



**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-~~23004~~

Date Received: 7/13/2023 Receipt #: 239982 Received by: C. Carr

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)** Bandon Biota, LLC

Mailing address: 57744 Round Lake Road, Bandon, Oregon 97411

Phone: 541-347-5870 Email: \_\_\_\_\_

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:  
29S  15W  25  Select Select

Tax Account Number(s): 1241601 & 1241602 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: \_\_\_\_\_ Acreage After the Adjustment \_\_\_\_\_

**B. Land Owner(s)** Bandon Biota, LLC

Mailing address: 57744 Round Lake Road, Bandon, Oregon 97411

Phone: 541-347-5870 Email: \_\_\_\_\_

Township: Range: Section: ¼ Section: 1/16 Section:  
25S  15W  25  Select Select

Tax Account Number(s) 1241601 & 1241602 Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: \_\_\_\_\_ Acreage After the Adjustment \_\_\_\_\_

**C. Surveyor** Stuntzner Engineering/Chris Hood

Mailing Address po Box 118, Coos Bay, Oregon 97420

Phone #: 541-267-2872 Email: chris@stuntzner.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:**

See applicant's Exhibit "A"

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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 shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line.

A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable. The Planning Director may waive any portion of this requirement if the property is large and does not have a lien holder.

A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.

Please list all Lien Holders Names & Addresses:

The applicant paid cash for the 134 acre tract and there are no liens against the property. The applicant requests that the Planning Director waive this requirement.

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 minimum parcel/lot size? Yes  No

All parcels will retain any on-site septic system and associated repair area on the parcel it serves. The plot plan shall contain the location of on-site septic systems and location associated drain field and repair areas. For assistance please contact Oregon Department of Environmental Quality.

The adjustment will not create a split-zoned unit of land that does not comply with the standards for creation of a parcel in each zone unless the property owner provides for the recording of a restrictive covenant in the deed records for the subject property that prohibit the property from being partitioned along the zoning boundary until such time as each parcel would comply with the minimum standards for the creation of a unit of land (meeting the criteria for land division) in each zone. If a split-zone unit of land is created it shall not be used to justify a rezone in the future.

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

*Don Case*

7/11/2023

# APPLICANT'S EXHIBIT "A"

## BANDON BIOTA PROPERTY LINE ADJUSTMENT LOCATED IN T.29, R.15, S.25, TAX LOTS 1000 & 1200

### PROPOSAL

The applicant, Bandon Biota, LLC is requesting approval of a Lawfully Created Unit of Land Determination and three (3) Property Line Adjustments between four units of land. It is the applicant's understanding that both the determination and the adjustment will be processed simultaneously as a conditional use application. The applicant also understands that an approval will include conditions of approval necessary to demonstrate compliance with Coos County Zoning and Land Development Ordinance.

- The applicant will be required to convey the parcels subject to the property line adjustment into separate ownerships prior to filing property line adjustment deeds.
- The applicant will be required to record or file adjustment deeds and any required survey maps separately and in the order in which they are approved.

The applicant is willing to comply with these requirements as well as any other requirements or conditions of approval the Planning Department deems necessary.

### APPLICATION REQUIREMENTS

Purpose of the Adjustment: The purpose of the adjustment is to reconfigure the subject parcels for estate planning purposes.

Before and After Maps: The applicant has provided colored maps showing the parcels subject to each adjustment both before and after the adjustment.

Plot Plan: There are no setback requirements from property lines in the Exclusive Farm Zone other than setbacks from roads. The subject parcels are vacant with the exception of two small pump houses located adjacent to irrigation ponds as shown on the attached plot plan. Those structures will not be impacted by the adjustments.

Property Report: The applicant paid cash for the entire 134-acre tract and there are no liens against the property. The applicant requests that the Planning Director waive this requirement.

### Answers to Application Form Questions (page 2):

- The adjustment will not create an additional unit of land.
- The minimum lots size of the applicable EFU zone district is 80 acres. In adjustment #1, there are two parcels below the minimum lots size both before and after the adjustment. In adjustment #2, there are two parcels below the minimum lot size, and following the adjustment, one parcel may meet the minimum lot size (see note below) and one below

the minimum lot size. In adjustment #3, there are two parcels below the minimum lots size both before and after the adjustment.

- NOTE: In adjustment #2, it is the applicant's preference to utilize the west section line along the cranberry bog parcel (S1/2 NW1/4) as the adjusted line. However, if a survey shows that any portion of the farmed area (cranberry bogs) is west of that section line, the new adjusted line may be moved further west and parallel to the section line. The determination will be made following a survey of that west section line. If the adjusted line is moved west, it will not affect that adjustment standards because both parcels are below the minimum lot size prior to the adjustment.

#### NEED FOR SURVEY

For adjustments #1 and #2 the resulting parcels will be 40 to 80 acres and the new adjusted lines will be aliquot section lines. Because section lines control the parcels both before and after the adjustments a survey seems unnecessary. Adjustment #3 creates a small parcel in the southwest corner of the Northeast Quarter of the Northwest Quarter, and it would be appropriate to monument the adjusted line for that parcel. Under that scenario, only one survey map would need to be recorded in conjunction with the third property line adjustment deed.

BANDON BIOTA, LLC PROPERTY LINE ADJUSTMENT PLOT PLAN  
LOCATED IN T.29, R.15, S.25, TL's 1000 & 1200



- BOTH PROPERTIES CONSIST OF VACANT LAND WITH THE EXCEPTION OF PUMP HOUSES LOCATED ON IRRIGATION PONDS AS SHOW
- NO STRUCTURAL ENCROACHMENTS WILL BE CREATED AS A RESULT OF THE PROPOSED ADJUSTMENTS

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 25 T29S R15W W.M.  
COOS COUNTY

