



CURRY COUNTY COMMUNITY DEVELOPMENT
94235 MOORE STREET, SUITE 113
GOLD BEACH, OREGON 97444

21-000262

Becky Crockett
Planning Director

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

File # AD-2123 Fee \$ 500.00 Receipt # _____ Accepted by _____

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

RV DURING CONST.

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

Application Date: 8/20/21 10/12/21 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 Altaira Wilhelm
Mailing Address: _____
City, State, ZIP: _____
Telephone #: _____ E-Mail: _____

2. APPLICANT

Name Altaira Wilhelm
Mailing Address: _____
City, State, ZIP: _____
Telephone #: _____ E-Mail: _____

3. AGENT (If Any)

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

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

SFD with standard septic & well, approximate house size ~750sqft
plans forthcoming.

5. PROPERTY INFORMATION

Assessor Map # R20014/3315-03C Tax Lot (s) 800
Zoning: R2 Total Acreage 7.98



6. **PROPERTY LOCATION**

Address (if property has a situs address) TBD Fir Rd

Description of how to locate the property Turn onto Fir Rd off Hwy 101,
stay right on Fir Rd after bridge, continue ~.4mls to a T-junction,
turn left & gravel driveway is next right.

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

☒ Vacant ☐ Developed; Describe existing development
Driveway to 2 undeveloped pads, mixed coastal forest.

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

Residential area consisting of intermittent houses on acreage, mixed coastal forest,

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
Sewage Disposal Standard Septic System
Electrical Power Coos-Curry Electric Cooperative, Inc.
Telephone Service n/a
Fire Department/District Port Orford
School District Driftwood Elementary

10. **ROAD INFORMATION**

Nearest Public Road Hwy 101

Private Roads Serving the Property Fir Rd

Road Condition good

Legal Status _____

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)

Existing logging roads improved for driveway use, culvert for intermittent
seasonal stream crossing driveway.

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

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

SW facing bullnose ridge slope with convex side slope,
complex non-uniform slopes.

Vegetation (Briefly describe the vegetation on the property)

Mixed coastal forest consisting of alder, spruce, cedar, fir & tan oak.
Salal, ferns & huckleberry understory.

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) Altair Wilhelm ;
Stavroula ;
____ ;
____ ; 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) R20014

and Tax Lot(s) 800

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 Altira Wilhelm
- (2) Signature _____
Print Name _____
- (3) Signature _____
Print Name _____
- (4) Signature _____
Print Name _____

ADDITIONAL NOTES:

All fees must be paid at the time your application is filed. Staff will examine the application when filed to check for completeness and will not accept it if required items are missing. A final completeness check will be made prior to doing public notice regarding the pending decision. If it is determined to be incomplete or the findings are insufficient you will be notified and you must provide the required information in a timely manner to avoid denial of the request.

ORS 215.427 required the county to take final action on a land use application (except for plan/zone changes) including all local appeals within 120 days if inside an Urban Growth Boundary (UGB) or 150 days if outside a UGB once the application is deemed complete.

PLOT PLANS:

All applications require that a plot plan of the subject property be included with the application form. The plot plan is an understandable map of your property and its relationship to adjacent properties. The plot plan must show certain essential information that is needed for the staff and the decision makers in the evaluation of your request. The plot plan is also incorporated into the public notice sent to adjacent property owners and affected agencies. The plot plan should be prepared on a single sheet of paper (preferable 8 ½ x 11") so copies can easily be reproduced for review.

An example plot plan is attached to this form to give you an idea of what information should be included on your plan and how it should be drawn. The plot plan does not have to be prepared by a surveyor or engineer, and can generally be prepared by the applicant from the Assessor map of the property. The dimensional information included on the plot plan must be accurate and drawn to scale so that the plot plan reasonably represents the subject property and any development therein. If your application is for a land partition or subdivision Oregon Statute required that plat maps must be prepared by a surveyor licensed by the state.

