



21-000054

Becky Crockett
Planning Director

Phone (541) 247-3228
FAX (541) 247-4579

File # P2102 Fee \$ 4000 Receipt # Accepted by NCO

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

Comp Plan/Zone Change Conditional Use Variance Partition Subdivision Development Permit

Application Date: Hearing / Decision Date:

APPLICANT: Please complete all parts of this form. The attached application checklist will be marked by staff to reflect the information and supporting items required for this request. Please return this prepared checklist, the completed application form and required fee at the time of submission. Please note that your application cannot be reviewed or processed until all the required items have been provided.

1. PROPERTY OWNER OF RECORD

Name Christine R. Alexander, Trustee

Mailing Address:

City, State, ZIP:

Telephone #: E-Mail

2. APPLICANT

Name Christine R. Alexander

Mailing Address:

City, State, ZIP:

Telephone #: E-Mail

3. AGENT (If Any)

Name: Doug McMahan

Mailing Address: 705 South 4th St., P.O. Box 118

City, State, ZIP: Coos Bay, OR 97420

Telephone # 541-267-2872 E-Mail doug@stuntzner.com

4. BASIC PROPOSAL (Briefly describe your proposed land use)

Partitioning off 5 acres off the existing tax lot 204.

5. PROPERTY INFORMATION

Assessor Map # 31s15w34 Tax Lot (s) 204

Zoning: Forestry Grazing Total Acreage 40.00



11. **PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTY**

Topography (Briefly describe the general slope and terrain of the property)

Elevation climb of 300' +/- from bottom of property to top of property.

Vegetation (Briefly describe the vegetation on the property)

Trees and underbrush covering majority of property. 5 Acre parcel has been cleared of most trees and brush.

12. **FINDINGS OF FACT**

Oregon Statute and the zoning ordinance requires that land use decisions be supported by factual findings. The burden of proof is on the proponent therefore it is required that the application provide findings to support the request in this application. The standards and criteria that are relevant to this application will be provided by the staff and are considered to be a part of this application form. Please read the standards and criteria carefully and provide factual responses and evidence to address each standard. These findings must be sufficiently specific to allow the decision maker to determine whether your request meets the relevant standard. Please attach your written findings and supporting evidence to this application.

FAILURE TO PROVIDE THE REQUIRED FINDINGS WILL PREVENT THE APPLICATION FROM BEING PROCESSED AND IT WILL BE RETURNED AS BEING INCOMPLETE.

13. **APPLICANT'S SIGNATURE AND STATEMENT OF UNDERSTANDING**

(Please read the statement below *before* signing the signature blank)

I (We) MICHAEL D. ALEXANDER ;

Michael D. Alexander ;

Christine R Alexander, Trustee

Christine R Alexander, Trustee ; have filed this application for

With the Curry County Department of Community Development-Planning Division to be reviewed and processed according to State of Oregon and county ordinance requirements. My (our) signature (s) below affirms that I (we) have discussed the application with the staff, and that I (we) acknowledge the following disclosures:


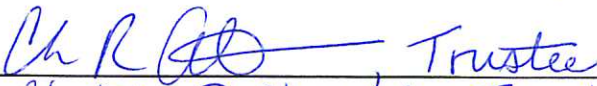
- (a) I (we are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified and the county may seek all legal means to have the action reversed.
- (c) I (We) understand any representations, conclusions or opinions expressed by the staff in pre-application review of this request do not constitute final authority or approval, and I (we) am (are) not entitled to rely on such expressions in lieu of formal approval of my (our) request.
- (d) I (We) understand that I (we) may ask questions and receive input from staff, but acknowledge that I (we) am (are) ultimately responsible for all information or documentation submitted with

this application. I (We) further understand staff cannot legally bind the county to any fact or circumstance which conflicts with State of Oregon or local ordinance, and in event a conflict occurs, the statement or agreement is null and void.

- (e) I (We) understand that I (we) have the burden of proving that this request meets statutory and Ordinance requirements, and I (we) must address all of the criteria that may apply to the decision being made. The criteria for approving or denying this request have been provided to me (us) as a part of the application form.
- (f) I (We) understand the staff is entitled to request additional information or documentation any time after the submission of this application if it is determined as such information is needed for review and approval.
- (g) I (We) understand this application will be reviewed by the Oregon Department of Land Conservation & Development (DLCD) and possibly other state agencies as part of the statewide land use coordination process. I (We) understand that agencies that participate in the review process have the legal right to appeal the approval of the request.
- (h) I (We) understand that it is my (our) responsibility, and not the county's, to respond to any appeal and to prepare the legal defense of the county's approval of my (our) request. I (We) further realize it is not the county's function to argue the case at any appeal hearing.
- (i) I (We) understand that I (we) am (are) entitled to have a lawyer or land use consultant represent me (us) regarding my application and to appear with me (or for me) at any appointment, conference or hearing relating to it. In light of the complexity and technical nature of most land use decisions, I (we) understand that it may be in my best interests to seek professional assistance in preparation of this application.
- (j) The undersigned are the owner (s) of record for the property described as:

Assessor Map(s) 31s15w34
and Tax Lot(s) 204
in the records of Curry County.

