

20000233



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

File # AD-2014 Fee \$ 3450 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 George W. and Gail D. Flynn
Mailing Address: _____
City, State, ZIP: _____
Telephone #: _____ E-Mail: _____

2. APPLICANT

Name George W. Flynn
Mailing Address: Same
City, State, ZIP: Same
Telephone #: Same E-Mail: _____

3. AGENT (If Any)

Name: John Bischoff
Mailing Address: _____
City, State, ZIP: _____
Telephone # _____ E-Mail _____

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

To place a single family dwelling on a parcel of land zoned Forest Grazing and a variance from the requirement of a 130 foot setback from the property lines. ✓

5. PROPERTY INFORMATION

Assessor Map # 38-14-19D Tax Lot (s) 901
Zoning: Forrest Grazing Total Acreage 2.75

RECEIVED
6/9/20

6. **PROPERTY LOCATION**

Address (if property has a situs address) Not applied.

Description of how to locate the property The subject property is located on Pistol River Loop on the north side of the road and adjacent to the west side of Pistol River, just before the bridge.

7. **EXISTING LAND USE** (briefly describe the present land use of the property)

Vacant Developed; Describe existing development

Property does contain a building that houses a well and pump.

8. **SURROUNDING LAND USES** (Briefly describe the land uses on adjacent property)

Two houses directly to the west, Pistol River to the east and pasture land owned by the applicant to the north. More pasture land to the east of the river and scattered houses.

9. **SERVICE AND FACILITIES AVAILABLE TO THE PROPERTY**

Please indicate what services and facilities are available to the property. If on-site sewage disposal and/or water source is proposed, a copy of the approved site evaluation or septic system permit and a copy of any water rights or well construction permit must be submitted with this application.

Water Source Well CURR-52694 ATTCHD ✓

Sewage Disposal Septic System SITE EVALUATION ATTCHD ✓

Electrical Power Coos-Curry Electric Cooperative ✓

Telephone Service Frontier x

Fire Department/District Pistol River Fire District ✓

School District Gold Beach School District x

10. **ROAD INFORMATION**

Nearest Public Road Pistol River Loop Rd.

Private Roads Serving the Property Pistol River Lp. (See Report)

Road Condition Paved

Legal Status Private with easements

Ownership: I own the road Easement on others property Joint Owner

Please submit record of ownership (i.e. deeds, easement, plat dedication, etc)

Proposed New Roads/Driveways (Briefly describe any new road construction related to this application)
Driveway into subject property is a deeded access from the private PRL.

11. PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTY

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

Property slopes from a high point of 58+ feet in the southwesterly most corner to a low point of 7+ feet at a point on the river bank. With a slope of about 16%.

Vegetation (Briefly describe the vegetation on the property)

Pursent to the GIS arial the subject property is all grass with some 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) _____ ;
George and Gail Flynn _____ ;
_____ ;
_____ ; have filed this application for
a conditional use and variance

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


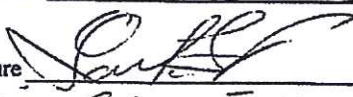
and the applicant

has filed

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) 38-14-19D
and Tax Lot(s) 901 (and also 700)
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 GEORGE W. FLYNN JR
- (2) Signature 
Print Name GAIL FLYNN
- (3) Signature _____
Print Name _____
- (4) Signature _____
Print Name _____

APPLICANT

George and Gail Flynn

REQUEST

A conditional use permit to establish a single family home on a 2.75 acer parcel and a variance from the 130 foot setbacks required by Forest Grazing Zone, from the easterly most and southerly property lines. The parcel is identified as Assessor's Map 38-14-19D, Tax Lot 901.

LOCATION

Adjacent to the west side of the Pistol River just before the bridge on the northerly side of the Road.

EXHIBITS

1. Deed
2. Exhibit 1 Subject Property
3. Exhibit 2 Assessor's Tax Map
4. Exhibit 3 Topography
5. Exhibit 3B Rapid Moving Land Slides
6. Exhibit 4 160 acre grid
7. Exhibit 5 100 foot setback from well house
8. Utility Provider Letter from Coos Curry Electric co-op
9. Utility Provider Letter from Pistol River Fire District
10. Well Certification
11. Well water analysis

Prepared by
John Bischoff
Wildwood Planning Consultants
September 8, 2020

REQUEST

The applicant is requesting a conditional use permit to place a dwelling on the subject property identified as Assessor's Map 38-14-19D, Tax Lot 901, using the grid test method to provide the findings. The subject property is located adjacent to the west side of the Pistol River and adjacent to the bridge over the river on Pistol River Loop Rd. The subject property is 2.75 acres in size. The property currently contains a small building that is a pump house for a well on the property. The subject property is accessed from the road marked as Pistol River Loop that extends up the hill from the main Pistol River Loop Rd. and has an recorded easement from the road to the property. The subject property is zoned Forrest Grazing (FG). The applicant is also asking for a Variance from the 130-foot setback from the property lines. The reason for and the findings for the variance will be addressed below. See Exhibit 1 (Subject Property).

As a matter of clarification, the main Pistol River Loop Rd. adjoins the highway to the west and south of the subject property and circles thru the community of Pistol River and rejoins the highway approximately 1.75 highway miles to the north. The other road that is labeled as Pistol River Loop intersects the northerly side of the original Pistol River Lp. approximately 1/3 mile from the highway and extends up the hill in a northwesterly direction and then swings around back toward the original loop but does not come back into the original Pistol River Lp. For the purpose of this report this road will be labeled PRL and the original road will be Pistol River Lp.