APPLICATION CHECKLIST

Please bring this form with your completed application

SPECIFIC TYPE OF APPLICATION : Conditional Use

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 checked="" type="checkbox"/> OTHER: <u>Septic site evaluation</u> | |

☒ Proposed source of water if not in district: Well

☒ Sanitation coordination completed

☒ 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.

S.W. 1/4, SECTION 3, TOWNSHIP 33S, R15, W.M. CURRY COUNTY OREGON

IN THE NAME OF
ALTAIRA WILHELM
SEPTEMBER 2, 2021

800
7.98 AC

902
9.32 AC

1000
12.07 AC

801
7.13 AC

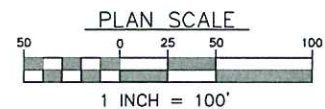
SITE PLAN
1
FIG 1

CONSTRUCTION NOTES:

1. SEE FIGURE 2 FOR SEDIMENT AND EROSION CONTROL
2. SEE FIGURE 5 FOR SEPTIC SYSTEM

LEGEND

- DRAIN FIELD LATERAL
- PROPOSED WELL LOCATION
- INTERMITTENT STREAM
- SECTION LINES



DISCLAIMER: THIS MAP IS FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF THE PROPOSED SEWER SYSTEM AND IS NOT INTENDED TO PROVIDE LEGAL DIMENSIONS OR LOCATIONS OF PROPERTY LINES.

ALTAIRA WILHELM
TAX LOT 800

DETAILED SITE PLAN
PLANS FOR CONSTRUCTION OF SEPTIC TANK

FIG. # 1

DATE: SEPTEMBER 24, 2021

WILHELM RESIDENCE

GENERAL NOTES

1. THE IMPLEMENTATION OF THESE EROSION CONTROL PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE FACILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED.
2. THE EROSION CONTROL FACILITIES SHOWN ON THE PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS DURING THE CONSTRUCTION PERIOD. THESE FACILITIES SHALL BE UPGRADED AS NEEDED FOR THE UNEXPECTED STORM EVENTS AND TO INSURE THAT SEDIMENT AND SEDIMENTATION-LADEN WATER DOES NOT LEAVE THE PROJECT.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL DRIVEWAYS WHERE VEHICLES WILL ENTER OR EXIT ACROSS THE CONSTRUCTION AREAS OVER DISTURBED GROUND (I.E. EXPOSED SEDIMENT AND SOILS). CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE ROADWAY IS PAVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. AND ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC LEAVING THE SITE.
5. EROSION CONTROL STRUCTURES BELOW SODDEN AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
6. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
7. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGE FROM THE SITE.
8. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
9. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER AND DUST CONTROL POLYMERS, AS NEEDED, ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. IF THE VEHICLE TRACKING CONTROL AREAS ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD, IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
12. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
13. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, FILTER FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT. SUCH FILTER FENCES SHALL BE CONSIDERED TO BE THE CONTRACTORS RESPONSIBILITY AND NOT INCLUDED IN THE QUANTITY OF FILTER FENCE AS SHOWN OR DESCRIBED IN THIS PLAN.
14. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
16. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING.
 - A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF CLOGGING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
 - B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, RESEEDED, AND WATERED AS NEEDED.
 - C. FILTER FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
 - D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPLACING OR TOP DRESSING OF THE CONSTRUCTION ENTRANCES WITH CLEAN ROCK, AS CONDITIONS DEMAND.
 - E. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
 - F. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT IN THE SEDIMENTATION BASINS SHALL NOT EXCEED THE SEDIMENTATION CLEANOUT LEVEL.
 - G. SUB-GRADE GRAVEL BARRIERS SHALL BE INSTALLED BETWEEN DISTURBED AREAS AND NEW CURBS. GRAVEL BARRIERS SHALL BE INSTALLED AS PART OF FOOTINGS, FOUNDATIONS, DRIVEWAYS, ETC. SUB-GRADE GRAVEL BARRIERS SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MINIMUM DEPTH OF 4 INCHES.

