



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

05/19/2014

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: Coos County Plan Amendment
DLCD File Number 003-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, June 04, 2014

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Jill Rolfe, Coos County
Jon Jinings, DLCD Community Services Specialist
Dave Perry, DLCD Regional Representative

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FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

DATE STAMP

DEPT OF

MAY 15 2014

**LAND CONSERVATION
AND DEVELOPMENT**

For Office Use Only

This Form 2 must be mailed to DLCD within **20-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **Coos County**

Local file number: **AM-14-03**

Date of Adoption: **5/13/2014**

Date Mailed: **5/14/2014**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 3/27/2014

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The updates are to scale, graphic standards, survey cross sections and bench marks. This will modernize the language and comply with ORS 92 and ORs 209.250

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 003-14 (20283) [17873]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

County Surevyor Office

Local Contact: **Jill Rolfe, Planning Director**

Phone: **(541) 396-7770** Extension:

Address: **250 N. Baxter**

Fax Number: **541-396-1022**

City: **Coquille**

Zip: **97423-**

E-mail Address: **planning@co.coos.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 20 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

BEFORE THE BOARD OF COMMISSIONERS
OF THE COUNTY OF COOS, OREGON

1
2 IN THE MATTER OF AMENDING THE COOS)
3 COUNTY ZONING & LAND DEVELOPMENT) FINAL DECISION AND
4 ORDINANCE AND COMPREHENSIVE PLAN) ORDINANCE 14-04-003PL
5 CHAPTER VIII SURVEYING STANDARDS)

6 WHEREAS, now before the Coos County Board of Commissioners sitting for the transaction of
7 County business on the 13th day of May, 2014 is the matter concerning proposed text
8 amendments to the Coos County Zoning and Land Development Ordinance (hereinafter referred
9 to as the "CCZLDO");

10 WHEREAS, the Board of Commissioners desire to amend Chapter VIII, Article 8.1 "Surveying
11 Standards";

12 WHEREAS, the proposed text amendments are consistent with ORS Chapter 92 and ORS
13 209.250;

14 WHEREAS, pursuant to the procedures as set forth in Article 1.2 of the CCZLDO, the proposed
15 text amendments were considered by the Planning Commission at a public hearing on May 1,
16 2014;

17 WHEREAS, following deliberations, the Planning Commission recommended the Board of
18 Commissioners approve the proposed text amendments;

19 WHEREAS, the Board of Commissioners has considered the recommendation of approval from
20 the Coos County Planning Commission as well as testimony from interested parties; and

21 WHEREAS, the Board has received the Planning Department staff report, Planning Commission
22 recommendation, testimony, evidence and all materials submitted at the public hearing on May
23 1, 2014.

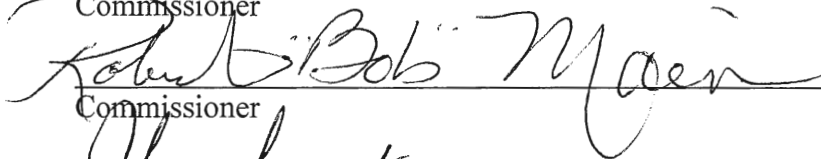
24 NOW THEREFORE, IT IS HEREBY ORDERED that the Coos County Board of
25 Commissioners hereby adopts the proposed text amendments found in Exhibit A, attached hereto
26 and incorporated by reference herein.

27 ADOPTED this 13th day of May 13, 2014.

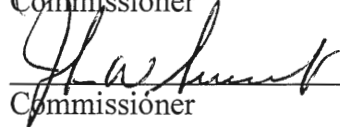
28 BOARD OF COMMISSIONERS



Commissioner

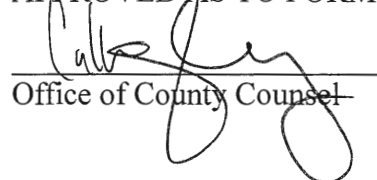


Commissioner



Commissioner

APPROVED AS TO FORM:


