



CURRY COUNTY COMMUNITY DEVELOPMENT

94235 MOORE STREET, SUITE 113  
GOLD BEACH, OREGON 97444

22-000076

Becky Crockett  
Planning Director

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

File # MP-2201 Fee \$ 4,000 Receipt # \_\_\_\_\_ Accepted by \_\_\_\_\_

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

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

W/ PLANNING COMMISSION  
APPROVAL

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 DEBORAH A. LANDER

Mailing Address: P.O. BOX 665

City, State, ZIP: GOLD BEACH, OR. 97444

Telephone #: \_\_\_\_\_ E-Mail \_\_\_\_\_

2. APPLICANT

Name JOHN LANDER

Mailing Address: P.O. BOX 665

City, State, ZIP: GOLD BEACH, OR. 97444

Telephone #: 541-425-0182 E-Mail John.Lander@construction.com

3. AGENT (If Any)

Name: DOUGLAS C. MCMAHAN / STUNTZNER ENG. & FORESTRY

Mailing Address: P.O. BOX 118

City, State, ZIP: COOS BAY, OR. 97240

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

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

PARTITION TAX LOT 2101 (36S 14W 21) INTO 3 PARCELS  
WITH PRIVATE STREET AS SHOWN ON TENTATIVE  
PROPOSED NAME "SAUNDER'S CREEK CROSSING."

5. PROPERTY INFORMATION

Assessor Map # 36S 14W 21 Tax Lot (s) 2101

Zoning: R-2 Total Acreage 9.70 ACRES



6. **PROPERTY LOCATION**

Address (if property has a situs address) \_\_\_\_\_

Description of how to locate the property JERRY FLAT ROAD TO SAUNDERS  
CREEK ROAD, 1/4 MILE EAST ON LEFT SIDE OF ROAD

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

☐ Vacant ☒ Developed; Describe existing development

WATER MAINS ARE IN PLACE

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

RESIDENTIAL PARTITIONS TO SOUTH & WEST, FOREST  
LAND TO NORTH EAST, SAUNDERS CREEK TO SOUTH

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 CITY OF GOLD BEACH

Sewage Disposal SEPTIC

Electrical Power COOS-CURRY ELECTRIC

Telephone Service CHARTER

Fire Department/District GOLD BEACH RURAL

School District GOLD BEACH

10. **ROAD INFORMATION**

Nearest Public Road JERRY'S FLAT ROAD

Private Roads Serving the Property SAUNDERS CREEK ROAD

Road Condition GRAVEL

Legal Status PRIVATE OWNED

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)

PRIVATE STREET TO BE CONSTRUCTED  
IN LOCATION SHOWN ON TENTATIVE MAP

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

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

SOUTHERLY PORTION, MOSTLY FLAT TO SLOPE NORTH

Vegetation (Briefly describe the vegetation on the property)

SOUTHERLY PORTION CLEARED WITH GRASS, NORTHERLY PORTION, TREES & NATIVE VEGETATION

**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) Deborah A. Rander;

\_\_\_\_\_;

\_\_\_\_\_;

\_\_\_\_\_; 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) 36S 14W 21  
and Tax Lot(s) 2101  
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 Deborah A. Lander  
Print Name Deborah A. Lander
- (2) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (3) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (4) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

## CONSENT

On this 16th day of March, 2022

I, DEBORAH A. LANDER  
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 36S, Range 14W,

Section 21, Tax Lot 2101, Deed Reference 2002-4069

hereby grant permission to DOUGLAS C. McMAHAN / STUNTZNER ENG. so that a(n)  
(Print Name)

PARTITION application can be submitted to the CURRY  
(Print Application Type)

County Planning Department.

Owners Signature/s

Deborah A. Lander

\_\_\_\_\_

\_\_\_\_\_

**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.




LOCATED IN THE NE¼ & SE¼ OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 14 NORTH, WEST OF THE WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON  
(WITHIN PARCEL 3 OF PARTITION PLAT P-2018-06)

IREMONT TUBBER, LLC, C/O RYAN, LLC  
INST. NO. 2014-04074, CDDR  
36-14-21  
TAX LOT 2300, 108R14820  
P.O. BOX 480329, 77036  
HOUSTON, TX.

**LEGEND**

INST. = INSTRUMENT  
CCOR = CURRY COUNTY DEED RECORD  
C.S. = COUNTY SURVEY FILE NO.  
PG = PAGE OF CCOR  
SF = SQUARE FEET

 = APPROVED SEPTIC AREA

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S00°36'18"W	22.22'
L2	N00°48'47"E	24.16'
L3	R(NB9°05'00"W 58.86')	
L4	S89°09'21"W 58.66'	R(58.75')



**Shimz Inc.**  
  
 100 S. 4TH ST.  
 P.O. BOX 140  
 COOS BAY, OREGON 97403  
 Representing: 1st Energy, 1st Energy - 1st Technology - West Niles