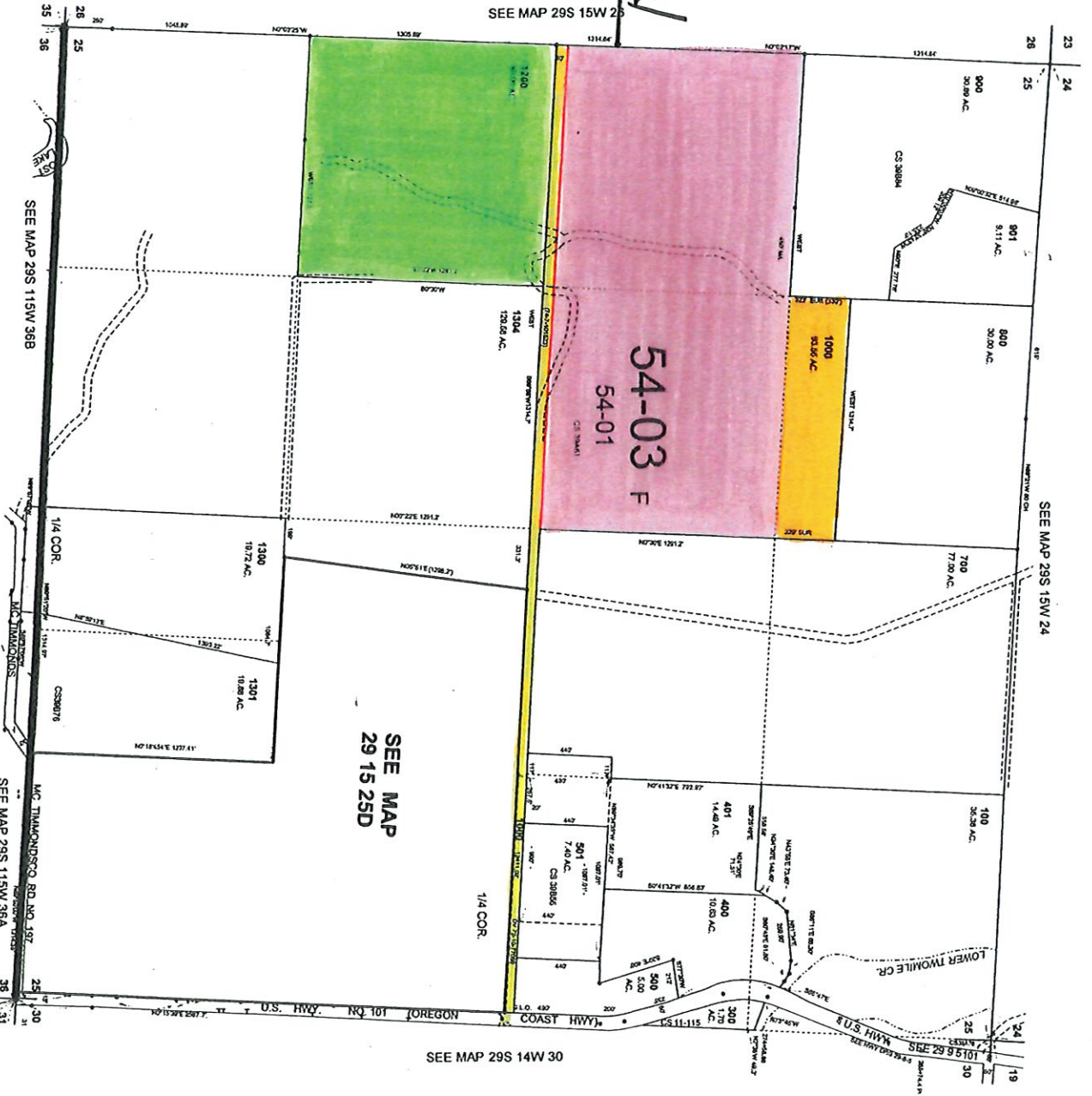
1" = 400'

29S 15W 25

CANCELLED NO.

- 600
- 1302
- 502
- 1100U1
- 1100U2
- 1100
- 1001
- 503
- 200

*Current*  
*Contribution*  
*"*  
*ALL VALUES*  
*"*



SEE MAP 29S 15W 24

SEE MAP 29S 15W 24

SEE MAP  
29 15 25D

SEE MAP 29S 14W 30

SEE MAP 29S 11SW 36B

SEE MAP 29S 11SW 38A

DATE

29S 15W 25

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 25 T29S R15W W.M.  
COOS COUNTY

1" = 400'