This application MUST BE SIGNED BY ALL PROPERTY OWNERS OF RECORD, or you must submit a notarized document signed by each owner of record who has not signed the application form, stating that the owner has authorized this application.

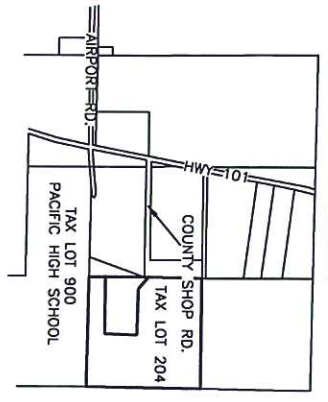
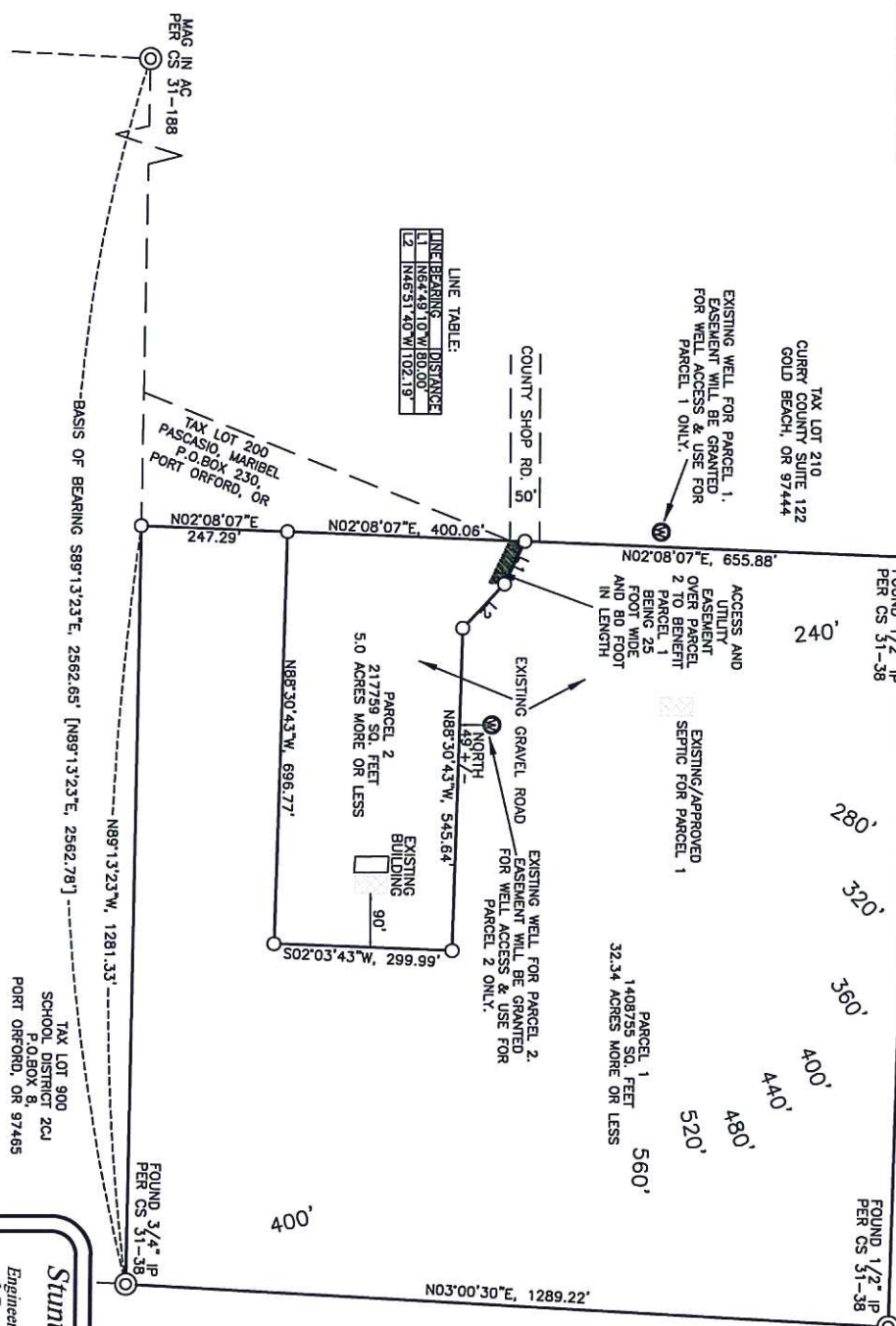
- (1) Signature 
Print Name MICHAEL D ALEXANDER
- (2) Signature  , Trustee
Print Name Christine R. Alexander, Trustee
- (3) Signature _____
Print Name _____
- (4) Signature _____
Print Name _____