OWNER/APPLICANT

George and Gail Flynn

PROPERTY DISCRPTION

Beginning at the southwesterly corner of the subject property, the boundary extends 189.42 feet in a northwesterly direction, then turns more westerly for 171.02 feet, then turns slightly northeast for 277,34 ft to the northerly boundary which extends 125.36 feet to the easterly boundary. The easterly boundary extends southerly along the river with no specific distance to Pistol River Lp. At the north easterly corner and then along the road for an unspecified distance back to the southwesterly corner. See Exhibit 2 (Tax Map).

The soils on the property are the Gaudy-willancch complex 0 to 3% slope. Pursuant to the Curry County office of the Soil Conservation District, theses soils will not support the production of timber.to any great extent. The FEMA Flood Elevation maps on the County GIS System show the northwesterly portion of the subject property to be out of the hazard areas and this is the area in which the applicant wants to build. There is an area in the highest portion of the property that on the GIS appears to be graded as a building site.

Topographically the highest point on the property is located in the southwesterly most corner and is 58.18 feet and the lowest place, outside of the river bottom is located to the west of the

easterly boundary and slightly south of the northerly boundary and is 9.33 feet. The GIS system also indicates that the lower portion of the property is subject to Rapid Moving Landslides. Although the distance between the highest point on the property and the lowest point, outside of the river bottom is only about 49 feet with a slope of about 16%, which begs the issue of a land slide. See Exhibit 3B

The subject property and the surrounding area is zoned Forest Grazing (FG).

160-acre GRID

The subject property is adjacent to Pistol River Rd. so, pursuant to Section 3.503 subsection 3d, a grid of one mile by a quarter mile parallel to the road has been used. The soils on the property do not support timber production so Section 3.053 Standards for the Approval of Dwellings, subsection 3 a. is used to establish this dwelling. Exhibit 4

Section 3.053, 3 a) Reads: ‘capable of producing 0 to 49 cubic feet per acre per year of wood fiber’ (1) all or part of at least three other lots or parcels that existed on January 1, 1993 are within a 160 acre square centered on the center of the subject tract; and (2) at least three dwelling existed on January 1, 1993 on the other lots or parcels.

The following is a list of the parcels within or partially within the grid, and if a dwelling exists on the parcel, when it was constructed.

<u>Assessor’s Map</u>	Development	Year Built
38-14-20 Tax Lot:100 Situs: Not listed	Vacant	
Assessor’s Map 28-14-20B Tax Lot: 300 Situs: Not listed	Single Family Dwelling	?
Tax Lot: 400 Situs: 94667 Pistol River Lp,	Vacant	
Tax Lot: 500 Situs: 24690 Pistol River Lp.	Single Family Dwelling	Pursuant to County Assessor prior to 1993
<u>Assessor’s Map</u> 38-14-20B Cont. Tax lot: 600 Situs: 24686 Pistol River Lp.	Development Fire House	Year Built

Tax Lot: 700 Situs:2670 Pistol River Lp.	Vacant	
Tax Lot:800 Situs: 24676 Pistol River Lp.	Single Family Dwelling	Prior to 1993
Tax Lot: 900 Situs: 94731 N. Bank Pistol River Rd.	Single Family Dwelling	?
Tax lot: 1000 Situs: 94769 N. Bank Pistol River Rd.	Single Family Dwelling	1947
Assessor's Map 38-14-19A Tax Lot: 100 Situs: 94665 N. Bank Pistol River Rd,	Single Family Dwelling	?
Assessor's Map 38-14-19D Tax Lot: 100 Situs: Not listed	Vacant	
Tax Lot: 500 Situs: Not listed	Vacant.	
Tax Lot: 600 Situs: Not Listed	??	?
Tax Lot 700 Situs: Not listed	Vacant	
Tax Lot:800 Situs: 24510 Pistol River Lp.	Single Family Dwelling	1993
Tax Lot: 900 Situs: Not List	??	?
Tax Lot:1000 Situs:24506 PRL	Single Family Dwelling	1982

Assessor's Map
38-14-19D cont.
Tax Lot: 1600
Situs: Not Listed

Beach area

Note: Tax Lots 500 and 800 on Map 38-14-20 B were created prior to 1993.

You have asked us for the year built of the houses on the following two properties:

3814-20B -00500; R12835; 24690 Pistol River Loop

3814-20B -00800; R12899; 24676 Pistol River Loop

"Both of these are older homes which were built before the time the County Assessor's office began recording the year built on structures. I have been with the Assessor's office since 1983 and at that time this office had been recording the year built on structures for some time, so they were built well before 1983.

You mentioned that your date of concern was January 1, 1993. These homes were built well before that date."

Respectfully,

Jim Kolen
Curry County Assessor

FINDINGS AND CONCLUSIONS FOR THE CONDITIONAL USE PERMIT

There are several ways in which a residential structure can be placed within the Forest Grazing (FG) Zone, all of which require the approval of a Conditional Use Permit. In this case the findings and conclusions will be based on and pursuant to the provisions of Section 3.050 Forest Grazing Zone, Section 3.052 Conditional Uses, and Section 3.053 Standards for the Approval of Dwellings, of the County Zoning Ordinance. Section 3.052, Subsection 16, allows dwellings subject to the provisions of Section 3.053, 3, a) and Section 7.040.1 and 16.