**ASSOCIATES**  
 100 S. 4TH ST.  
 COOS BAY, OREGON 97403

**INTERAID**  
 100 S. 4TH ST.  
 COOS BAY, OREGON 97403

**MAIN AND DIVERSIFIED LAMINATE**  
 P.O. BOX 660  
 GRAND BEACH, CALIF. 90414

**1ST ENERGY**  
 100 S. 4TH ST.  
 COOS BAY, OREGON 97403

**1ST TECHNOLOGY**  
 100 S. 4TH ST.  
 COOS BAY, OREGON 97403

**WEST NILES**  
 100 S. 4TH ST.  
 COOS BAY, OREGON 97403

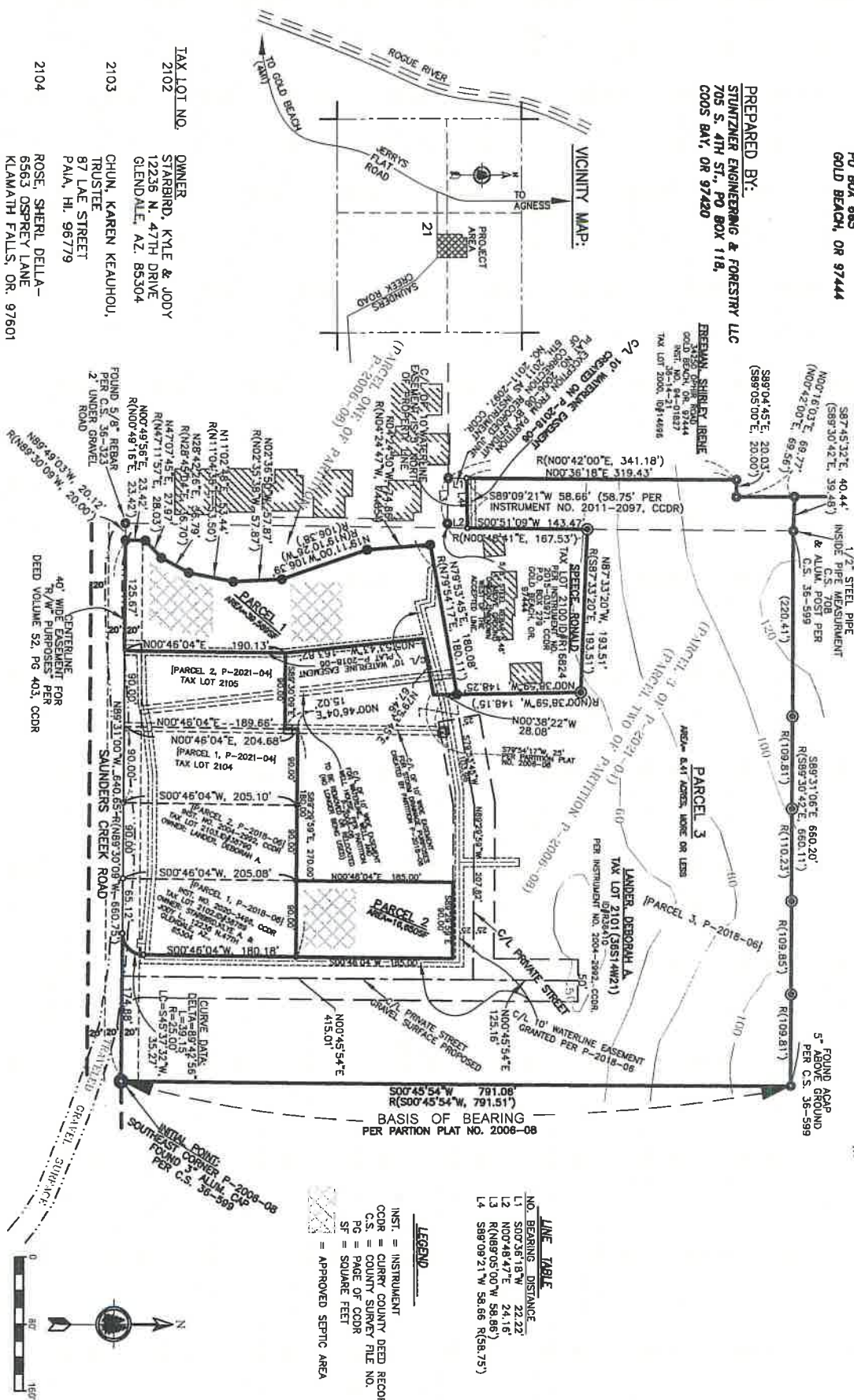
OWNER:  
DEBORAH A. LANDER  
PO BOX 665  
GOLD BEACH, OR 97444

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

TENTATIVE PARTITION PLAT  
LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 14  
WEST OF THE WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON  
(WITHIN PARCEL 3 OF PARTITION PLAT P-2018-06)

TREASANT TRUBER, LLC, C/O RYAN, LLC  
1014-04074, CCR  
INST. NO. 36-14-18814820  
TAX LOT 2000, DEPT. 9  
P.O. BOX 480329, 77056  
HOUSTON, TX

TAX LOT NO.  
2102  
DINNER  
STARIBIRD, KYLE & JODY  
12236 N. 47TH DRIVE  
GLENDALE, AZ. 85304  
2103  
CHUN, KAREN KEAUNOHU,  
TRUSTEE  
87 LAE STREET  
PALA, HI. 96779  
2104  
ROSE, SHERI DELLA-  
6563 OSPREY LANE  
KLAMATH FALLS, OR. 97601  
2105  
FEOLA, KATRINA  
95623 JERRY'S FLAT ROAD  
GOLD BEACH, OR. 97444



DOUGLAS C. MCMAHAN, LS 1915  
REGISTERED 12/31/22

**Stuntzner Engineering & Forestry LLC**  
705 S. 4TH ST.  
PO BOX 118  
COOS BAY, OREGON 97420  
PHONE: (541) 387-5272  
FAX: (541) 387-5288  
www.stuntzner-engineering.com  
KATRINA AND DEBORAH LANDER  
PO BOX 665  
GOLD BEACH, OR. 97444



WARRANTY DEED (INDIVIDUAL)

JOYCE M. WALKER, as an estate in fee simple, herein called grantor, convey(s) to JOHN R. LANDER and DEBORAH A. LANDER, husband and wife all that real property situated in the County of CURRY, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

As Described in Exhibit "A" Attached

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$200,000.00.