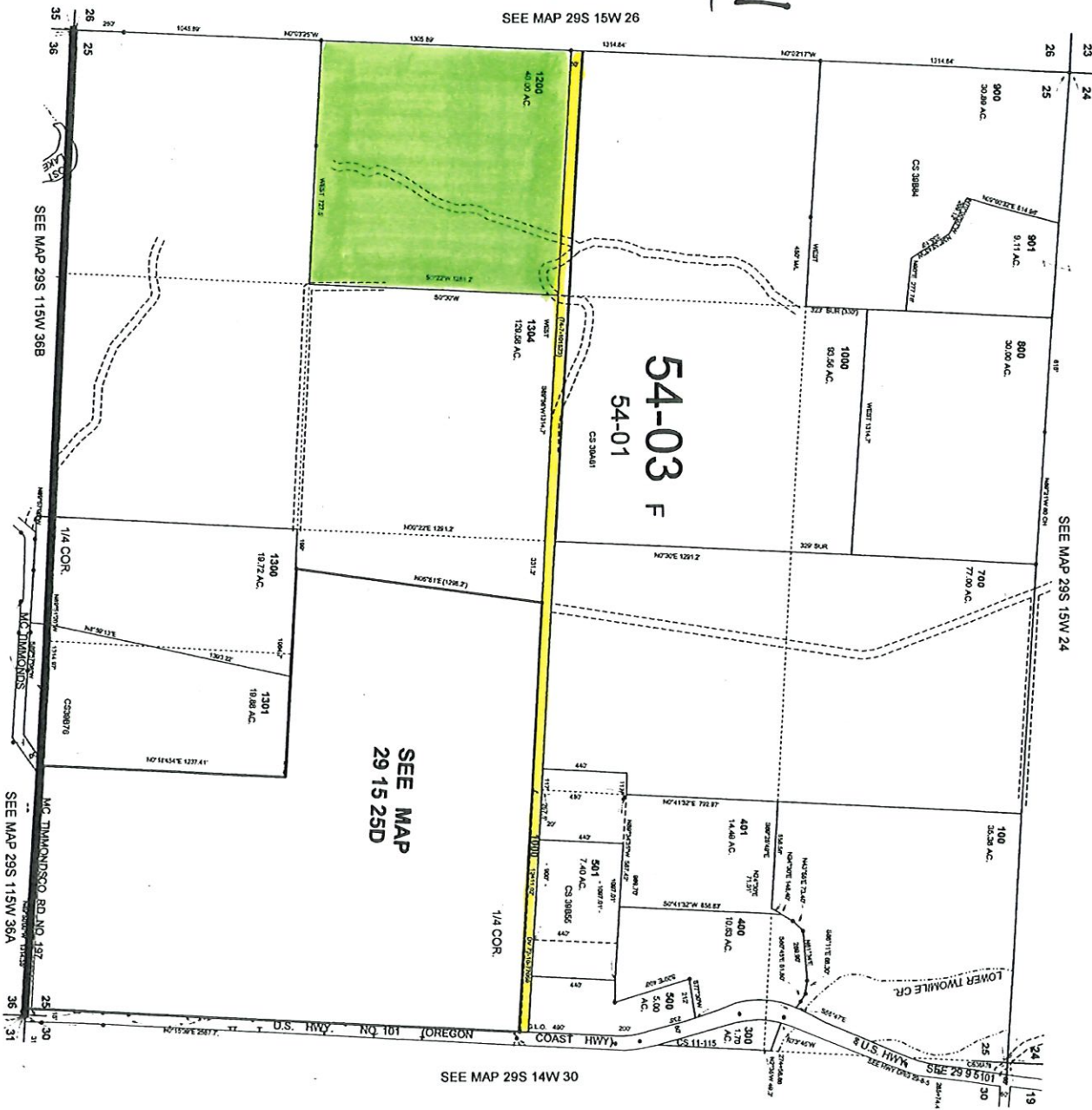
29S 15W 25

CANCELLED NO.

- 600
- 1302
- 502
- 1100U1
- 1100U2
- 1100
- 1001
- 503
- 200

ADJUSTMENT #1  
EXHIBITS  
CONTRIBUTION

SEE MAP 29S 15W 26



SEE MAP 29S 14W 30

SEE MAP 29S 115W 36B

SEE MAP 29S 115W 36A

SEE MAP  
29 15 25D

DATE

29S 15W 25

2

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 25 T29S R15W W.M.  
COOS COUNTY

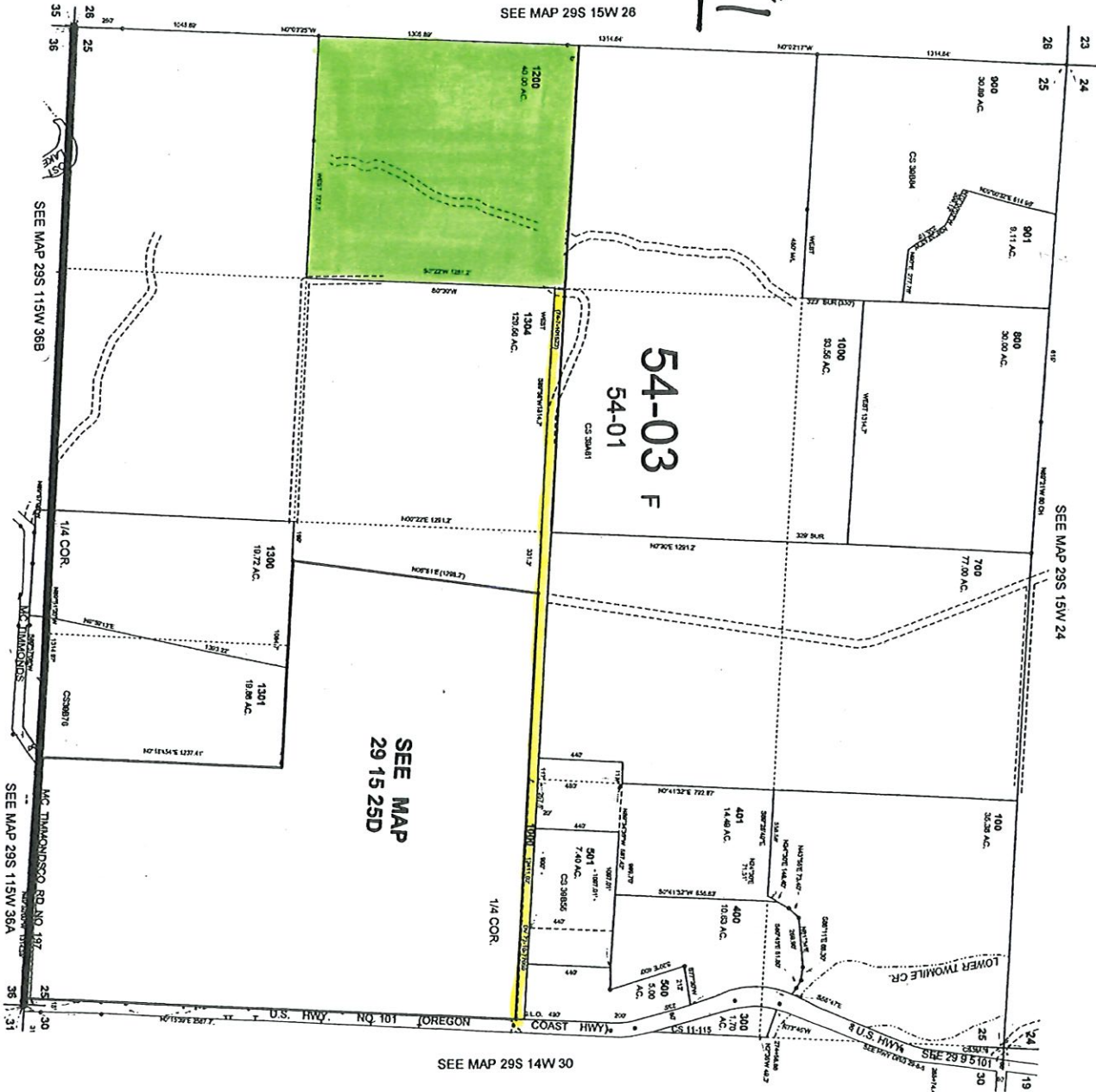
1" = 400'

29S 15W 25

CANCELLED NO.