OWNER:
MICHAEL & CHRISTINE ALEXANDER
5757586 PARKERSBURG RD,
BANDON, OR 97411

PREPARED BY:
STUNTZNER ENGINEERING & FORESTRY LLC
705 S. 4TH ST., PO BOX 118,
COOS BAY, OR 97420

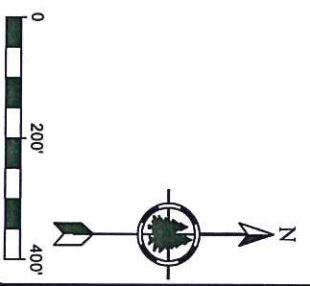
LOCATED IN THE SE¼ & NW¼ OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 15
WEST OF THE WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON

TAX LOT 204 (MAP 31S15W34)



LEGEND

INST. = INSTRUMENT
CCDR = CURRY COUNTY DEED RECORD
C.S. = COUNTY SURVEY FILE NO.
PG = PAGE OF CCDR
[Symbol] = EXISTING/APPROVED SEPTIC AREA



Stuntzner Engineering & Forestry, LLC

705 S. 4TH ST.
P.O. BOX 118
COOS BAY, OREGON 97420

PHONE: (541) 267-2872
FAX: (541) 267-0588
www.stuntzner.com

Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 120-3-182
DATE: FEB. 10, 2021
DRAWN BY: ARM
CHECKED BY: DCM

PREPARED FOR:
MIKE ALEXANDER
5757586 PARKERSBURG RD
BANDON, OR 97411

FILE NAME: TENTATIVE PARTITION.dwg
SHEET 1 OF 1

RENEWS 12/31/22

APPLICATION CHECKLIST
Please bring this form with your completed application

SPECIFIC TYPE OF APPLICATION: Partition

If the item is checked or circled on the left you are required to provide that information.
All applications require the following information:

- Completed application form and fee
- Current deed of the subject parcel(s)
- Vicinity map and detailed plot plan drawn to scale (see example) if your plot plan is not adequate it will delay processing of your application

Service letter from agencies
Please provide letters from the following agencies regarding your application:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Fire District | <input type="checkbox"/> Water District (if located within a district) |
| <input checked="" type="checkbox"/> Electric Service | <input type="checkbox"/> Sewer District (if located within a district) |
| <input type="checkbox"/> OTHER: _____ | |

SEPTIC CERTIFIED

Proposed source of water if not in district: Well (1 WELL ON SITE - 1 WELL ON TL 210)
NO WELL LOG SUPPLIES FOR EITHER

- Sanitation coordination form (if not in a sewer district)
- Erosion prevention and sediment control plan
- Storm and surface water management plan

Documentation of proposed or existing access to parcel (county, state, federal or private road, or easement)

MOST IMPORTANT: FINDINGS. Depending on your application you will be required to provide specific facts and findings to support your application. Please provide the following: _____

- FOR STRUCTURES IN NATURAL HAZARD AREAS:*
- Geohazard report prepared by a licensed geologist
 - Elevation certificate and/or other flood ordinance requirements

OTHER REQUIRED ITEMS: _____

FOR PARTITIONS AND SUBDIVISIONS:

You must provide a plat or map of survey prepared by a licensed surveyor with your application. Partitions and subdivisions require an erosion prevention and sediment control plan as well as a storm and surface water management plan.