Dated this 11 day of July, 2002.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Joyce M. Walker  
JOYCE M. WALKER

STATE OF OREGON, County of Curry) ss.

July 11, 2002 personally appeared the above named JOYCE M. WALKER and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Carol J. Noble  
Notary Public for Oregon

My commission expires: 1-23-2003

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

WARRANTY DEED (INDIVIDUAL)

JOYCE M. WALKER  
TO  
JOHN R. LANDER and DEBORAH A.  
LANDER

After Recording Return to:  
Curry County Title, Inc.  
P.O. Box 672, 29820 Ellensburg Ave.  
Gold Beach, OR 97444

Send Tax Statements To:  
JOHN R. LANDER  
DEBORAH A. LANDER  
P.O. Box 652  
Salem, OR 97308

07/12/2002 03:37 REC FEE: \$31.00  
CURRY COUNTY, OR, RENEE KOLEN - COUNTY CLERK

PAGE #: 0001 OF 0002  
INST#: 2002 4069 \*\*

683506-  
Return to:  
CURRY COUNTY TITLE, INC.  
P.O. Box 672-Gold Beach, OR 97444

Exhibit A

Beginning at an iron pipe in Section Twenty-one (21), Township Thirty-six (36) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, 1598.1 feet West 22.2 feet South of the Quarter Section Corner on the East boundary of said Section 21;

Thence North 0° 42' East 660 feet;  
Thence South 89° 40' East 330 feet;  
Thence South 0° 42' West 792 feet;  
Thence North 89° 40' West 330 feet;  
Thence North 0° 42' East 132 feet to the place of beginning.

ALSO beginning at a stake in Section Twenty-one (21), Township Thirty-six (36) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, 1598.1 feet West and 22.2 feet South of the Quarter Section Corner on the East boundary of said Section 21;

Thence North 0° 42' East 660 feet;  
Thence North 89° 40' West 330 feet;  
Thence South 0° 42' West 792 feet;  
Thence South 89° 40' East 330 feet;  
Thence North 0° 42' East 132 feet to the place of beginning.

EXCEPTIONS:

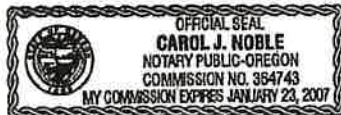
- Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or right of private parties over any portion lying within existing roadways or driveways not disclosed by the public records.
- Reservation Agreement, including the terms and provisions thereof;  
Recorded : March 9, 1940 DV: 25 Page: 534  
By : Camille Long and J.C. Long  
Between : John B. Davis and Alice Davis
- Taxes paid as follows:  
Year : 2001-2002  
Amount : \$1,165.60  
Exemption : Veterans' Exception  
If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.  
Map: 36-14-21 Tax Lot: 2100 (R16824)

OA

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That John R. Lander and Deborah A. Lander, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Deborah A. Lander hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Curry, State of Oregon, described as follows, to-wit:

see exhibit A



(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (If the sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of May, 2004; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.430.

STATE OF OREGON,

County of Curry ss.

The foregoing instrument was acknowledged before me this May 12, 2004, by

John R. Lander + Deborah A. Lander

Carol J. Noble  
Notary Public for Oregon

(SEAL)

My commission expires: 01/23/2007

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_,

a \_\_\_\_\_ corporation, on behalf of the corporation,

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

John R. Lander  
Deborah A. Lander

GRANTOR'S NAME AND ADDRESS

Deborah A. Lander

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Deborah A. Lander  
P.O. Box 665  
Gold Beach, OR 97444  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Deborah A. Lander  
P.O. Box 665  
Gold Beach, OR 97444  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/title/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

## Exhibit A

### Parcel 1

John Landcr Replat Portion of Lot 4 Landcr Subdivision Lot 3 Curry County, Oregon

### Parcel 2

John Landcr Replat Portion of Lot 4 Landcr Subdivision Lot 2 Curry County, Oregon

### Parcel 3

Beginning at an iron pipe in Section Twenty-one (21), Township Thirty-six (36) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, 1698.1 feet West 22.2 feet South of the Quarter Section Corner on the East boundary of said Section 21;

Thence North 0° 42' East 660 feet;  
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Thence South 0° 42' West 792 feet;  
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#### EXCEPTIONS:

- Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or right of private parties over any portion lying within existing roadways or driveways not disclosed by the public records.
- Reservation Agreement, including the terms and provisions thereof;  
Recorded : March 9, 1940 DV: 25 Page: 634  
By : Camille Long and J.C. Long  
Between : John B. Davis and Alice Davis

CURRY COUNTY, GOLD BEACH, OR FEE \$31.00  
RENEE KOLEN, COUNTY CLERK

05/12/2004 #2004-2992  
02:12:23PM 2 OF 2





# CURRY COUNTY COMMUNITY DEVELOPMENT

94235 MOORE STREET, SUITE 113  
GOLD BEACH, OREGON 97444

RECEIVED

OCT 18 2021

CITY OF GOLD BEACH

Becky Crockett  
Planning Director

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

## SERVICE PROVIDER CONFIRMATION FORM

TO:

Name of Service Provider:

City of Gold Beach  
(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 of 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:

The parcels in question have water services stubbed out to them, but no meters have been installed.

Bill Naudal, Public Works Director 10/19/2021  
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:

John & Deborah Landers are proposing another Partition proposing 2 new parcels.

Agent  
Applicant/Owner name: Douglas C. McMahan / STUNTZNER ENG.  
Mailing Address: P.O. Box 118  
Coos Bay, OR 97420  
Assessor Map and Taxlot: 36514w 21 TAX LOT 2101  
Subject Property Address: \_\_\_\_\_

dcmcmahan@stuntzner.com



# CURRY COUNTY COMMUNITY DEVELOPMENT

94235 MOORE STREET, SUITE 113  
GOLD BEACH, OREGON 97444

RECEIVED

OCT 18 2021

CITY OF GOLD BEACH

Becky Crockett  
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(Water, Sewer, Fire, Electric, etc)

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The parcels in question have water services stubbed out to them, but no meters have been installed.