**ALTAIRA WILHELM
TAX LOT 800**

**EROSION AND SEDIMENT CONTROL PLAN
PLANS FOR CONSTRUCTION OF SEPTIC TANK**

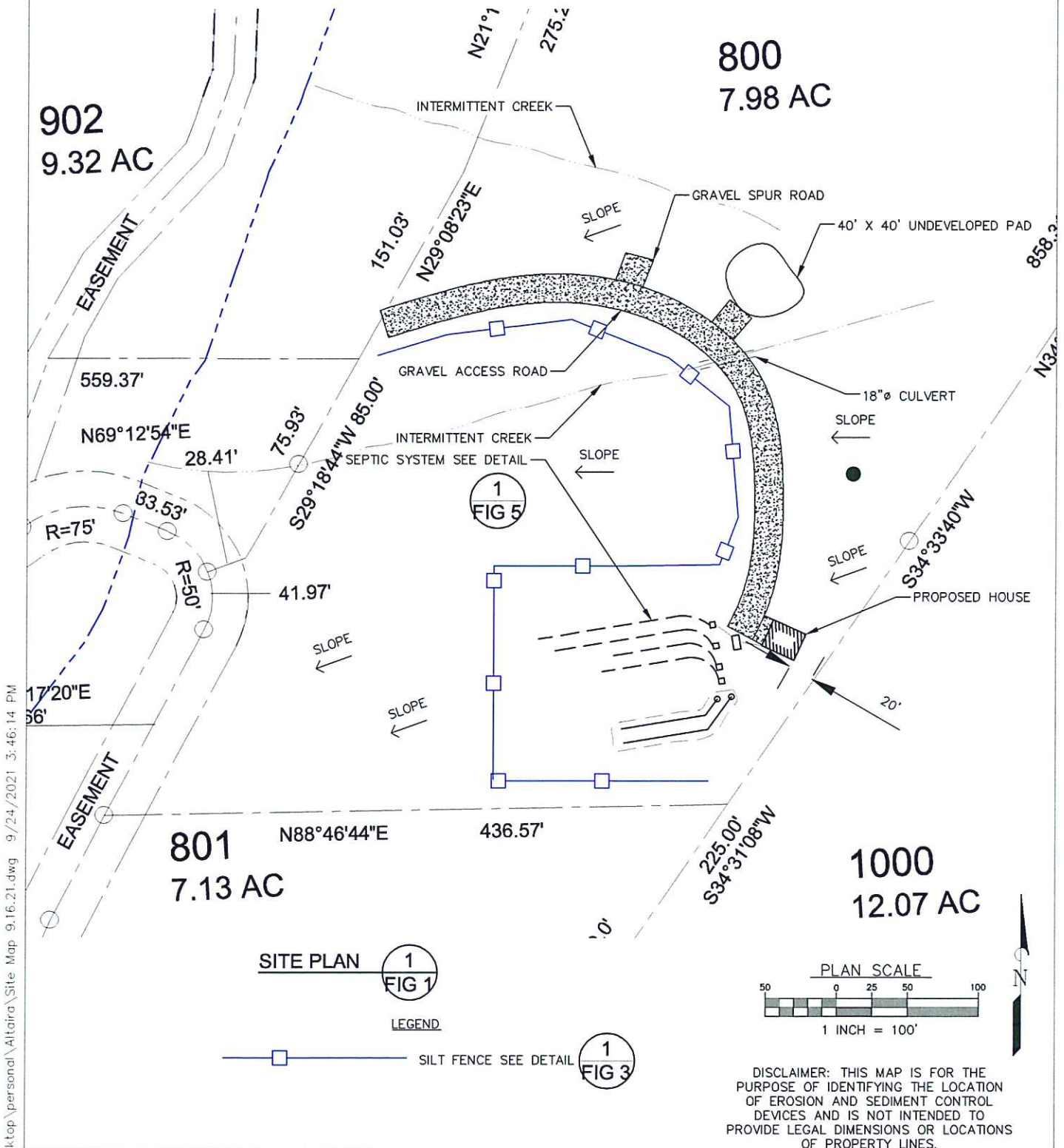
FIG. # 4

DATE: SEPTEMBER 24, 2021

WILHELM RESIDENCE

S.W. ¼, SECTION 3, TOWNSHIP 33S, R15, W.M. CURRY COUNTY OREGON

IN THE NAME OF
ALTAIRA WILHELM
SEPTEMBER 2, 2021



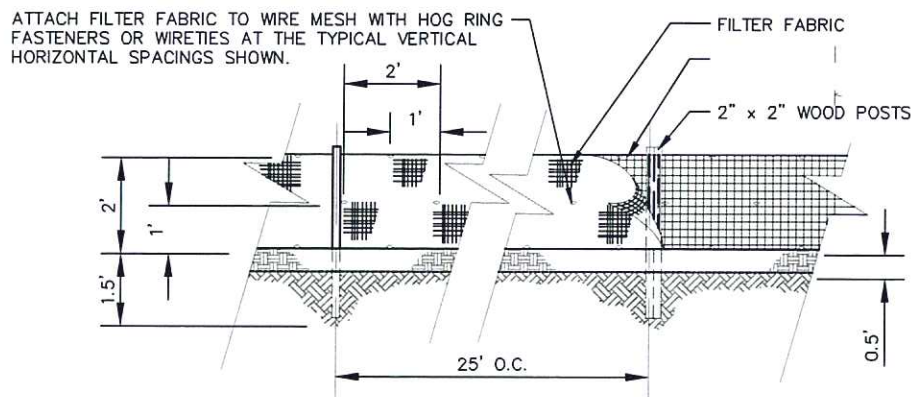
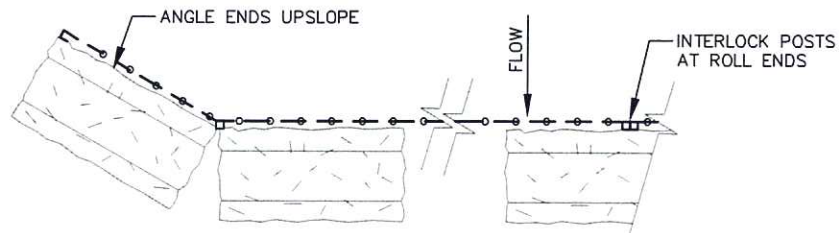