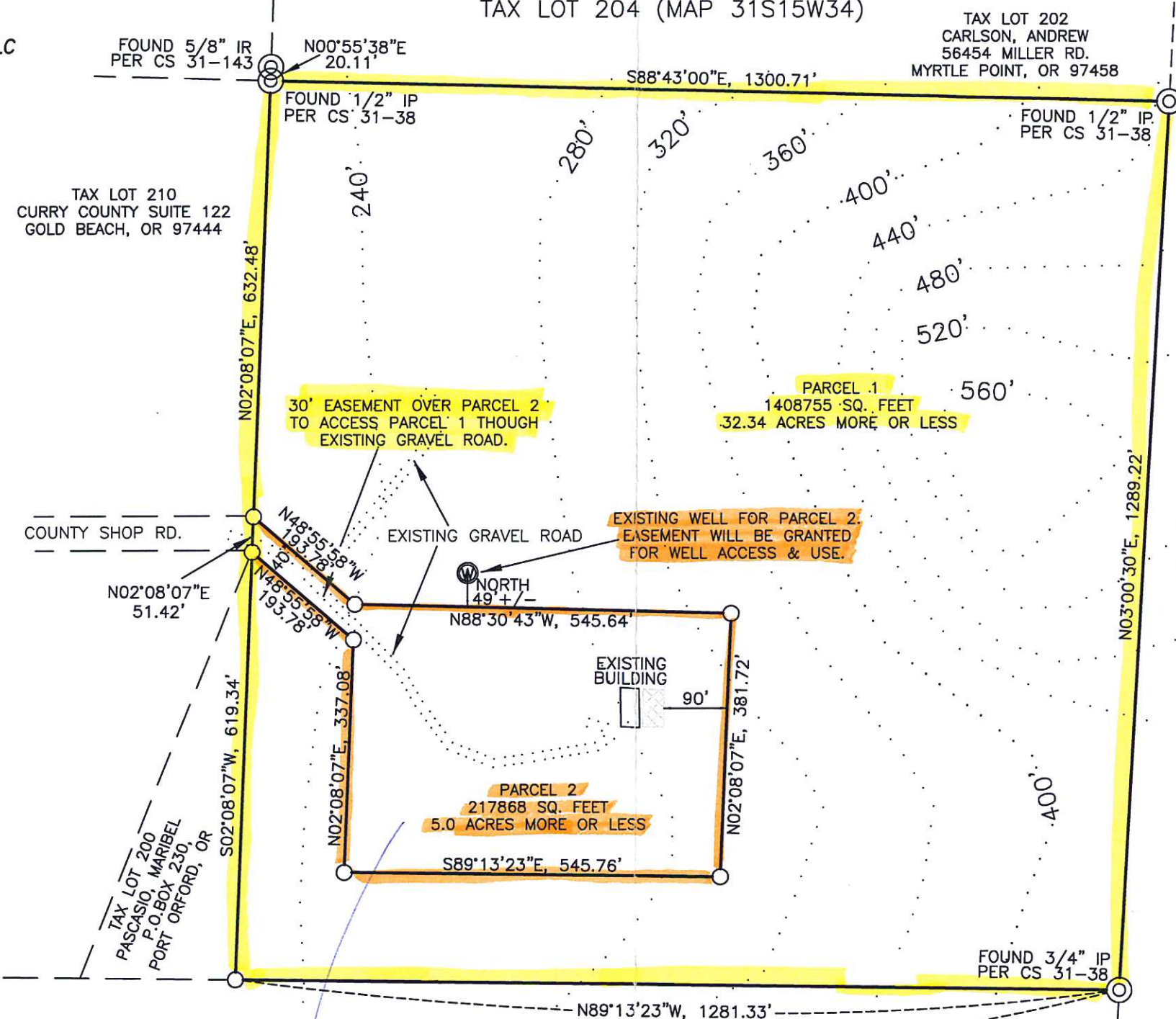
REVISED

OWNER:
MICHAEL & CHRISTINE ALEXANDER
5757586 PARKERSBURG RD,
BANDON, OR 97411

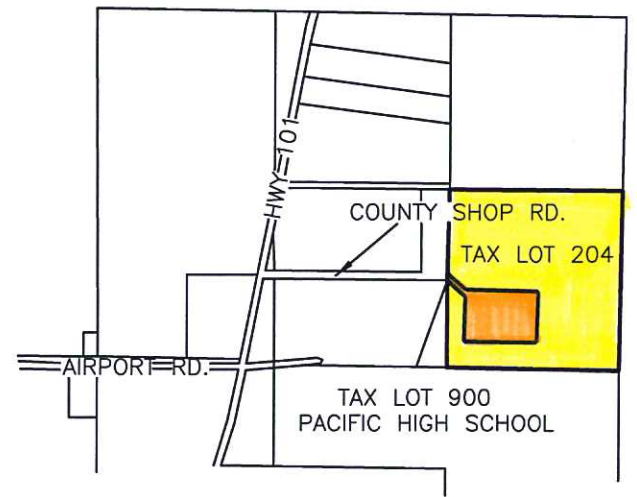
TENTATIVE MINOR PARTITION PLAT

LOCATED IN THE SE¼ & NW¼ OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 15
WEST OF THE WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON
TAX LOT 204 (MAP 31S15W34)