- 600
- 1302
- 502
- 1100U1
- 1100U2
- 1100
- 1001
- 503
- 200

ASSIGNED #1  
ASSIGNED  
COLE REFORMATION



SEE MAP 29S 15W 26

SEE MAP 29S 15W 24

SEE MAP  
29 15 25D

SEE MAP 29S 14W 30

SEE MAP 29S 11SW 36B

SEE MAP 29S 11SW 36A

DATE

29S 15W 25

3

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY.

SECTION 25 T29S R15W W.M.  
COOS COUNTY

1" = 400'

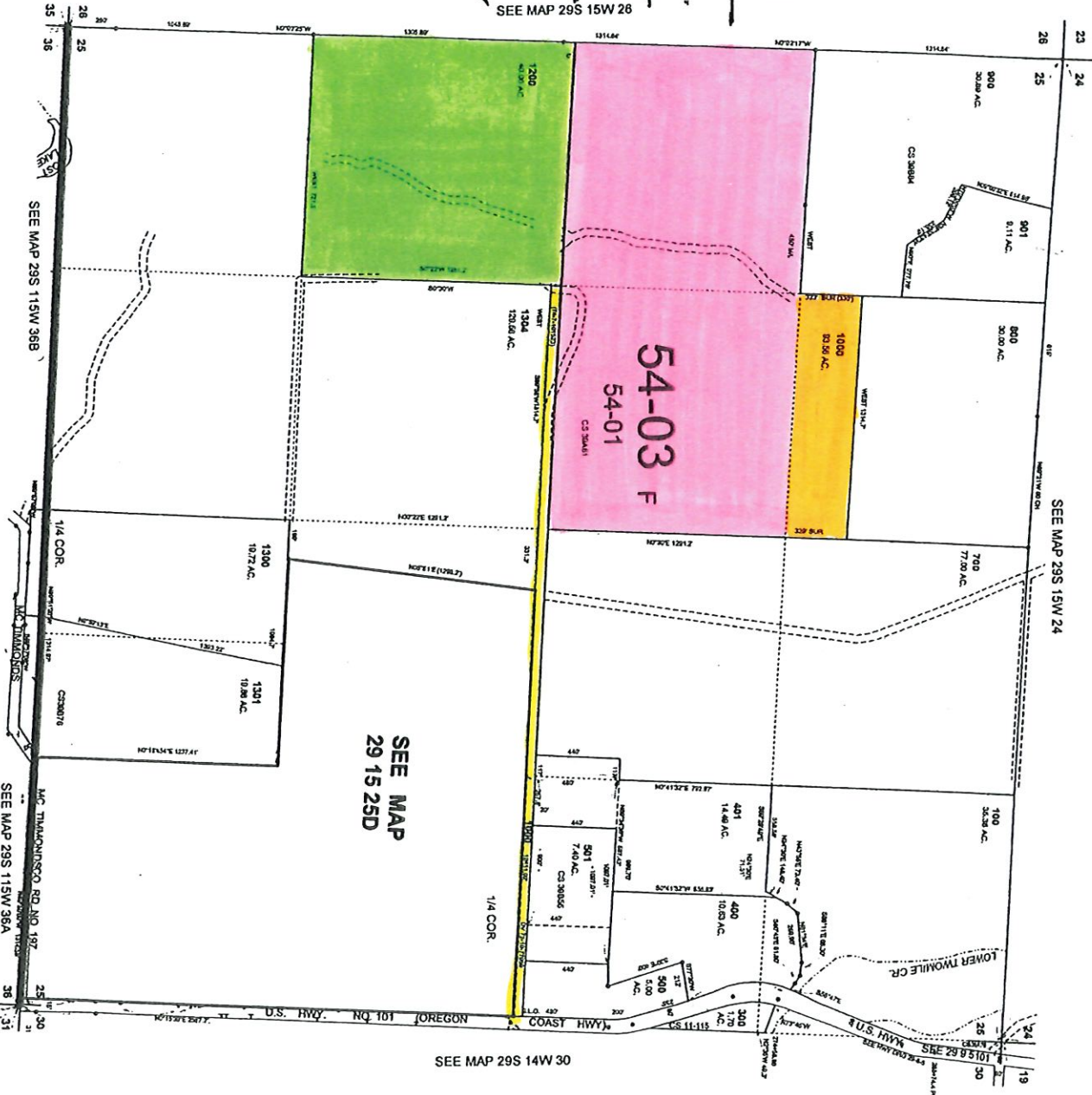
29S 15W 25

CANCELLED NO.

- 600
- 1302
- 502
- 1100U1
- 1100U2
- 1100
- 1001
- 503
- 200

*Calhoun National*  
*Revolutions*  
*All Just Means*  
*"All Projects"*

SEE MAP 29S 15W 28



DATE

29S 15W 25

4

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 25 T29S R15W W.M.  
COOS COUNTY

