJUSTMENT

0001

1" = 200'

27

25-13-34B

SEE MAP 25S 13W 27C

BOOS

BAY

CITY

1/16 COR.

LIMITS

34

1300
25.65 AC.

S89°41'50"W

100.51'

1201
3.11 AC.

1100
1.90 AC.

900
1.49 AC.

LOT 8 34.50

1201
CS 16A4

700
2.19 AC.

1000
0.44

1300

1400
0.83 AC.

1500
0.40 AC.

1502
0.97 AC.

1501
0.25 AC.

1600
0.70 AC.

1700
0.99 AC.

1800

300
4.00 AC.

1801
0.04 AC.

1800
3.22 AC.

CS 16A30

500
0.27 AC.

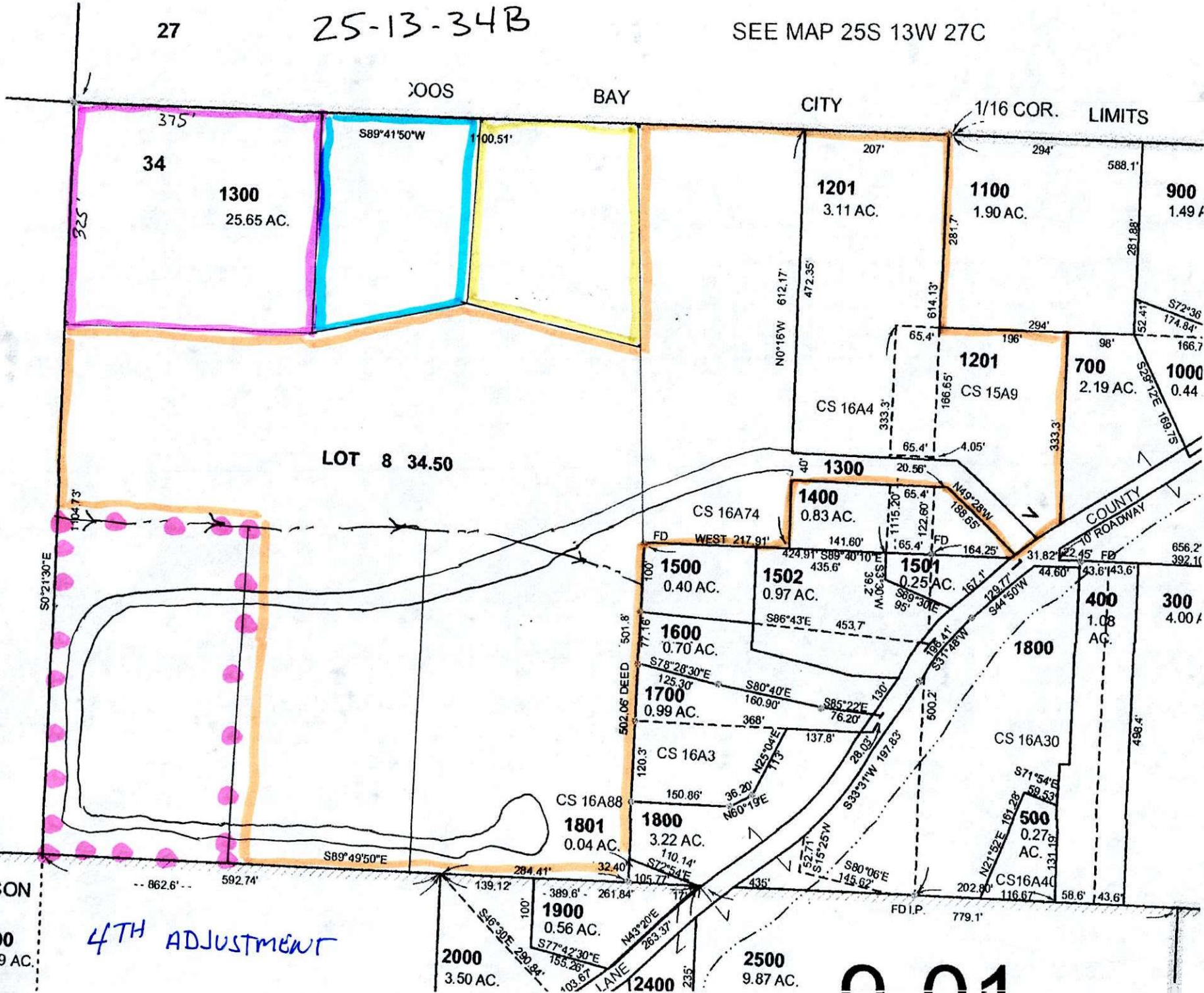
SECTION

10
9 AC.

4TH ADJUSTMENT

2000
3.50 AC.

2500
9.87 AC.