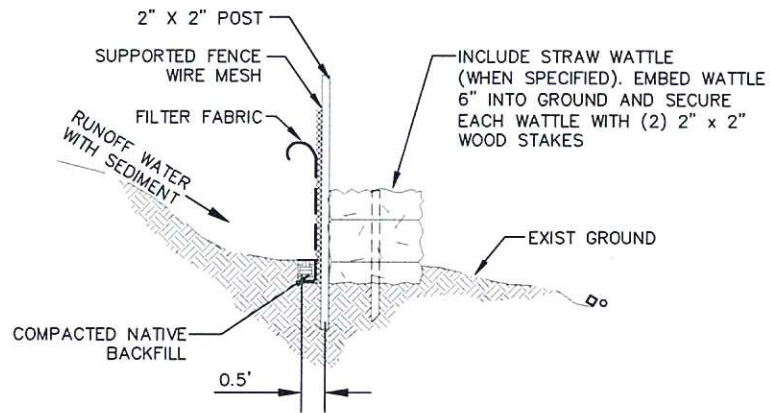
ALTAIRA WILHELM
TAX LOT 800

EROSION AND SEDIMENT CONTROL PLAN
PLANS FOR CONSTRUCTION OF SEPTIC TANK

FIG. # 2

DATE: SEPTEMBER 24, 2021

WILHELM RESIDENCE



FIELD FABRICATED SILT FENCE DETAIL
NOT TO SCALE

1
FIG 3

ALTAIRA WILHELM
TAX LOT 800

EROSION AND SEDIMENT CONTROL PLAN
PLANS FOR CONSTRUCTION OF SEPTIC TANK

DATE: SEPTEMBER 24, 2021

WILHELM RESIDENCE

FIG. #3