Section 3.053, 3 a) reads: "*a) capable of producing 0 to 49 cubic feet per acre per year of wood fiber if:*

- (1) all or part of at least three other lots or parcels that existed on January 1, 1993 are within a 160 acre square centered on the center of the subject tract; and*
- (2) at least three dwellings existed on January 1, 1993 on the other lots or parcels;"*

Discussion

The soils on the subject property are, pursuant to the GIS System, are of the Gaudy-Willanch Complex, which according to the Gold Beach office of the Soils Conservation Service, will not support timber production.

Findings

1. Soils on the property are Gaudy-Willanch Complex.
2. This Complex will not support profitable timber production.

Conclusion

The subject property will not support timber production, thus Section 3.053 ,3, a) will be used too justify this request.

Subsection a), (1) reads: *(1) all or part of at least three other lots or parcels that existed on January 1, 1993 are within a 160 acre square centered on the center of the subject tract;*

Finding

1. There are 18 lots with in a 160 acre grid, and at least three of them were created prior to 1993,

Subsection a), (2) reads: *(2) at least three dwellings existed on January 1, 1993 on the other lots or, parcels”*

Finding

1. The house on Assessor’s map 38-14-20B was built in 1947 and the house on Assessors map 38-14-19D was build in 1987. Pursuant to the County Assessor, two more houses are on 20B were built before 1993. See Above.

Conclusion for both Findings above

There are at least three lots and three houses that existed prior to January 1, 1993, with in the 160 acre grid. This application meets the test of Section 3.053, 3. a).

Section 3.053 4 reads: *The approval of a dwelling under subsections 1, 2, or 3 above shall be subject to the following additional requirements.*

a) Dwellings and structures shall be sited on the parcel so that:

- (1) they have the least impact on nearby or adjoining forest or agricultural lands;*
- (2) the siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;*
- (3) the amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and*
- (4) the risks associated with wildfire are minimized.*

Findings

1. There is no sustainable forest lands in the general area of the subject property.
2. The only agricultural practices in the area is pastureland, and that is owned by the applicant.
3. The subject lot does not contain harvestable timber.

4. The applicant is aware that the County may apply conditions to the approval of the application.

Conclusion

Placing a dwelling on the subject property will not impact adjoining forest or agricultural land and meets the test of Section 3.053. 4, a) thru i).

Under Section 7.040, Conditional Uses Generally, the first three provisions of Subsection 1.a), b), and c), state that the county may apply conditions of approval that are more restrictive than otherwise allow by zoning and building code ordinances depending on the specific circumstances.

Section 7.040.1.d) applies to properties that are within a utility service district or districts. The remaining provisions under Subsection 1 (e thru g) apply to properties within or creating a community water district.

Discussion

The applicant accepts that the county may apply conditions of approval that make the requested residence acceptable under the conditions that exist on and around the subject parcel.

The subject property is not located within domestic water district or within a domestic sewer service district. Water will be provided by a spring on the property and a septic approval has been obtained but a septic system has not been installed. Since the property is not located within a community water system Subsection 1 (e thru g) do not apply.

Findings

1. The subject property is not within a water service district.
2. Electric power will be supplied by Coos/Curry Electric Co-op.
3. The subject property is not within a sewer service district.
4. The subject property is located within the Pistol River Fire District.

Conclusions

1. Septic requirements will be provided on the property.
2. Water will be provided by a well on the property.
3. A Service Provider Confirmation form from the Pistol River Fire District will be submitted
4. A Service Provider Confirmation from Coos/Curry Electric will be submitted.

Section 7.040.16, Uses on Resource Land, provide the following requirements:

a) The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agricultural or forest land.

Finding

1. The property borders Pistol River Loop Rd, which is paved.
2. The building pad is located well away from the road.

Conclusion

Since the house will be located well away from the road and the road is paved, the dwelling will not be impacted with dust or noise.

b) The proposed use will not significantly increase fire suppression costs or significantly increase the risks to fire suppression personnel.

Finding

1. The applicant is requesting the ability to place a single-family dwelling on the property.
2. The subject property is located within the Pistol River Fire District.

Conclusion

Although placing a dwelling on a wooded parcel that is currently undeveloped may present an incrementally greater cost to fire suppression, this cost is not significant and certainly will not significantly increase the risk to fire suppression personnel.

c) A written statement be recorded with the deed or written contract with the county or its equivalent shall be obtained from the landowner which recognizes the rights of adjacent and nearby landowners to conduct forest operations consistent with the Oregon Forest Practices Act and related Oregon Administrative Rules for uses authorized ...

This provision can be satisfied by a condition of approval applied to the approval of a dwelling on the subject property.

Overall Conclusion

The subject property meets all of the applicable requirements of Section 3.053 and of Section 7.040 of the County Zoning Ordinance.

VARIANCE

The subject property is located within the Forest Grazing Zone which is a resource zone with the primary purpose of growing timber. For this reason, the zone requires a "fire safety area" to be placed around all houses and structures. The following provisions of the (FG) Zone are designed to protect both the home and structures from wildfire and also to protect the forest land from a structure fire.

Section 3.055. Fire Fighting Standards for Dwellings and Structures, states:

- a. A primary fire safety area of at least thirty (30) feet width shall be maintained around all structures; and;*
- b. A secondary fire safety area of at least one hundred (100) feet width shall be cleared and maintained around the primary fire safety area.*

The applicant is requesting a variance from these requirements based on the following findings and conclusions.