PREPARED BY:
STUNTZNER ENGINEERING & FORESTRY LLC
705 S. 4TH ST., PO BOX 118,
COOS BAY, OR 97420

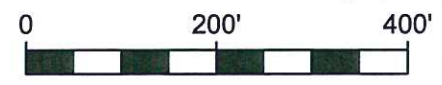


VICINITY MAP:



LEGEND

- INST. = INSTRUMENT
- CCDR = CURRY COUNTY DEED RECORD
- C.S. = COUNTY SURVEY FILE NO.
- PG = PAGE OF CCDR
- [Symbol] = APPROVED SEPTIC AREA



RENEWS 12/31/22

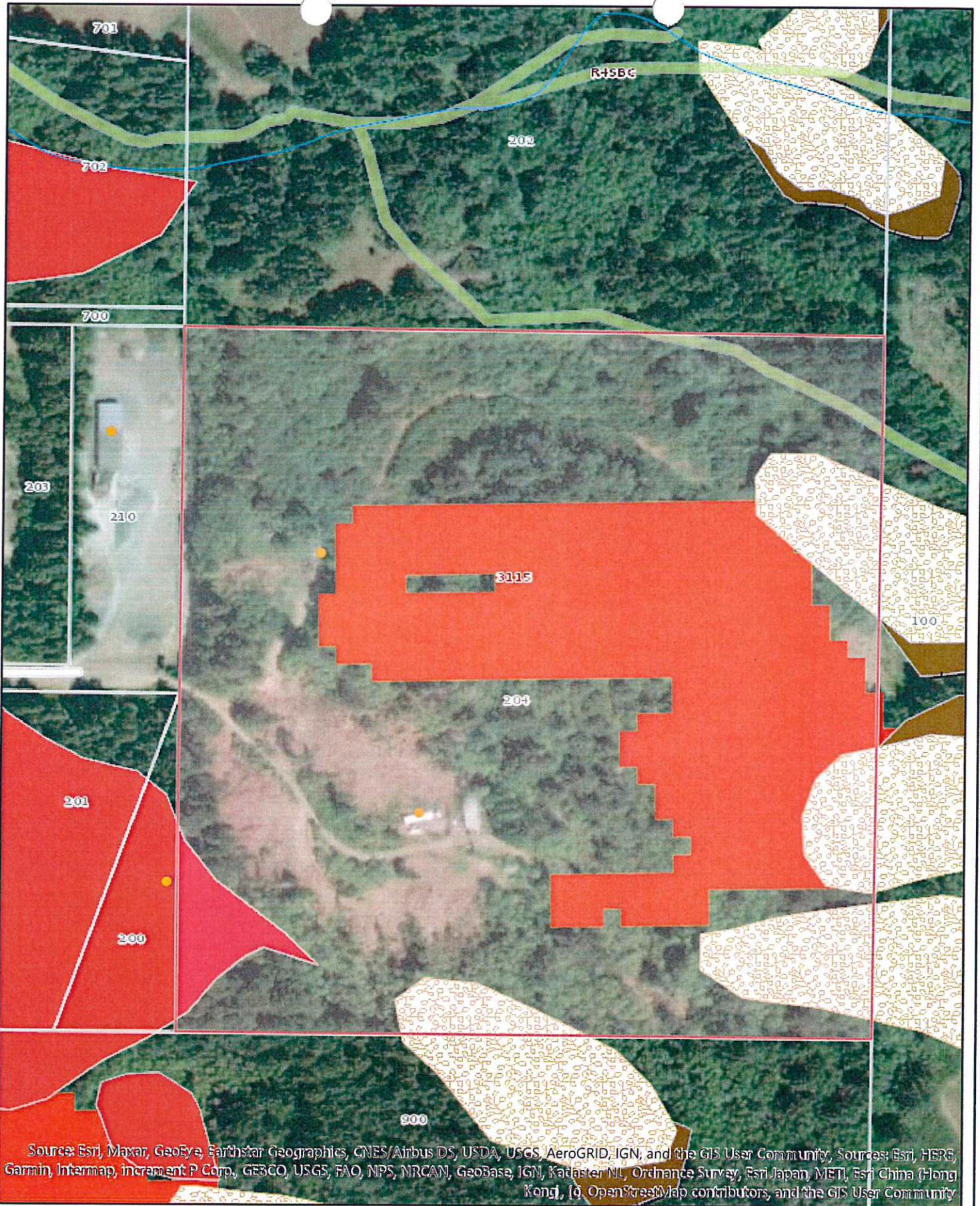
"FLOATING LOT
RECOMMENDED
REVISION"