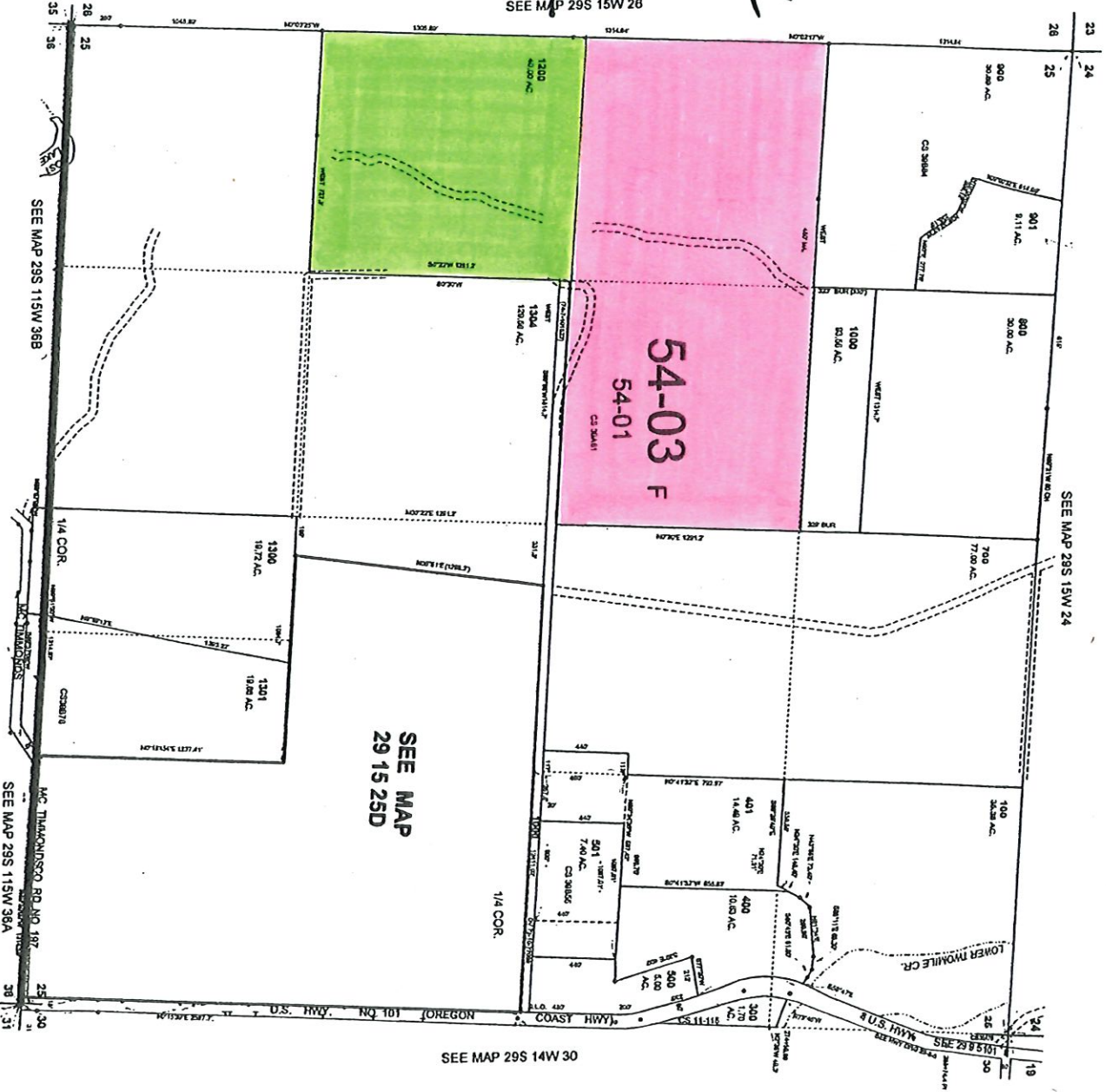
1" = 400'

29S 15W 25  
CANCELLED NO.

- 600
- 1302
- 502
- 1100U1
- 1100U2
- 1100
- 1001
- 503
- 200

*ADJUSTMENT #2*  
*EXISTING*  
*CONTRIBUTION*

SEE MAP 29S 15W 26



SEE MAP  
29 15 25D

DATE

29S 15W 25

5

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 25 T29S R15W W.M.  
COOS COUNTY

1" = 400'

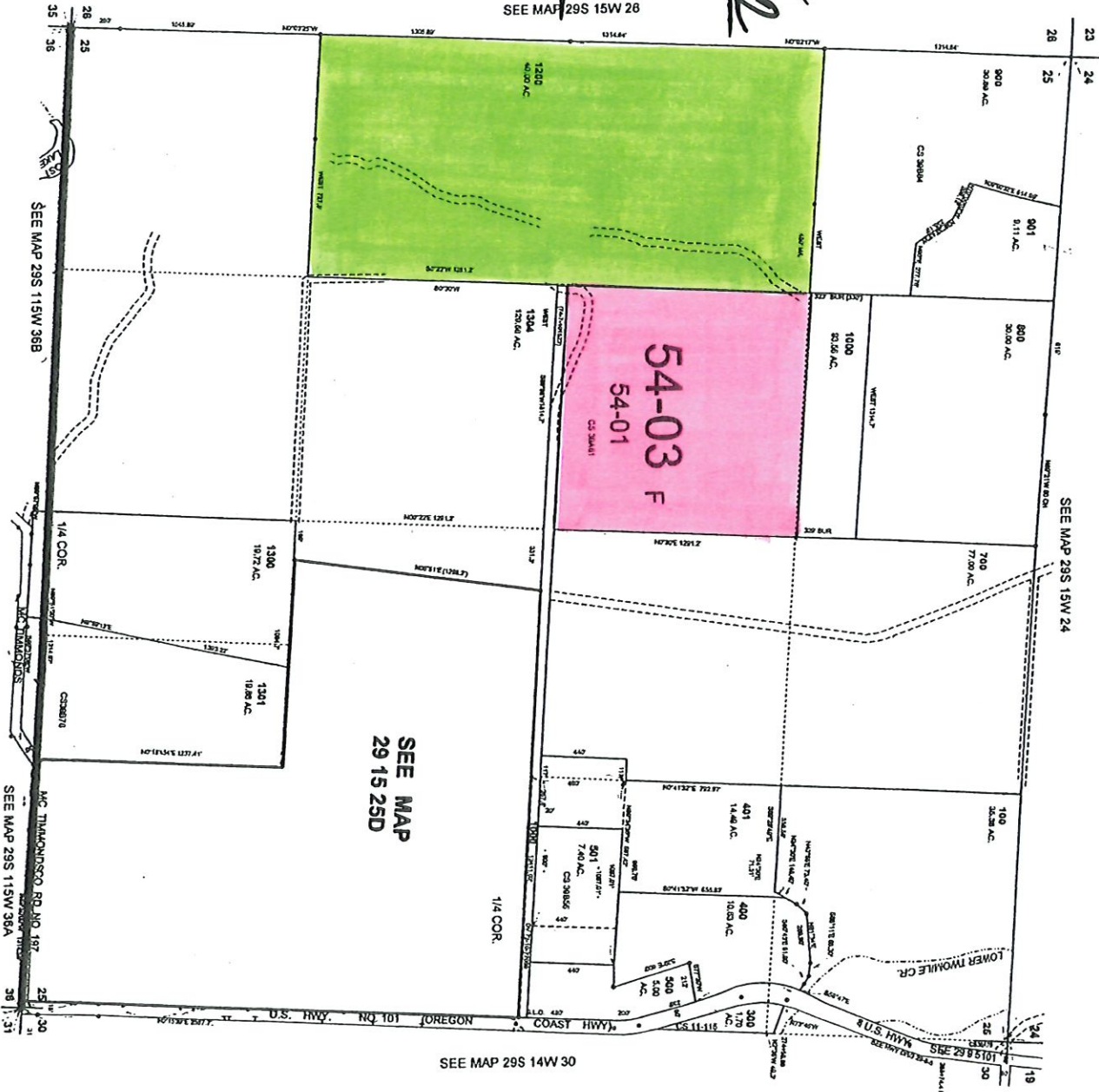
29S 15W 25

CANCELLED NO.