Phil Mandall, Public Works Director 10/19/2021  
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:

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Agent  
Applicant/Owner name: Douglas C. McMahan / STUNTZNER ENG.  
Mailing Address: P.O. Box 118  
Coos Bay, OR 97420  
Assessor Map and Taxlot: 36514w 21 TAX LOT 2101  
Subject Property Address: \_\_\_\_\_

dcmcmahan@stuntzner.com



## CURRY COUNTY COMMUNITY DEVELOPMENT

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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 Electric 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:

Approved

Zoe Adams - Staking Engineer  
Name / Title

10-20-21  
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:

John & Deborah Lander - are proposing  
another Partition - Proposing 2 New Parcels.

Applicant / Owner name: Agent Douglas C. McMahan / STUNTZNER ENG  
Mailing Address: P.O. Box 118, Coos Bay, OR 97420

Assessor Map and Taxlot: 36 S 14W 21 TAX LOT 2101  
Subject Property Address: \_\_\_\_\_

dmcmahan@stuntzner.com

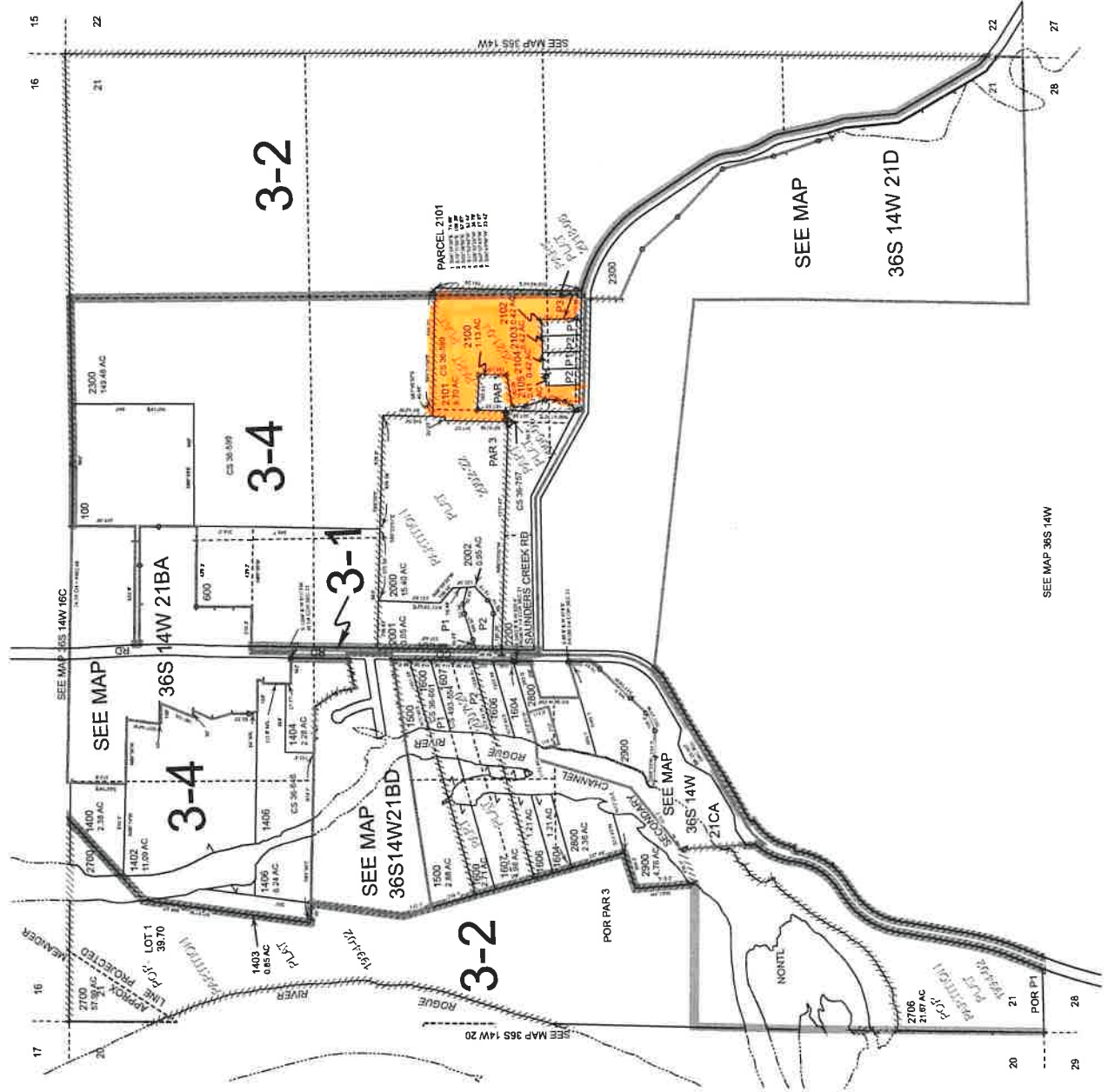
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 21 T.36S. R.14W. W.M.  
CURRY COUNTY

1" = 400'

36S14W21  
& INDEX

Cancelled  
200 THRU 500  
700 THRU 1300  
1401  
1405  
1605 THRU 1603  
1605  
1700 THRU 1903  
2301  
2302  
2400  
2401  
2600 THRU 2602  
2701 THRU 2705  
2707 THRU 2709  
2702M1 & M2  
2704M1 & M2  
2705M1 & M2



Revised: RAA  
08/05/2021

36S14W21  
& INDEX



361421



3.88 S & W 678.8' FROM 1/4 COR SEC 21

This aerial map displays a residential neighborhood with various property lots. The central focus is lot 3614, which is a large, irregularly shaped lot. To its north (top) are several smaller lots, including 2101, 2102, 2103, 2104, and 2105, which are arranged in a row. Further north is lot 2200, which is a large lot with a house and a pool. To the east (right) of lot 3614 is lot 2000, which is a large lot with a house and a pool. To the west (left) of lot 3614 are lots 200, 300, 400, 500, 602, 603, 607, and 2600. A road labeled 'SANDERS CREEK RD' runs vertically through the center of the map, separating the western lots from the eastern ones. The map is oriented with North at the top.