TAX LOT 900
SCHOOL DISTRICT 2CJ
P.O. BOX 8,
PORT ORFORD, OR 97465



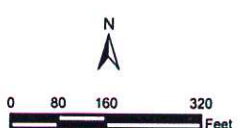
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COOS BAY, OREGON 97420
PHONE: (541) 267-2872
FAX: (541) 267-0588
www.stuntzner.com
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 120-3-162	PREPARED FOR:	MIKE ALEXANDER
DATE: FEB. 10, 2021		57586 PARKERSBURG RD
DRAWN BY: ARM		BANDON, OR 97411
CHECKED BY: DCM	FILE NAME: TENTATIVE PARTITION.dwg	SHEET 1 OF 1



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



ArcGIS Web Map

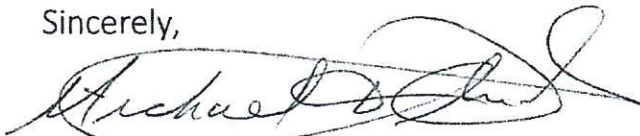
Lane County, Oregon

Application for Partition
T31S-S34-R15W TL204
Erosion/Sediment Control and
Storm/Surface Water Runoff
Management Plan

Michael D and Christine R Alexander

The existing two dwellings on the property proposed for a partition have been occupied since 1990/1991. In order to obtain approval for the building permits/occupancy permits, storm water runoff and erosion control facilities were designed and constructed. The access roads were sloped to drainage ditches with periodic check dams installed. The runoff flows to an existing surface water drainage channel on County Shop Road. Periodically during the first year, runoff was monitored for sedimentation. No erosion or sedimentation was identified.

Sincerely,



Michael D Alexander, P.E. License #12972

April 7, 2020

After recording, return original instrument to:
Robert S. Miller III, Attorney at Law
c/o Melody Christensen, Legal Assistant
Bandon Professional Center
1010 First Street S.E., Suite 210
Bandon, Oregon 97411

Send tax statements to:
Christine R. Alexander, Trustee
The Michael Alexander and Christine Alexander Living Trust

CURRY COUNTY, OREGON 2016-02649
LAND
Cnt=1 Pgs=1 RECC 07/18/2016 03:44 PM
\$57.00



I, Renee' Kolen, County Clerk, certify that the within document was received and duly recorded in the official records of Curry County.



Renee' Kolen - Curry County Clerk

BARGAIN AND SALE DEED
(ORS 93.860)

Property: The Southeast quarter of the Northwest quarter, Section 34, Township 31 South, Range 15 West, Willamette Meridian, Curry County, Oregon

Grantor: Michael D. Alexander and Christine R. Alexander
care of address: 57586 Parkersburg Road, Bandon, Oregon 97411

Grantee: Christine R. Alexander, Trustee, The Michael Alexander and Christine Alexander Living Trust dated (for reference purposes only) November 17, 2011
care of address: 57586 Parkersburg Road, Bandon, Oregon 97411

Consideration: \$0.00, No monetary consideration - Estate Planning. (ORS 93.030)

Grantor hereby conveys Property to Grantee for Consideration. ORS 93.040 Statutory Disclaimer: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

So Conveyed:

Michael D. Alexander

7/1/16
Date Signed

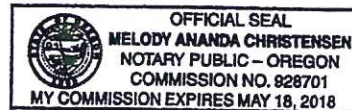
Christine R. Alexander

7/1/2016
Date Signed

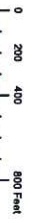
State of OREGON)
County of Coos) ss.

Michael D. Alexander and Christine R. Alexander appeared before me and acknowledged this Bargain and Sale Deed on the Date Signed above.