FINDINGS AND CONCLUSIONS FOR THE VARIANCE

Article VIII, Variances, Section 8.030 provides the standards for granting a variance. Each of these standards will be discussed individually and findings and conclusions will be made for each.

1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size, shape, topography, or other circumstances over which the owner of the property has no control.

Discussion

The exceptional circumstance that applies to this case is the location of the well and pump house on the property. In order to build in an area that will allow a buffer of 100 feet from the septic system to the well, the only area that is acceptable is the area shown as the building pad in Exhibit 5.

Findings

1. The property and the well on the property were created prior to the applicant's purchase of the property.
2. State law requires that all parts of a septic system be at least 100 feet from a well
3. The location of the well on the property dictates where a septic system can be placed on the property.

Conclusion

Since the well on the property will be the potable water source the location of the dwelling must allow the septic system to be at least 100 feet from the well.

2. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess.

Discussion

The property right of the applicant is the right to build on the lot he has purchased. The lot, which existed before being purchased by the applicant and the well was placed in a location that to place a home on it with the required setbacks is not possible or feasible. See Exhibit 5

Findings

1. The subject property and well location were created prior to the applicant's purchase.

Conclusion

Since the property and particularly the well were created prior to the applicant's purchase, the variance will preserve his right to build on the property.

3. The variance would not be materially detrimental to the purposes of this ordinance, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of the comprehensive plan or other county regulation.

Finding

1. The applicant is requesting to establish a setback of no closer than 30 feet from the two closest property line.
2. The application meets the requirements of 1 and 2 above.

Conclusion

The setback variance is only granted if the application meets the requirements of 1 and 2 above and each application is reviewed in regard to subsections 1 and 2 above. Thus, granting the variance is specific to this lot or any other lot that has the same issues. Thus, granting this variance will not be detrimental to the County Zoning Ordinance or to properties in the same vicinity.

4. The variance requested is the minimum variance which would alleviate the hardship.

Finding

1. The requested variance is minimum that will allow the applicant to build on the lot.

Conclusion

Granting the variance will allow the applicant to place his home and outbuilding on the most feasible building area of the subject parcel and represents the minimum variance that will allow the placement of a house on the property.

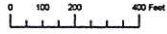
Overall Conclusion

The applicant meets the standards in for a variance.

EXHIBIT 1 SUBJECT PROPERTY



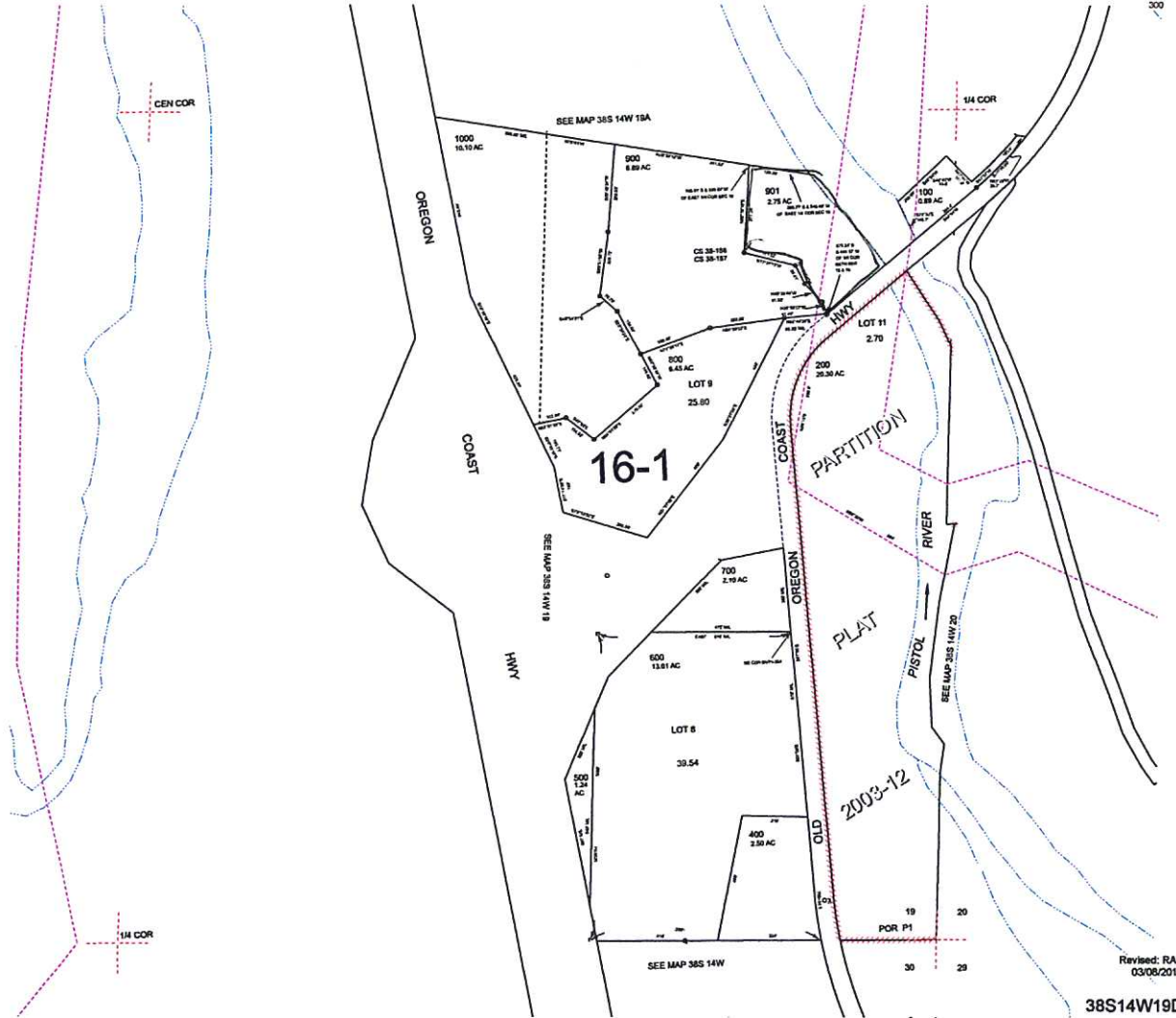
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S.E. 1/4 SEC. 19 T.38S. R.14W. W.M.
CURRY COUNTY
1" = 200'