1" = 200'

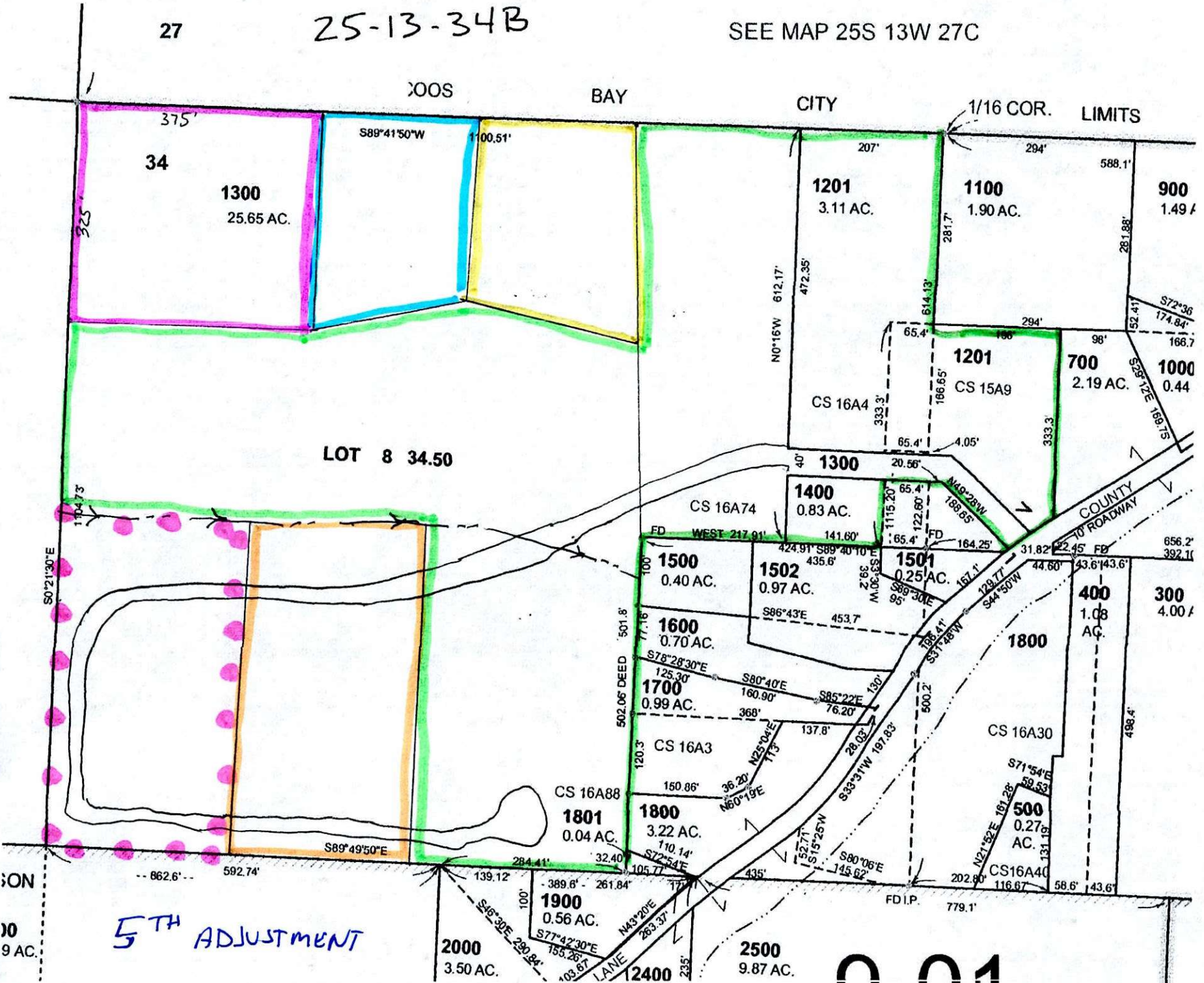
27

25-13-34B

SEE MAP 25S 13W 27C

WOODS BAY CITY

1/16 COR. LIMITS



34
1300
25.65 AC.

1201
3.11 AC.

1100
1.90 AC.

900
1.49 AC.

LOT 8 34.50

1201
CS 15A9
2.19 AC.

700
2.19 AC.

1000
0.44

1300

1400
0.83 AC.

1500
0.40 AC.

1502
0.97 AC.

1600
0.70 AC.

1700
0.99 AC.

1800

1801
0.04 AC.

1800
3.22 AC.

1900
0.56 AC.

2000
3.50 AC.

2400

2500
9.87 AC.

400
1.08 AC.

300
4.00 AC.

5TH ADJUSTMENT

ION
10
9 AC.

0001

1" = 200'

27

25-13-34B

SEE MAP 25S 13W 27C

DOORS

BAY

CITY

1/16 COR.