Signature of Notary Public for Oregon



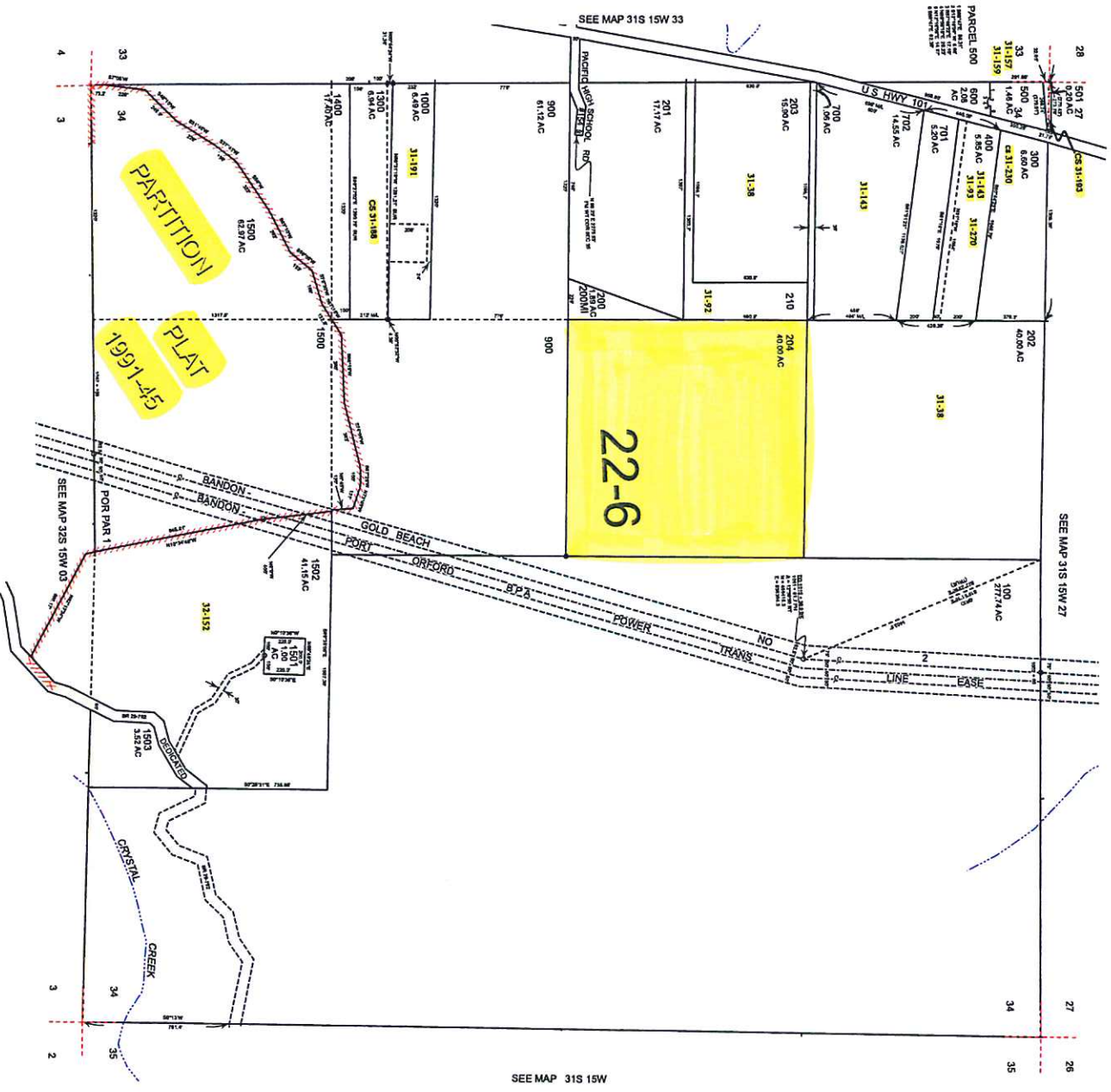
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



SECTION 34 T.31S. R.15W. W.M.
CURRY COUNTY
T = 400'

31S15W34

Cancelled
270
1100
1200



SEE MAP 31S 15W

31S15W34
Revised: RAA
08/25/2014

Sixes RFPD

Sixes Rural Fire Protection District, P. O. Box 246, Sixes, Oregon 97476

17 July 1990

Mr. & Mrs. Mike D. Alexander

Dear Mr. & Mrs. Alexander,

This letter is intended to affirm that the Sixes Rural Fire Protection District will respond and fight any structure fires that may occur in tax lot 204 of Section 34, Township 31-S Range 15 W Willamette Meridian provided that the access roads meet the requirements of Article 4. (Private Roads) of the Curry County Roads Standards Ordinance (copy attached).

Roads shall be all weather for all of our trucks (including a three axle water tender that carries 3500 gallons of water). The brush shall be trimmed for a minimum width and height clearance of 12 feet. A suitable area shall be available at the end of the road for parking and turning of large vehicles. Any bridges or culverts shall be compatible with 25 year flood conditions and capable of supporting a load at least 1.25 times the loaded weight of the 3500 gallon water tender (60,000 GVW). The distance between visible turnouts on a 12 foot wide road shall not exceed 500 feet.