# CURRY COUNTY DEPARTMENT OF PUBLIC SERVICES

94235 MOORE STREET  
PO Box 746  
GOLD BEACH, OREGON 97444

David J. Pratt, AICP  
Director

Phone (541) 247-3304  
FAX (541) 247-4579

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY  
-This is not a construction permit-

John Lander  
Deborah Lander  
PO Box 665  
Gold Beach, OR 97444

January 16, 2007

RE: **Site Evaluation Results – Site Approval – SE #08-181-07**  
Township/Range/Section: 36-14-21 Tax Lot: 2101 (Proposed Lot 7)  
Lot size: 12.52 / 0.37 (Proposed) Road Location: Saunders Creek Rd. County: Curry

Your site was evaluated for suitability of on-site sewage disposal systems on the following date(s):  
10/24//2007.

Based on this evaluation, the following on-site sewage disposal systems approved:

**Initial System:** Advanced Treatment II, or Conventional Sand Filter, both Capping Fill with  
Gravelless Pressurized Trenches; 175 linear feet drainfield (See conditions page 2)

**Replacement System:** Advanced Treatment II, or Conventional Sand Filter, both Capping Fill with  
Gravelless Pressurized Trenches; 175 linear feet drainfield (See conditions page 2)

Details of the site evaluation are included in the Site Evaluation Report that is enclosed. The Site  
Evaluation Report also includes more specific information and further conditions of site approval.

## NEXT STEP – APPLYING FOR A CONSTRUCTION/INSTALLATION PERMIT

When you are ready to proceed with system construction, contact this office to get a permit application  
package. The permit must be issued by Curry County Public Services before you can start construction.

## REQUEST FOR SITE EVALUATION REPORT REVIEW OR REQUEST FOR VARIANCE

If you believe that an error was made in the evaluation of your property, you may apply for a Site  
Evaluation Report Review at a cost of \$440. If you would like to apply for a Variance from one or more of  
the On-Site Sewage Disposal rules, you may apply for a Variance at a cost of \$1340. If you are interested  
in either of these actions, please contact the undersigned for more details before you proceed.

Best wishes on a successful project. If you have any other questions about this report, please feel free to  
call me at (541) 247-3304.

Sincerely,

Sara Hunter, R. S.  
Curry County On-Site Environmental Health Specialist  
Enclosure: Site Evaluation Report

# Site Evaluation Report or On-Site Sewage Disposal System Suitability

Site Location: T-R-S/ TL: 36-14-21 /2101 (Proposed Lot 7)

Applicant: John Lander and Deborah Lander

Date(s) of Site Evaluation: 10/24/2007

Curry County Onsite Specialist: Sara Hunter, R.S.

DATE OF REPORT: JANUARY 16, 2008

## GENERAL DESCRIPTION OF SITE EVALUATIONS

Sewage contains disease-causing organisms and other pollutants that can cause adverse impacts to human health and the environment. An on-site sewage disposal system must treat and dispose of sewage in a way that will not cause a public health hazard, contaminate drinking water supplies, or pollute public waters.

Proper treatment in an on-site system begins with primary treatment in the septic tank. The septic tank separates the solid particles in sewage from the liquid. The liquid that comes out of the septic tank is called effluent. The effluent may then be dispersed in the soil for further treatment or discharged into a secondary treatment device such as a sand filter or aerobic treatment unit prior to dispersal in the soil. For proper treatment, the effluent must slowly infiltrate into the underlying soil. Dissolved wastes and bacteria in the effluent are trapped or adsorbed to soil particles or decomposed by microorganisms. This process removes disease-causing organisms, organic matter, and most nutrients. Effluent that comes to the ground surface (through poor soils or other problems with the system) can be a possible health hazard because it may still contain some disease-causing organisms. Soil that drains too quickly may not give the effluent enough treatment and may result in groundwater contamination.

The purpose of the evaluation was to locate suitable soils in an area that is large enough for both the initial drainfield area and the replacement drainfield area. The criteria used for this site evaluation is found in the Oregon Administrative Rules (OAR) 340-071.

Soil test pits and other site features evaluated during the site inspection, the following features were evaluated:

- Soil types - how well they drain and other evidence of good soil structure for treatment
- Depth to groundwater
- Wells located on the site or adjacent sites.
- Slopes, escarpments, ground surface variations, topography
- Creeks or springs on the site or adjacent properties
- Whether the soils have been disturbed
- Setbacks from property lines, buildings, water lines, and other utilities
- Other site features that might affect the placement of the septic system.