- 600
- 1302
- 502
- 1100U1
- 1100U2
- 1100
- 1001
- 503
- 200

*ASSIGNMENT #2*  
*ASSESSED*  
*CONFIRMATION*

SEE MAP 29S 15W 28



SEE MAP  
29 15 25D

SEE MAP 29S 115W 36B

SEE MAP 29S 115W 36A

SEE MAP 29S 14W 30

DATE

29S 15W 25

6

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 25 T29S R15W W.M.  
COOS COUNTY

1" = 400'

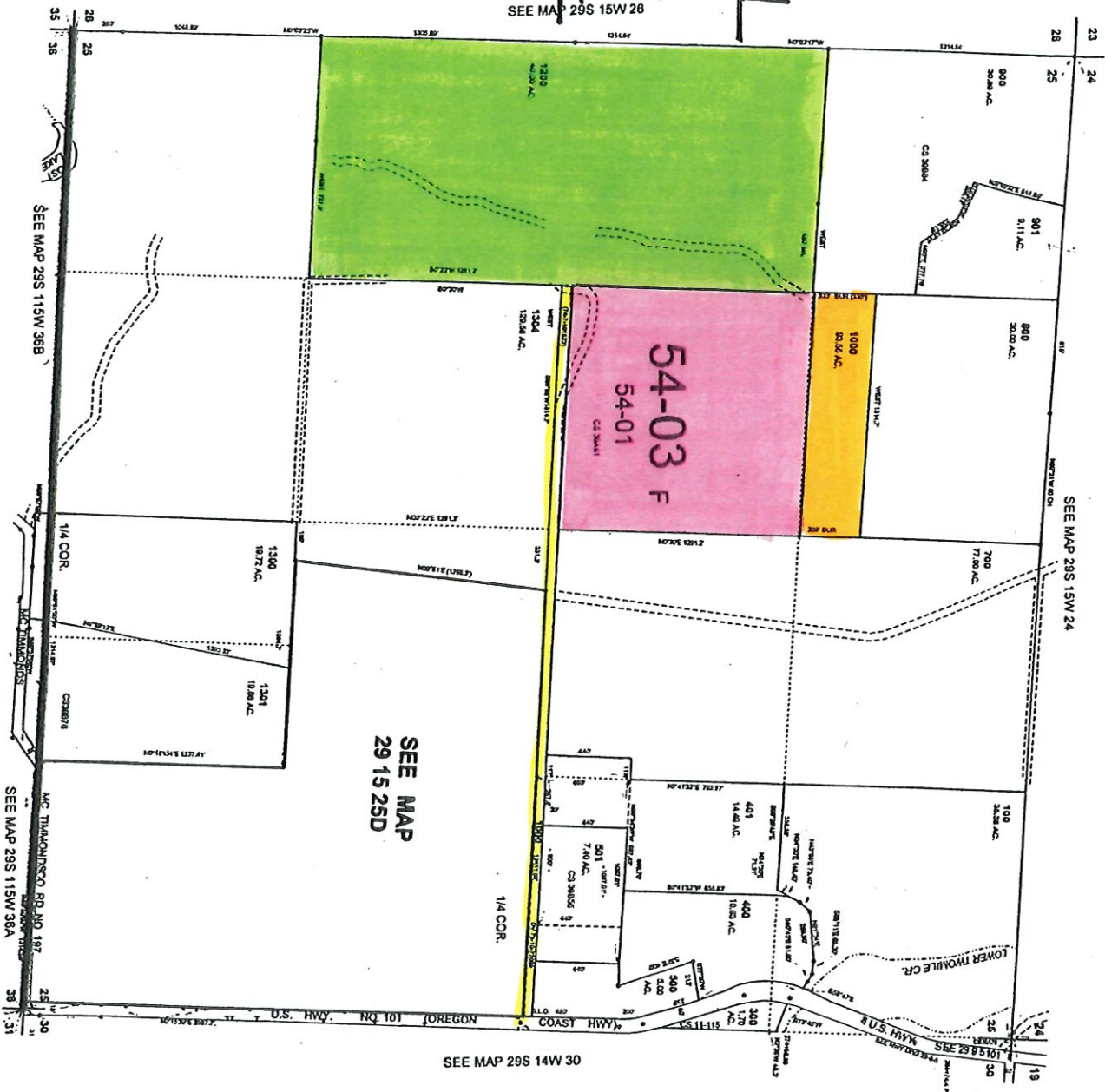
29S 15W 25  
CANCELLED NO.