Sincerely yours,



Ray Johnson (assistant fire chief)



CURRY COUNTY COMMUNITY DEVELOPMENT

94235 MOORE STREET, SUITE 113
GOLD BEACH, OREGON 97444

Becky Crockett
Planning Director

Phone (541) 247-3228
FAX (541) 247-4579

SERVICE PROVIDER CONFIRMATION FORM

TO:

Name of Service Provider: Coos-Curry Elec Co-op
(Water, Sewer, Fire/Electric, etc)

The person(s) listed below are applying for the following type of land use approval from the Planning Division: PARTITION

In order to process the application we need information from you on whether their proposal meets the requirements of your agency / department. If there are any conditions or restrictions that will be placed on your approval we need to be aware those so that we may include them in our final decision. Please provide the Planning Division any information you feel is relevant to this proposal in the space provided below:

CCCEC can provide service to this location for the labor & material costs provided by CCCEC

Julie
Name / Title
Acting on behalf of the above referenced service provider

4/7/20
Date

TO THE APPLICANT: In the space below describe your proposal with enough detail that the service provider listed above can make a determination regarding the project - if you need more room attach additional sheets:

NOTHING ON THE SITE WILL CHANGE. THIS IS STRICTLY AN ADMINISTRATIVE MAP CHANGE. YOU HAVE BEEN PROVIDING SERVICE TO THE TWO EXISTING MOBILE HOMES OFF AND ON SINCE 1990/1991. THIS LETTER IS FOR YOUR INFORMATION AND NOTIFICATION ONLY. THANK YOU.

Applicant / Owner name: MICHAEL D / CHRISTINE R ALEXANDER
Mailing Address: _____

Assessor Map and Taxlot: T315 534 R15 W W W M - TL 204
Subject Property Address: 93636 AND 93640 COUNTY SHOP ROAD SIXES, OR 97476

25067
Control No.
\$ 165.00
Fee

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 08-151-90 N

New Construction Repair Other

Permit Issued To MIKE ALEXANDER 31 15 34 204 CURRY
(Property Owner's Name) (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)

COUNTY SHOP ROAD SIXES 10/05/90
(Road Location) (City) (Issued by - Signature) (Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

SPECIFICATIONS

EXPIRATION DATE 10/05/91 TYPE OF SYSTEM STANDARD

Design of Sewage Flow 450 Gallons/Day

Tank Volume 1000 Gallons Disposal Trenches Seepage Bed(s) 450 600 Square Feet

Maximum Depth 36 inches. Minimum Depth 24 18 inches. 225 300 Linear Feet

Equal Loop Serial Pressurized Minimum Distance Between Trenches 10' on center

Total Rock Depth 12 inches. Below Pipe 6 inches. Above Pipe 2 inches. Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Maintain 100 feet from any well on public surface waters and 10' from utility line. (changes reflect new location)

Dept. of Public Services 247-7011

PRE-COVER INSPECTION REQUIRED — CONTACT



CURRY COUNTY COMMUNITY DEVELOPMENT

94235 MOORE STREET, SUITE 113
GOLD BEACH, OREGON 97444

Becky Crockett
Planning Director

Phone (541) 247-3228
FAX (541) 247-4579

SERVICE PROVIDER CONFIRMATION FORM

TO:

Name of Service Provider: SIXES RFPD
(Water, Sewer, Fire, Electric, etc)

The person(s) listed below are applying for the following type of land use approval from the Planning Division: PARTITION

In order to process the application we need information from you on whether their proposal meets the requirements of your agency / department. If there are any conditions or restrictions that will be placed on your approval we need to be aware those so that we may include them in our final decision. Please provide the Planning Division any information you feel is relevant to this proposal in the space provided below:

If any "NEW" structures are built on property
Access Road "driveaway" will need to be brought
up to standards and a static water supply provided.

A. Dan Moore Fire Chief SIXES RFPD 4-10-2020
Name / Title Date

Acting on behalf of the above referenced service provider

TO THE APPLICANT: In the space below describe your proposal with enough detail that the service provider listed above can make a determination regarding the project - if you need more room attach additional sheets:

NOTHING ON THE SITE WILL CHANGE THIS
IS STRICTLY AN ADMINISTRATIVE MAP CHANGE.
YOU HAVE BEEN SERVING THE TWO EXISTING
DWELLINGS ON THIS SITE SINCE 1990. THIS
LETTER IS FOR YOUR INFORMATION AND NOTIFICATION
ONLY THANK YOU.

Applicant / Owner name: MICHAEL P. ALEXANDER/CHRISTINE Alexander
Mailing Address: _____

Assessor Map and Taxlot: 534 4315 R.15w um / T1 204
Subject Property Address: 93640/93636 County SHOP RD
SIXES CR 97476