### **Approved Systems**

Based on the evaluation of the site conditions, the following on-site sewage disposal systems are approved:

- Initial System:** System Type: Advanced Treatment II, or Conventional Sand Filter, both Capping Fill with Pressurized Gravelless Trenches  
Minimum Septic Tank Size: 1500-gallon 2-compartment tank  
Linear feet of drainfield: 175  
Distribution Method: Equal  
Trench Depths – Maximum: 12" and Minimum: 10"  
Note: 24-inch cap required
- Replacement System:** System Type: Advanced Treatment II, or Conventional Sand Filter, both Capping Fill with Pressurized Gravelless Trenches  
Minimum Septic Tank Size: 1500-gallon 2-compartment tank  
Linear feet of drainfield: 175  
Distribution Method: Equal  
Trench Depths – Maximum: 12" and Minimum: 10"  
Note: 24-inch cap required
- Setback Requirements:** 10-ft setback from property lines and 100-ft from any well.  
June – October installation only (Dry Soil Conditions)
- Special Conditions:** Will require in-filter pump or pump basin for pressurized drainfield trenches.  
***If Alternative Treatment:** Operation and Maintenance* contract with certified maintenance provider in place before permit issuance – licensed installer certified by manufacturer for installation only.

Attached is the Site Evaluation Field Worksheet, which shows the approved areas and other details of the site visit.

### **SITE LIMITATIONS**

Most sites have some limitations that will affect either location of the on-site sewage systems, or the type of system allowed. The following describes the limitations found at this site.

#### **Not Enough Area:**

There is not enough area for a standard system placement. A sand filter requires less drain field trench because it treats more of the waste products in the effluent so not as much area is necessary.

#### **Rapidly Draining Soils Are Too Close To Ground Surface (Rapid to Very Rapid Permeability)**

Rule requirement: Rapidly draining soils must be 36" or more below ground surface, and 18" or more from bottom of trench, exceptions allowed. Description: Soils provide an important part of the treatment and "sanitizing" process for sewage. Bacteria and other organisms that live in soil can destroy some pathogens; and over time, pathogens will die off. Most of this treatment occurs in areas where air is present. Once the effluent hits groundwater or saturated conditions, treatment slows down considerably. The problem with rapidly draining soils is that there is not enough time for soil bacteria to treat the sewage and for the disease causing bacteria and viruses to die off, and groundwater may be polluted.

**Possible Fixes:**

*Capping Fill* – this is a type of trench is shallower than standard drainfield trenches, and then soil is mounded over the drainfield. Not allowed where soils is fine textured, for example clays, because the sewage will tend to surface. Depending on the depth to the rapidly draining soils, a capping fill may allow enough extra soil for treatment.

*Pressurized Trenches* – This type of trench is designed to distribute the effluent over a greater area in small amounts throughout the drainfield, thereby receiving better treatment and allows for equal distribution on serial slopes.

*Sand filter with pressurized system* – sand filters provide much better treatment than septic tanks do. A pressurized drainfield allows the treated effluent to spread over a larger area. The combination of better treatment and the effluent spread over a larger area could compensate for the reduced time in the soil for treatment, at sites where rapidly draining soils are close to the ground surface.

**Additional Conditions of Site Approval**

1. This site is approved for the type of disposal system described above. Peak sewage flow into the system is limited to a maximum of 450 gallons per day, with an average sewage flow of not more than 225 gallons per day. This is normally sufficient to serve a single-family dwelling with a maximum of four (4) bedrooms. Premature failure of the treatment system may occur if either of these flow quantities is exceeded. If for some reason you expect your domestic household water use may exceed these flows, it may be advisable to increase the size of the treatment system.
2. Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
3. Both the initial and replacement disposal areas are to be protected from traffic, cover, development or other potential disturbance of natural soil conditions.
4. THE AREA MUST NOT BE SUBJECTED TO EXCESSIVE SATURATION DUE TO, BUT NOT LIMITED TO, ARTIFICIAL DRAINAGE OF GROUND SURFACES, ROADS, DRIVEWAYS AND BUILDING DOWN SPOUTS.
5. THIS APPROVAL IS GIVEN ON THE BASIS THAT THE PARCEL DESCRIBED ABOVE WILL NOT BE FURTHER PARTITIONED OR SUBDIVIDED.
6. Placement of a well within 100 feet of the approved areas may invalidate this approval.
7. The approval of this property in no way waives the requirements that may be in effect regarding the zoning or ordinances of Curry County Planning Department.

This site approval is valid until the system approved above is constructed in accordance with a DEQ or Curry County *New Construction Permit*. Technical rule changes shall not invalidate this approval but may require use of a different kind of system. If there is a technical rule change affecting this site approval, the department will attempt to notify the current property owner, as identified by the county assessor's records, in writing. Attachment: Field Worksheet

08-081-07





Owner/Applicant: LANDER Evaluator: S. HUNTER

Inspection Date(s): 10/24/07 Application Number: 08-181-07

		DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC... (0-100 cm)			
Pit 1	Pit 1	0-13	S.I	10YR 3/3	2C	CLAYE SMOOTH	VERY FIRM
		13-33	S.I / S.C	10YR 5/2	SBK	BOUNDARY	FRAGILE
		33-61	S.C	10YR 4/2	SBK	BOUNDARY	FRAGILE
Pit 2	Pit 2	0-8	S.I	10YR 3/3	SBK	BOUNDARY	FRAGILE
		8-24	S.I / S.C	10YR 3/2	2C	CLAYE SMOOTH	VERY FIRM
		24-59	S.C	10YR 4/2	SBK	BOUNDARY	FRAGILE
Pit 3	Pit 3	0-9	S.I	10YR 3/3	SBK	BOUNDARY	FRAGILE
		9-31	S.I	10YR 3/2	2C	CLAYE SMOOTH	VERY FIRM
		31-46	GRAVEL LOOSE	10YR 3/2	SBK	BOUNDARY	FRAGILE
		46-65	S.C	10YR 4/2	SBK	BOUNDARY	FRAGILE
Pit 4	Pit 4	0-10	S.I	10YR 3/3	SBK	BOUNDARY	FRAGILE
		10-34	S.I / S.C	10YR 3/2	2C	CLAYE SMOOTH	VERY FIRM
		34-48	S.I / S.C	10YR 3/2	2C	CLAYE SMOOTH	VERY FIRM
		48-64	S.C	10YR 4/2	SBK	BOUNDARY	FRAGILE
Pit 5	Pit 5	0-12	PEBBLY SIL	10YR 3/3	SBK	BOUNDARY	FRAGILE
		12-28	S.I / S.C	10YR 3/2	2C	CLAYE SMOOTH	VERY FIRM
		28-40	GRAVEL LOOSE	10YR 3/2	SBK	BOUNDARY	FRAGILE
		40-60	S.C	10YR 4/2	SBK	BOUNDARY	FRAGILE