- 600
- 1302
- 502
- 1100U1
- 1100U2
- 1100
- 1001
- 501
- 200

*Don't build road  
follows  
Advisement 132*

SEE MAP 29S 15W 26

SEE MAP 29S 14W 30



DATE

29S 15W 25

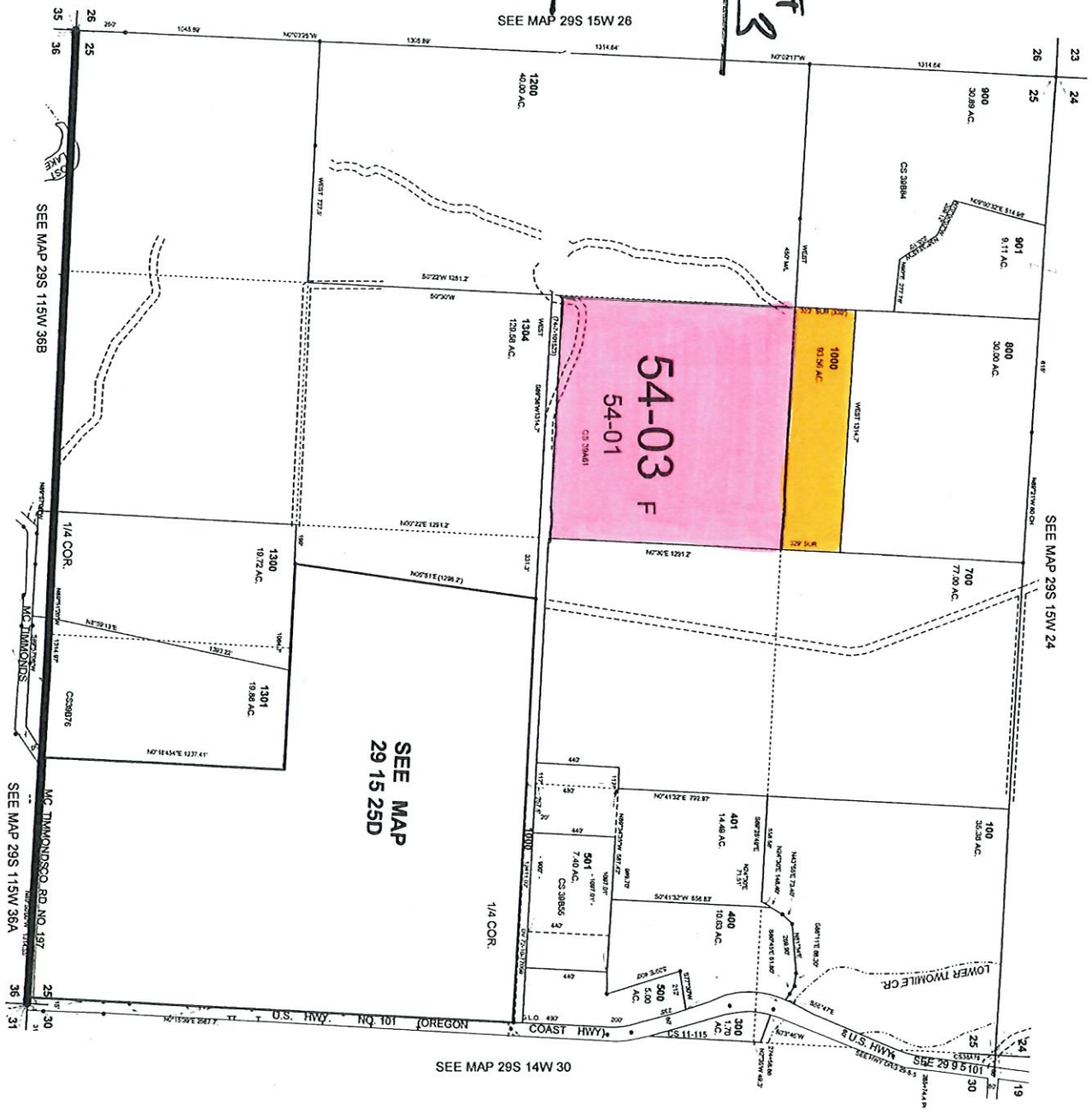
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 25 T29S R15W W.M.  
COOS COUNTY  
1" = 400'

29S 15W 25  
CANCELLED NO.

- 600
- 1302
- 502
- 1100U1
- 1100U2
- 1100
- 1001
- 503
- 200

*Assessment #3*  
*Existing*  
*Contribution*



SEE MAP 29S 15W 26

SEE MAP 29S 15W 24

SEE MAP 29S 14W 30

SEE MAP 29S 115W 36B

SEE MAP 29S 115W 36A

DATE

29S 15W 25

7

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 25 T29S R15W W.M.  
COOS COUNTY

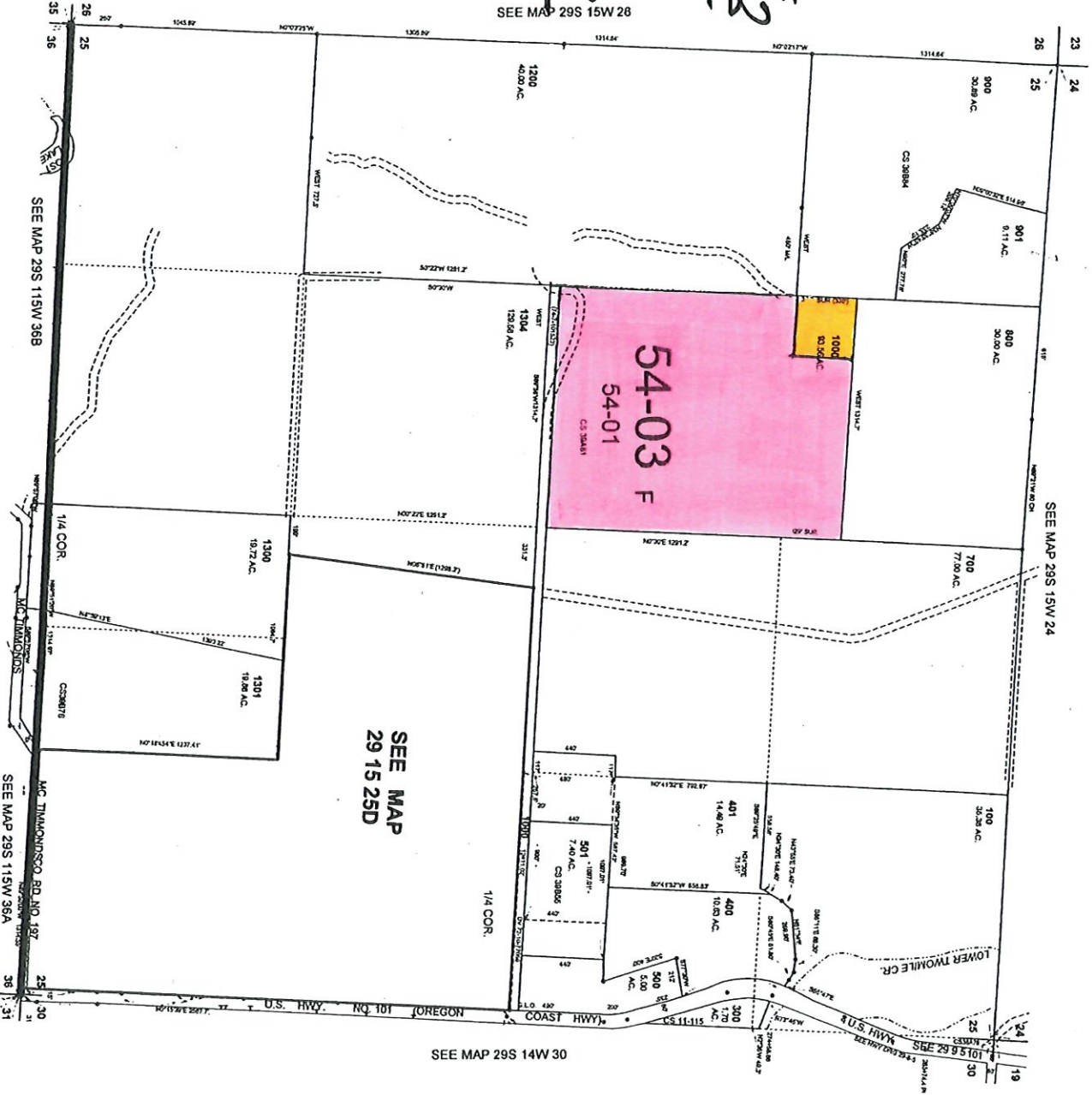
1" = 400'