Office of County Counsel

CHAPTER VIII SURVEYING STANDARDS

ARTICLE 8.1 SURVEYING STANDARDS

SECTION 8.1.100 SURVEYING PROFILES:

1. A profile of each proposed street or road shall be submitted using current survey standards and scale as approved by the County Surveyor. The drawings shall include the following features:
 - a. Existing ground profile along the centerline shown in black India ink with dashed line. Such profile will include the lowest elevation of creeks or canyons as they cross the centerline as well as the high point of ridges as they cross the centerline. The proposed name of the street or road shall be clearly indicated. Profile may be taken from accurate contour lines of the preliminary plan when profile accompanies the preliminary plan; and
 - b. Proposed centerline grades shown by a solid dark line.

2. Profile Graphic Standards:
 - a. Grades shall be labeled on all tangents and vertical curves, data to be expressed to nearest 0.10% of grade.
 - b. Stations shall be numbered along the bottom of each profile at each 100 foot station.
 - c. Stations of intersecting streets shall be shown on the profile.
 - d. Elevations shall be numbered every 10 feet at each end of the profile.
 - e. Vertical curves shall be shown by a solid line and labeled with the length of the curve.
 - f. Title of the profile shall be placed in the upper left corner of the profile sheet including all of the following:
 - i. Plat name;
 - ii. Identification as a profile sheet;
 - iii. Scale, horizontal and vertical;
 - iv. Vertical datum; and
 - v. Stamp of surveyor or engineer preparing the profile.
 - g. Approximate locations and elevations of culverts, drain pipes, or utility pipes or lines buried in the right-of-way shall be shown.

SECTION 8.1.125 SURVEY CROSS SECTIONS:

1. Cross-sections for each proposed street or road shall be submitted using current survey standards. Cross-sections shall be shown at:
 - a. Each and every 100 foot-station;
 - b. Intermediate stations where there is a distinct or radical change from cut to fill;
 - c. Intermediate points of critical concern, such as at extremely deep fills, high cuts or at existing or proposed driveways or buildings;
 - d. The widest part of a vehicle turnaround;
 - e. Existing ground elevations, shown with dashed line. When cross-sections are for preliminary plat the existing ground may be scaled from accurate 5 foot contours on the preliminary plan;
 - f. Proposed subgrade and finished grade of roadway, ditches, cuts and fills, conforming to the standard cross-sections must conform to Section 7.2.200; and
 - g. Location of approximate depth of culverts, drainage pipes or utility pipes or lines that may be buried.

2. Cross-Section Graphic Standards:
 - a. Existing centerline elevation shown directly beneath centerline of cross-section.
 - b. Station designation shown below centerline elevation;
 - c. Original ground elevations shall be shown at least 30 feet outside required right-of-way;
 - d. Title of cross-sections shall be placed in upper left corner of the cross-section sheet including:
 - i. Plat name;
 - ii. Identification as cross-section sheet;
 - iii. Scale, horizontal and vertical;
 - iv. Vertical datum used; and
 - v. Stamp of surveyor or engineer preparing the cross-section.
 - e. Overlapping of cross-sections will be avoided when possible.

SECTION 8.1.150 SURVEY DIMENSIONS: The following methods and dimensions shall be the minimum requirements on final plats and shall be shown on the face of the map itself.

1. Plat Boundaries:
 - a. Bearings of line to the nearest second; and
 - b. Distance to the nearest one-hundredth of a foot.
2. Centerline of Streets:
 - a. Bearings to the nearest second; and
 - b. Distance to the nearest one-hundredth of a foot.
3. Lot Lines:
 - a. Bearings to the nearest second; and
 - b. Distance to the nearest one-hundredth of a foot.
4. Curve Portions of a Lot Line:
 - a. Central angle to the nearest second;
 - b. Radius to the nearest one-hundredth of a foot;
 - c. Arc Length to the nearest one hundredth of a foot;
 - d. Long Chord bearing to the nearest second;
 - e. Long Chord distance to the nearest one hundredth of a foot.
5. Street Centerline Curve Data:
 - a. Central angle to the nearest second;
 - b. Radius to the nearest one hundredth of a foot;
 - c. Arc Length to the nearest one hundredth of a foot ;
 - d. Long Chord bearing to the nearest second; and
 - e. Long Chord distance to the nearest one hundredth of a foot.
6. Bearings and angles shall be shown with symbols as indicated below:
 - a. Degree Symbol °
 - b. Minute symbol ‘
 - c. Second symbol “
7. Linear dimensions shown as in most common survey practice with numbers and decimals only, avoiding excessive and unnecessary use of dimensional arrows.