Landscape Notes: MEDIAN / PASTURE SHORT GRASS: YES FLOW CHANNELS

Slope: LEVEL Aspect: N/A Groundwater Type: PERMEABLE

Other Site Notes: GRAVEL & SANDY SEDIMENTS FROM SANDWICH CREEK - STRONG CUT EROSION

SOIL EXHIBITS INTERIOR PROPERTIES

### SYSTEM SPECIFICATIONS

Design Flow: 450 gpd

Initial System: CONVENTIONAL SAND FILTER / PRESSURIZED GRAVELLESS FILTER ATT Treatment Standard: 2

Disposal Facility: 175 linear feet/square feet Maximum Depth: 12 inches Minimum Depth: 10 inches

Replacement System: CONVENTIONAL SAND FILTER / PRESSURIZED GRAVELLESS FILTER ATT Treatment Standard: 2

Disposal Facility: 175 linear feet/square feet Maximum Depth: 12 inches Minimum Depth: 10 inches

Special Conditions: 2-FT OF CAP REQUIRED

10-FT SETBACK TO P/L JUNE/OCTOBER 1<sup>ST</sup> INSTALLATION ONLY (DRY SOIL CONDITIONS)





# CURRY COUNTY DEPARTMENT OF PUBLIC SERVICES

94235 MOORE STREET  
PO Box 746  
GOLD BEACH, OREGON 97444

David J. Pratt, AICP  
Director

Phone (541) 247-3304  
FAX (541) 247-4579

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY  
-This is not a construction permit-

John Lander  
Deborah Lander  
PO Box 665  
Gold Beach, OR 97444

January 14, 2007

RE: **Site Evaluation Results – Site Approval – SE #08-180-07**  
Township/Range/Section: 36-14-21 Tax Lot: 2101 (Proposed Lot 6)  
Lot size: 12.52 / 0.39 (Proposed) Road Location: Saunders Creek Rd. County: Curry

Your site was evaluated for suitability of on-site sewage disposal systems on the following date(s):  
11/07/2007.

Based on this evaluation, the following on-site sewage disposal systems approved:

**Initial System:** Advanced Treatment I, or Conventional Sand Filter, with Pressurized  
Trenches; 150 linear feet drainfield (See conditions page 2)

**Replacement System:** Advanced Treatment I, or Conventional Sand Filter, with Pressurized  
Trenches; 150 linear feet drainfield (See conditions page 2)

Details of the site evaluation are included in the Site Evaluation Report that is enclosed. The Site  
Evaluation Report also includes more specific information and further conditions of site approval.

## NEXT STEP – APPLYING FOR A CONSTRUCTION/INSTALLATION PERMIT

When you are ready to proceed with system construction, contact this office to get a permit application  
package. The permit must be issued by Curry County Public Services before you can start construction.

## REQUEST FOR SITE EVALUATION REPORT REVIEW OR REQUEST FOR VARIANCE

If you believe that an error was made in the evaluation of your property, you may apply for a Site  
Evaluation Report Review at a cost of \$440. If you would like to apply for a Variance from one or more of  
the On-Site Sewage Disposal rules, you may apply for a Variance at a cost of \$1340. If you are interested  
in either of these actions, please contact the undersigned for more details before you proceed.

Best wishes on a successful project. If you have any other questions about this report, please feel free to  
call me at (541) 247-3304.

Sincerely,

Sara Hunter, R. S.  
Curry County On-Site Environmental Health Specialist  
Enclosure: Site Evaluation Report

# Site Evaluation Report or On-Site Sewage Disposal System Suitability

Site Location: T-R-S/ TL: 36-14-21 /2101 (Proposed Lot 6)

Applicant: John Lander and Deborah Lander

Date(s) of Site Evaluation: 11/7/2007

Curry County Onsite Specialist: Sara Hunter, R.S.

DATE OF REPORT: JANUARY 14, 2008

## GENERAL DESCRIPTION OF SITE EVALUATIONS

Sewage contains disease-causing organisms and other pollutants that can cause adverse impacts to human health and the environment. An on-site sewage disposal system must treat and dispose of sewage in a way that will not cause a public health hazard, contaminate drinking water supplies, or pollute public waters.

Proper treatment in an on-site system begins with primary treatment in the septic tank. The septic tank separates the solid particles in sewage from the liquid. The liquid that comes out of the septic tank is called effluent. The effluent may then be dispersed in the soil for further treatment or discharged into a secondary treatment device such as a sand filter or aerobic treatment unit prior to dispersal in the soil. For proper treatment, the effluent must slowly infiltrate into the underlying soil. Dissolved wastes and bacteria in the effluent are trapped or adsorbed to soil particles or decomposed by microorganisms. This process removes disease-causing organisms, organic matter, and most nutrients. Effluent that comes to the ground surface (through poor soils or other problems with the system) can be a possible health hazard because it may still contain some disease-causing organisms. Soil that drains too quickly may not give the effluent enough treatment and may result in groundwater contamination.