29S 15W 25  
CANCELLED NO.

- 600
- 1302
- 502
- 1100U1
- 1100U2
- 1100
- 1001
- 503
- 200

*ADJUSTMENT #2*  
*ADJUSTED*  
*CONTRIBUTORIAL*

SEE MAP 29S 15W 28



8

DATE

29S 15W 25

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 25 T29S R15W W.M.  
COOS COUNTY

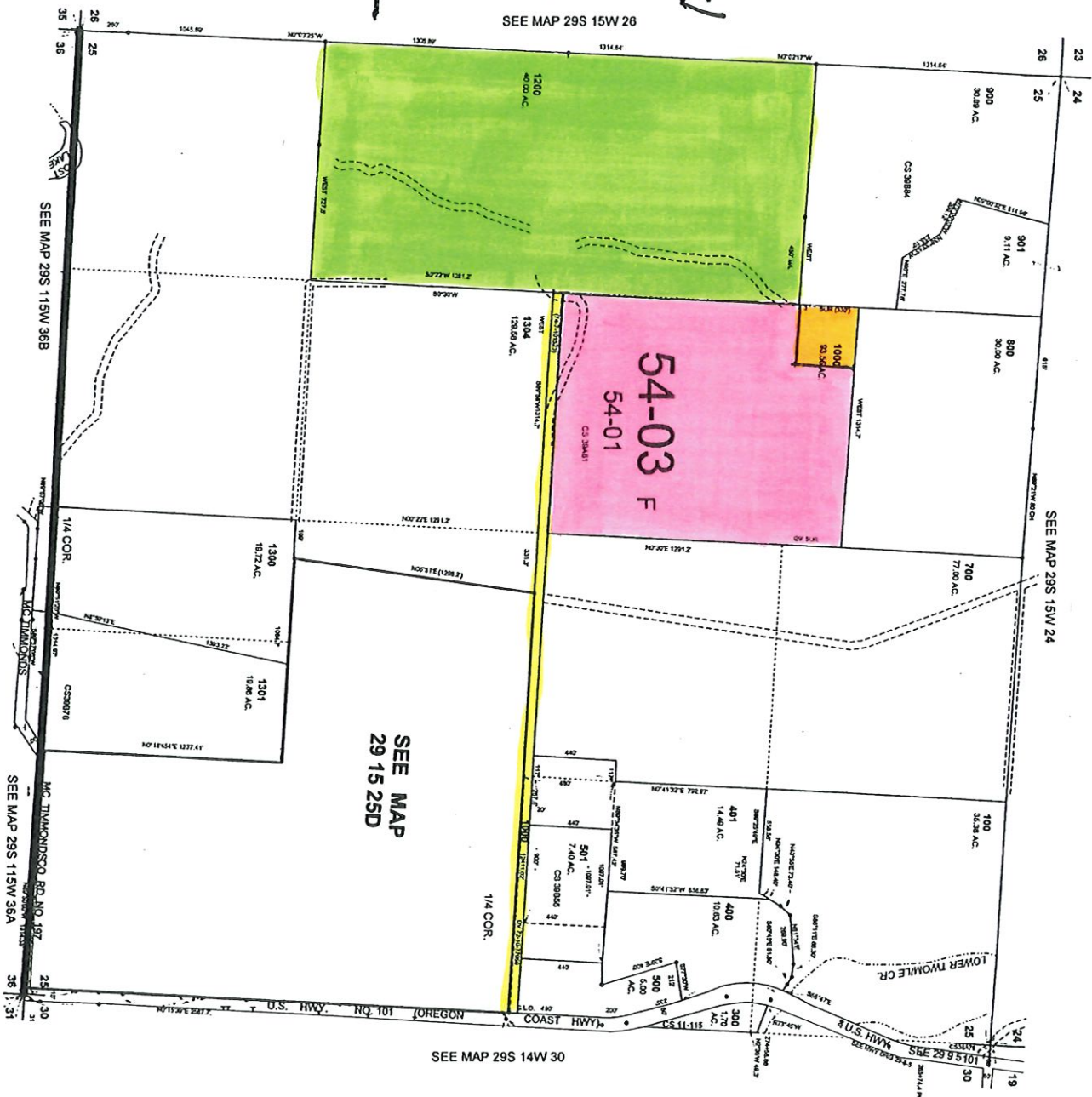
1" = 400'

29S 15W 25  
CANCELLED NO.

- 600
- 1302
- 502
- 1100U1
- 1100U2
- 1100
- 1001
- 503
- 200

Final  
Conk Bivalent  
Flowmills  
ADDITIONS  
1, 2, & 3

SEE MAP 29S 15W 26



SEE MAP 29S 15W 36B

SEE MAP  
29 15 25D

SEE MAP 29S 14W 30

SEE MAP 29S 15W 36A

9

DATE  
29S 15W 25