38S14W19D

Cancelled
300

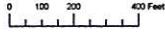


Revised: RAA
03/08/2016

38S14W19D

EXHIBIT ~~13~~ 2
TAX MAP

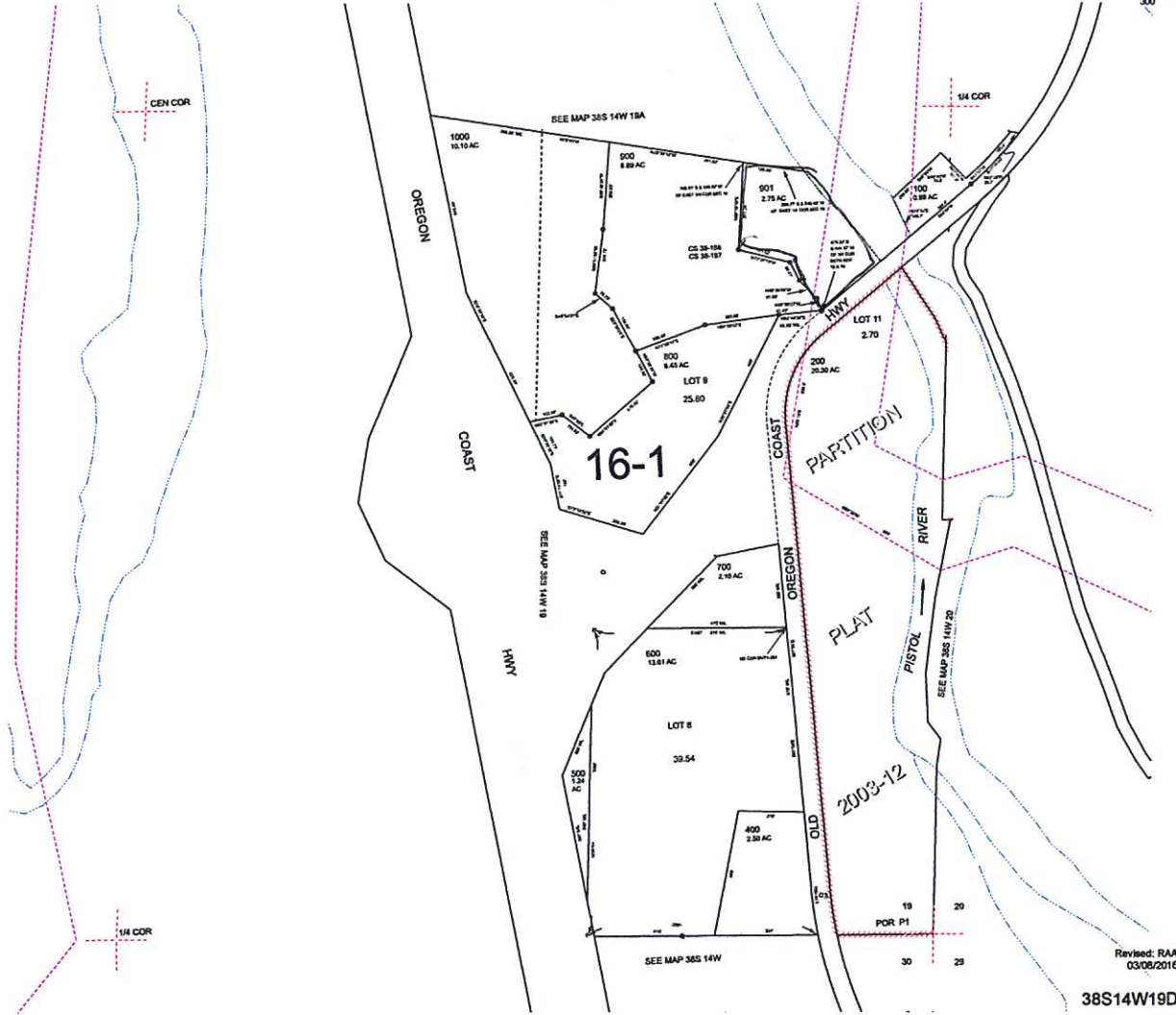
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S.E. 1/4 SEC. 19 T.38S. R.14W. W.M.
CURRY COUNTY
1" = 200'