SECTION 8.1.200 SURVEY CALCULATIONS: The following calculations shall be submitted with the final plat to the County Surveyor:

1. Coordinates and closures (all points on):
 - a. Plat boundary;

- b. Street centerline;
 - c. Block boundary; and
 - d. Individual Lot and all other monuments.
2. Total acreage within the plat boundary;
3. Specifications for calculations sheets:
 - a. All calculations will be properly indexed;
 - b. Calculation sheets will be either 8 ½" x 11"; [or]
 - c. 8 ½" x 14".
 - d. no unnecessary printed, lettered, or written information shall appear on calculation sheets except that which has to do with the calculation of the survey of the subdivision.
4. Traverse sheets shall contain, in the following order:
 - a. Point # or lot corner, etc;
 - b. Angle (when appropriate);
 - c. Bearing;
 - d. Horizontal distance;
 - e. North coordinate; and
 - f. East coordinate.
5. Minus coordinates will not be accepted.
6. One set of coordinates will be used throughout the plat.
7. Digital copies in the above described format may be accepted by the County Surveyor if properly indexed, labeled, and explained.

SECTION 8.1.225 STANDARDS OF SURVEY ACCURACY: The survey for the plat of the subdivision or partition shall be of such accuracy that the linear error of closure shall not exceed one foot in 10,000 feet and shall conform to all other minimum requirements of State law.

SECTION 8.1.250 BENCHMARKS:

1. At least one temporary benchmark shall be established within certain subdivisions (See Subsection 7 below)
2. Elevation datum shall be based ~~on mean sea level~~ based on the currently accepted datum.
3. Benchmarks shall be of such durable construction that the elevation is not likely to change unless the mark is destroyed. See specifications in § 6.2.650(5)(v)..
4. The permanent benchmark from which elevation is obtained shall be described in the survey calculations to be submitted with the preliminary plan or tentative map:
 - a. Name or letter designation;
 - b. Published elevation;
 - c. Name of agency establishing mark; and
 - d. Location, including narrative and diagram.
5. A benchmark based on the current vertical data from a permanently established and published benchmark shall be required for subdivisions:
 - a. Within an urban growth boundary;
 - b. Within one-half mile of a city limits;
 - c. Within one-half mile of an urban growth boundary;
 - d. In a designated floodplain; or
 - e. In subdivisions where extensive public quasi-public sewer systems are planned.

6. Method for the establishment of this benchmark shall be submitted to the County Surveyor for review and approval.

SECTION 8.1.275 RESPONSIBILITY FOR DETERMINING COMPLIANCE WITH THIS CHAPTER: The Coos County Surveyor shall be responsible for determining compliance with the provisions of this Chapter and, as appropriate, provide a written statement to the Planning Director indicating that the provisions of this Chapter have been satisfied with respect to an application under review.



Coos County Planning Department

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

May 14, 2014

Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol Street NE Suite 150
Salem, OR 97301-2540

Re: Proposed Amendments

Dear Plan Amendment Specialist:

Enclosed please find the Form 2 Notice of Adoption for file no.'s AM-14-03, AM-14-06 and AM-14-07.

If you have any questions please call or email staff at 541-396-7770 or planning@co.coos.or.us.

Thank you.

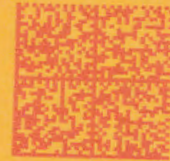
Jill Rolfe

Planning Director

DEPT OF

MAY 15 2014

LAND CONSERVATION
AND DEVELOPMENT



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MAILED FROM ZIP CODE 97432



Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol Street NE Suite 150
Salem, OR 97301-2540

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