LIMITS

34

1300
25.65 AC.

1201
3.11 AC.

1100
1.90 AC.

900
1.49 AC.

LOT 8 34.50

1300

1201
CS 15A9

700
2.19 AC.

1000
0.44

CS 16A74
1400
0.83 AC.

1500
0.40 AC.

1502
0.97 AC.

1501
0.25 AC.

1600
0.70 AC.

1700
0.99 AC.

1800

400
1.08 AC.

300
4.00 AC.

CS 16A88
1801
0.04 AC.

1800
3.22 AC.

CS 16A30

500
0.27 AC.

CS 16A40

6TH ADJUSTMENT

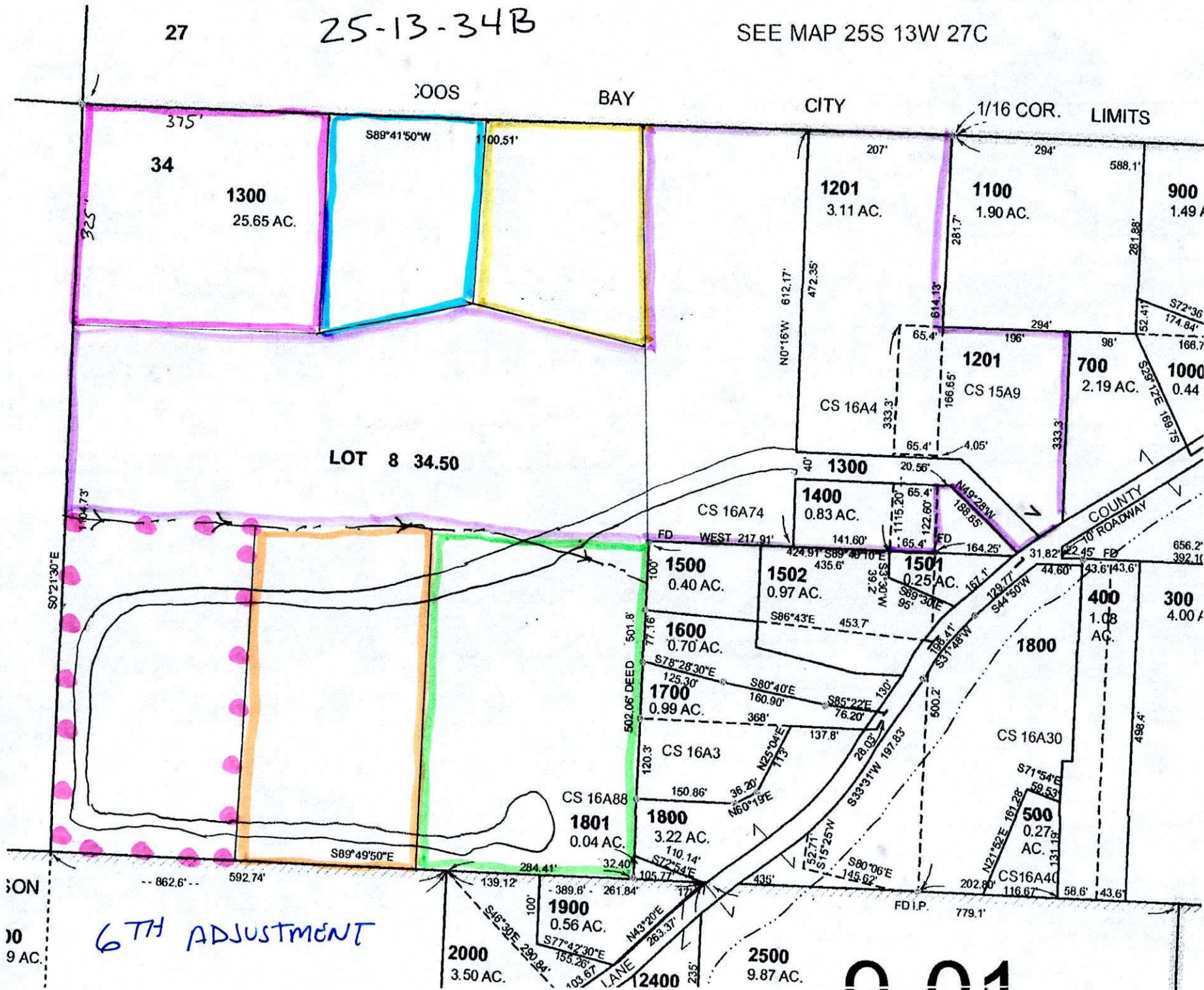
2000
3.50 AC.

1900
0.56 AC.

2500
9.87 AC.

LANE 12400

ION
10
9 AC.



1" = 200'

27

25-13-34B

SEE MAP 25S 13W 27C

BOOS BAY CITY 1/16 COR. LIMITS