38S14W19D

Cancelled
300



Revised: RAA
03/08/2016

38S14W19D

EXHIBIT 2
TAX MAP

EXHIBIT 3B

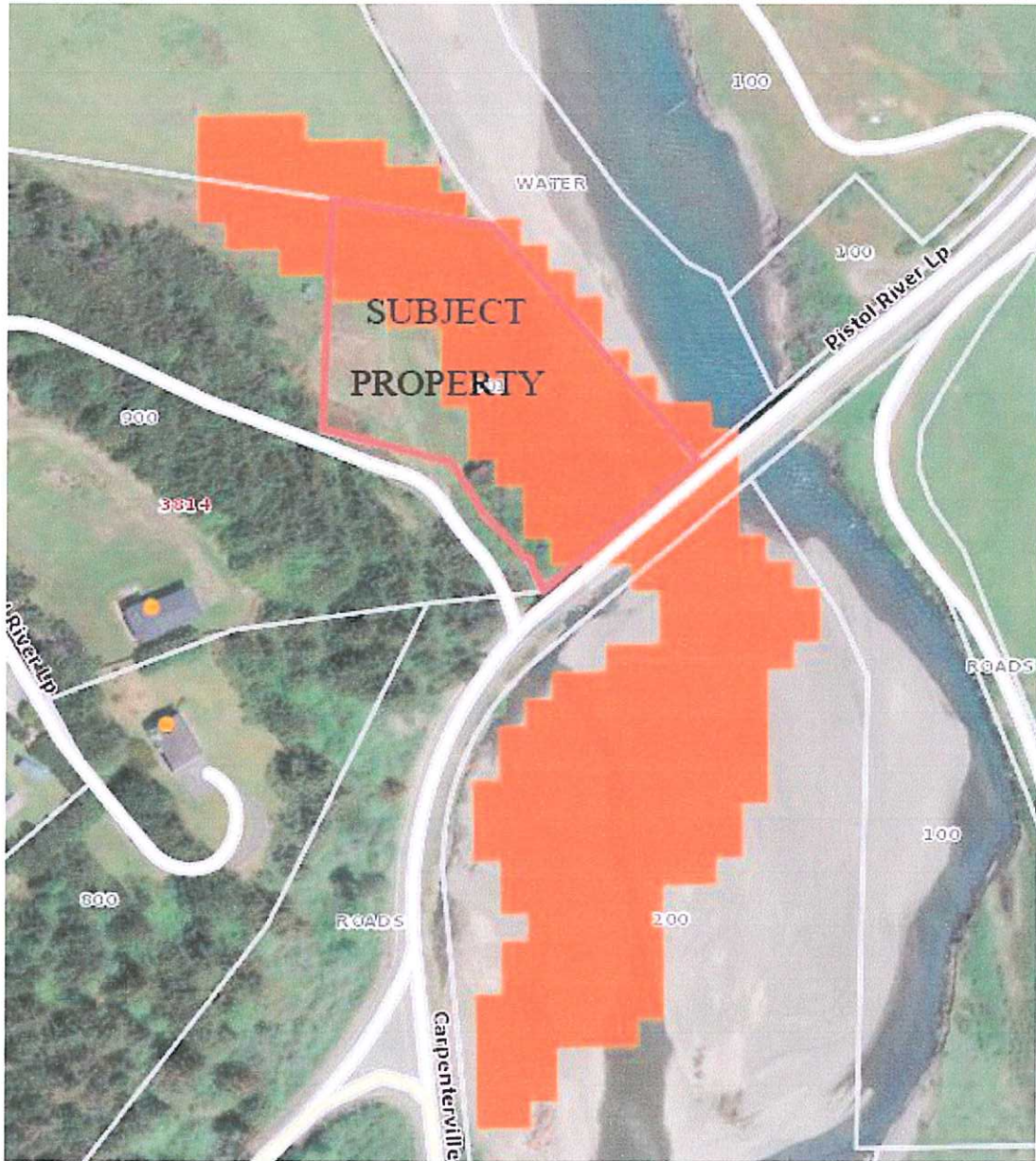


EXHIBIT 4 GRID AREA

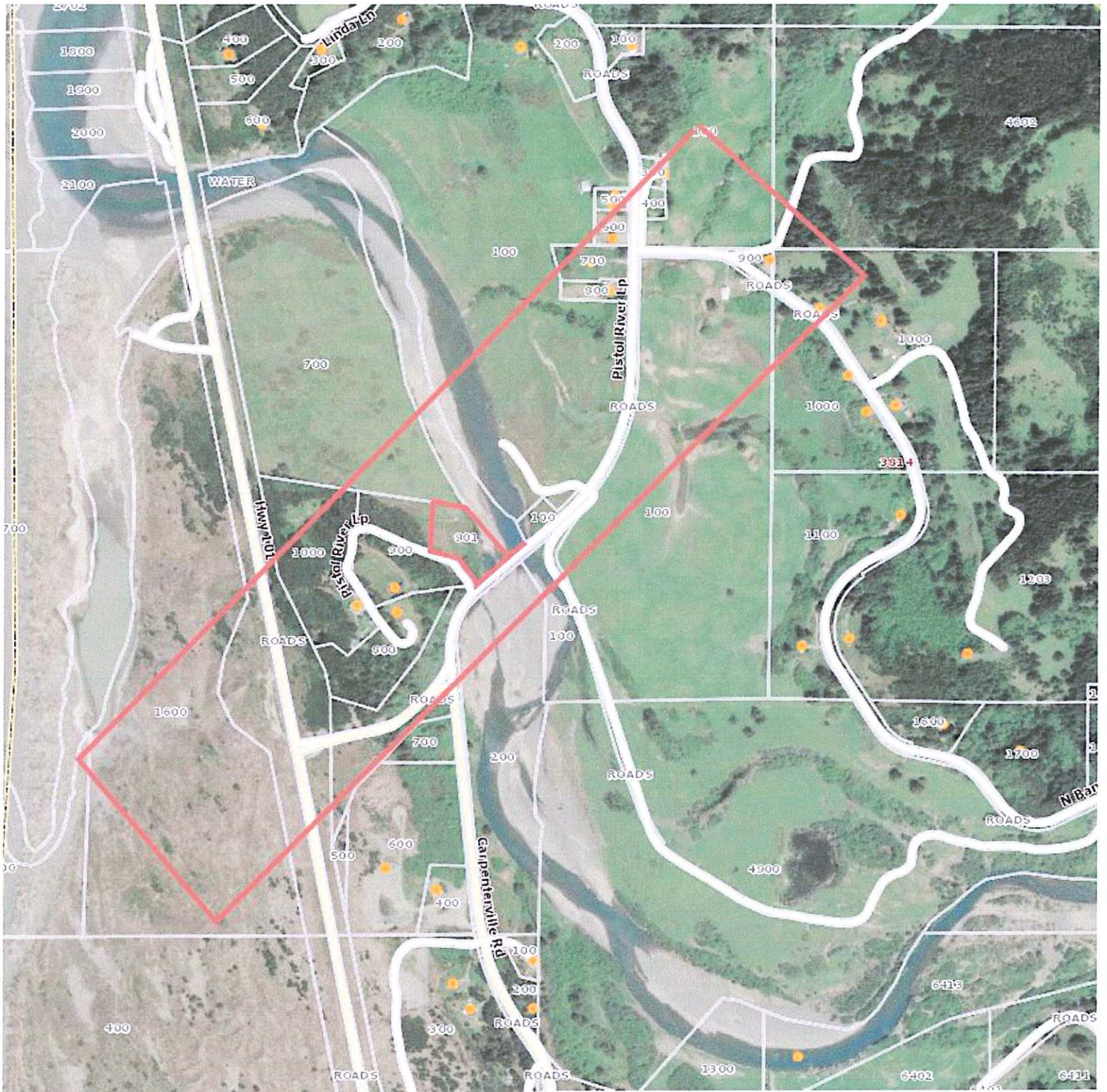


EXHIBIT 5 100' FROM WELL HOUSE



ward Gil @ tuc.com
rnz-680

9curry E/

-3/37 503-

AVAILIBLY OF POWER - ELECTRIC COORDINATION



1. THE SUBJECT PROPERTY IS WITHIN THE SERVICE TERRITORY OF COOS CURRY ELECTRIC AND CAN BE PROVIDED ELECTRIC POWER ONCE THE ROUTE HAS BEEN DETERMINED, EASEMENTS AND/OR PERMITS OBTAINED, AND ALL FEES PAID.
2. UTILITY NOTIFICATION CENTER SHOULD BE CALLED BEFORE ANY TRENCHING OR EXCAVATION.
3. STRUCTURES ARE NOT ALLOWED UNDERNEATH OR ON TOP OF ANY COOS CURRY FACILITIES.
4. NATIONAL ELECTRIC SAFETY CODE CLEARANCE REQUIREMENTS SHALL BE FOLLOWED

1--00 p Situs 24502 Pistol River address —

Township ? 8 S

Range tv

Section /q

Taxlot(s) q O / q 00 70 0

CCEC Representativ [Signature] Date 6/4/19

Owner/ Representative _____ Date _____

Mailing Address for all Coos-curry Electric co-op offices: P.o. Box 1268, Port Orford OR 97465-1268

Port Orford Office: 43050 Hwy 101 Port Orford OR 97465 • Phone: 541-332-3931 Fax: 541-332-3501

Brookings Office: 815 Railroad St Brookings OR 97415 • Phone: 541-469-2103 Fax: 541-469-3193

Gold Beach Office: 29439 Ellensburg Gold Beach OR 97444 • Phone: 541-247-6638 Fax: 541-247-6630



CURRY COUNTY COMMUNITY DEVELOPMENT

94235 MOORE STREET, SUITE 113
GOLD BEACH, OREGON 97444

Carolyn Johnson
Planning Director

Phone (541) 247-3284
FAX (541) 247-4579

SERVICE PROVIDER CONFIRMATION FORM

TO:

Name of Service Provider: Pistol River Fire District
(Water, Sewer, Fire, Electric, etc)

The person(s) listed below are applying for the following type of land use approval from the Planning Division: CONDITIONAL USE - SINGLE FAMILY HOME

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:

NONE

Reid LHA Fire Chief
Name / Title

7-23-19
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:

SITE BUILT SINGLE FAMILY HOME. ACCESS EASEMENT AND DRIVEWAY - 30' WIDE. SITE TO ALSO INCLUDE A BARN.

Applicant / Owner name: GEORGE FLYNN

Mailing Address: _____

Assessor Map and Taxlot: 38-14-19D 71.901

Subject Property Address: NOT YET ASSIGNED. LOCATED ADJACENT TO:
2450R PISTOL RIVER LOOP, PISTOL RIVER, OR 97444



Delivering more than
just test results

ALG ORELAP ID #OR100012
361 West 5th Ave
Eugene, OR 97401
TEL: (541) 485-8404 FAX: (541) 484-5995
Website:

Analytical Report

Date Reported: 3/19/2018

WO#: 1803647
CLIENT: McCowan Clinical Laboratory, Inc.
Location: Pistol River Loop Road; Gold Beach, OR
Project: Lisa Robbins - Gold Beach Pump & Electric
Sample Source: Well

Received Date: 3/15/2018 10:55:00 AM
Sampler Name: Sandy
Matrix: Drinking Water
Treatment: Untreated

Lab ID: 1803647-001 Client Sample ID Faucet at Pumphouse Collection Date: 3/13/2018 1:45:00 PM

Analyses	Method	ORELAP			Analyst	PQL	MCL	Result	Units	Qual
		Status	Date Analyzed							
Arsenic	SM 3113 B	A	03/16/2018 10:14	KG	0.00200	0.0100	ND	mg/L		
Nitrate-N	EPA 300.0	A	03/15/2018 12:40	MJ	0.100	10.0	4.47	mg/L		

Kimberly J. Reeve Morghan

Kimberly Reeve Morghan
Quality Manager

Definitions: A Accredited by ORELAP
 LOD Limit of Detection
 MCL Maximum Contaminant Level
 ND Not Detected at the Reporting Limit
 PL Permit Limit
 PQL Practical Quantitation Level or Reporting Limit

Qualifiers:

State of Oregon - Drinking Water Program
Microbiological Analysis (Coliform) Reporting Form for Public Water Supplies dt 2015-11

PWS# 4 1

PWS or CLIENT Name: LISA ROBBINS

City, County: PISTOL RIVER, CURRY

Phone: _____ Fax: _____

Return address:
Name: GOLD BEACH PUMP & ELECTRIC

Address: P.O. BOX 392

City, State, Zip: GOLD BEACH, OR 97444

ORELAP#: OR100026

Lab Name: MCCOWAN CLINICAL LABORATORY

Address: 178 W COMMERCIAL
COOS BAY, OR 97420

Phone/Fax: 541-267-7853 / 541-267-4025

IDEXX Bottle Lot#: GM010

Lab Sample ID#: 20180399

Sample Collected Date/Time: 03 / 13 / 2018 1345 PM AM PM Chlorinated: No Yes

Collected By: SANDY GOLD BEACH PUMP & ELEC CCB 145743 7-146CPI Free Chlorine: _____ mg/L

Physical Address: TAX LOT 3814-19A-700 / PISTOL RIVER LP. RD.

Sampled Point (ex. "SINK"): FAUCET AT PUMP HOUSE

DISTRIBUTION Sample Type: Routine *Repeat Temporary Routine Special

SOURCE Sample Type: *Triggered *Confirmation Assessment Special

*Date of Initial Positive: ____ / ____ / ____ *Original Positive ID#: _____

Source ID: SRC- _____ Source name (ex. "WELL #1"): _____

SAMPLE NOTES RAW SAMPLE ON SITE. PH 6.4, TDS 30 ppm

LAB USE ONLY

Sample Received Date/Time: 03 / 14 / 2018 08:00 AM AM PM Initials: LP Temp: 8 °C

Courier Evidence of cooling? Yes No

Analysis Start Date/Time: 03 / 14 / 2018 13:36 AM AM PM Initials: LP

ORELAP Method(s): Collert® Collert-18® SM 9223 SM 20th Ed.

Sample Results do not meet NELAC Standards because (check all that apply):

- Not received in lab-supplied bottle
- Not incubated at proper temperature
- Not received at proper temperature (below 10°C)
- Other reason:

Sample Invalidation:

- Over 30 hours
- Leak
- Heavy Non-Coliform growth

Test Results:

Total Coliforms: Present Absent

E. Coll: Present Absent

Analysis Complete Date/Time: 03 / 15 / 2018 13:35 AM AM PM

Analyst: [Signature]

Review by: [Signature] 03 / 16 / 2018

Reported By: [Signature] Report Date 03 / 16 / 2018

OHA USE ONLY

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of NELAC unless otherwise noted. This report shall not be reproduced except in full, without written consent of this laboratory. Send results to DHS-DWP P.O. Box 14350, Portland, OR 97293-0350 Phone 503-771-673-0416



Oregon

Kate Brown, Governor

Scan ID
418443

Department of Environmental Quality
Western Region Coos Bay Office
381 N Second Street
Coos Bay, OR 97420
(541) 269-2721
FAX (541) 269-7984
TTY 711

March 9, 2016

SITE EVALUATION REPORT

Lisa Robbins

SCANNED

MAR 17 2016

COOS BAY OFFICE

Dear Ms. Robbins:

I evaluated the property referenced below to determine if an onsite wastewater disposal system that complies with State of Oregon Rules could be located on the parcel. I **approved** the site for the system described in the "Approved System Specifications" section of the Field worksheet. This site approval runs with the land and will automatically benefit subsequent owners. The site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office (excavation that could affect setbacks, placement of wells or utilities, etc.). **Alterations made to the site may invalidate this approval.**

Applicant Name: Lisa Robins

Application Number: 418443

Township: 38 **Range:** 14 **Section:** 19D **Tax Lot:** 901 **County:** Curry

If you believe the site evaluation is in error or that a variance from approval conditions is necessary, please contact our office for more details.

This is not your permit. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

If you have any questions regarding this report, please contact DEQ at 541-269-2721, ext. 225.

Sincerely,

Sean Rochette, CPSS
Onsite Wastewater Specialist

Attachments: Field Worksheet, Additional Conditions of Approval, Approved Area Site Plan