The purpose of the evaluation was to locate suitable soils in an area that is large enough for both the initial drainfield area and the replacement drainfield area. The criteria used for this site evaluation is found in the Oregon Administrative Rules (OAR) 340-071.

Soil test pits and other site features evaluated during the site inspection, the following features were evaluated:

- Soil types - how well they drain and other evidence of good soil structure for treatment
- Depth to groundwater
- Wells located on the site or adjacent sites.
- Slopes, escarpments, ground surface variations, topography
- Creeks or springs on the site or adjacent properties
- Whether the soils have been disturbed
- Setbacks from property lines, buildings, water lines, and other utilities
- Other site features that might affect the placement of the septic system.

### Approved Systems

Based on the evaluation of the site conditions, the following on-site sewage disposal systems are approved:

- Initial System:** System Type: Advanced Treatment I or Conventional Sand Filter, both with Pressurized Trenches  
Minimum Septic Tank Size: 1500-gallon 2-compartment tank  
Linear feet of drainfield: 150  
Distribution Method: Equal  
Trench Depths – Maximum: 24" and Minimum: 18"  
• *Will require in-filter pump for pressurized drainfield trenches.*
- Replacement System:** System Type: Advanced Treatment I or Conventional Sand Filter, both with Pressurized Trenches  
Minimum Septic Tank Size: 1500-gallon 2-compartment tank  
Linear feet of drainfield: 150  
Distribution Method: Equal  
Trench Depths – Maximum: 24" and Minimum: 18"  
• *Will require in-filter pump for pressurized drainfield trenches.*
- Setback Requirements:** 10-ft setback from property line and roadway and 100-ft from any well.  
June – October installation only (Dry Soil Conditions)
- Special Conditions:** **If Alternative Treatment:**  
*Operation and Maintenance* contract with certified maintenance provider in place before permit issuance – licensed installer certified by manufacturer for installation only.

Attached is the Site Evaluation Field Worksheet, which shows the approved areas and other details of the site visit.

### **SITE LIMITATIONS**

Most sites have some limitations that will affect either location of the on-site sewage systems, or the type of system allowed. The following describes the limitations found at this site.

#### **Rapidly Draining Soils Are Too Close To Ground Surface (Rapid to Very Rapid Permeability)**

Rule requirement: Rapidly draining soils must be 36" or more below ground surface, and 18" or more from bottom of trench, exceptions allowed.

Description: Soils provide an important part of the treatment and "sanitizing" process for sewage. Bacteria and other organisms that live in soil can destroy some pathogens; and over time pathogens will die off. Most of this treatment occurs in areas where air is present. Once the effluent hits groundwater or saturated conditions, treatment slows down considerably. The problem with rapidly draining soils is that there is not enough time for soil bacteria to treat the sewage and for the disease causing bacteria and viruses to die off, and groundwater may be polluted.

**Possible Fixes:**

*Capping Fill* – this is a type of trench is shallower than standard drainfield trenches, and then soil is mounded over the drainfield. Not allowed where soils is fine textured, for example clays, because the sewage will tend to surface. Depending on the depth to the rapidly draining soils, a capping fill may allow enough extra soil for treatment.

*Pressurized Trenches* – This type of trench is designed to distribute the effluent over a greater area in small amounts throughout the drainfield, thereby receiving better treatment and allows for equal distribution on serial slopes.

*Sand filter with pressurized system* – sand filters provide much better treatment than septic tanks do. A pressurized drainfield allows the treated effluent to spread over a larger area. The combination of better treatment and the effluent spread over a larger area could compensate for the reduced time in the soil for treatment, at sites where rapidly draining soils are close to the ground surface.

**Permanent Groundwater Level Is Too High**

Rule Requirement: “Permanent groundwater” refers to the groundwater table that is present year around, although the level of the groundwater table will vary during certain times of the year. A minimum of 4 feet separation is required from bottom of the trench to the permanent water table. (Sand filters require a separation from the bottom of the trench to the permanent water table: Class A soils 24-inches, Class B soils 18-inches and Class C soils – 12-inches.)

Description: Treatment of sewage occurs in the soils around the drainfield area. If groundwater contacts sewage before adequate treatment of the soils, there are three concerns:

- 1) Very little treatment occurs in saturated soils – the presence of air is required for good treatment.
- 2) Sewage may be “forced” to the surface where it poses a potential public health hazard.
- 3) Human bacteria, viruses, or parasites could get into someone’s drinking water supply.

**Possible Fixes:**

*Capping Fill* – This is a type of trench shallower than standard drainfield trenches and soil mounded over the drainfield. There must be at least 6 inches of soil between the bottom of the trench and the highest level for the permanent water table. (Not allowed where soils is fine-textured. For example: clays - because the sewage tends to surface.)

*Sand filter with Pressurized system* – sand filters provide much better treatment than septic tanks do. A pressurized drainfield allows the treated effluent to be spread over a larger area. The combination of better treatment and the effluent spread over a larger area could compensate for the reduced time in the soil for treatment, at sites where rapidly draining soils are close to the ground surface.



### **Additional Conditions of Site Approval**

1. This site is approved for the type of disposal system described above. Peak sewage flow into the system is limited to a maximum of 450 gallons per day, with an average sewage flow of not more than 225 gallons per day. This is normally sufficient to serve a single-family dwelling with a maximum of four (4) bedrooms. Premature failure of the treatment system may occur if either of these flow quantities is exceeded. If for some reason you expect your domestic household water use may exceed these flows, it may be advisable to increase the size of the treatment system.
2. Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
3. Both the initial and replacement disposal areas are to be protected from traffic, cover, development or other potential disturbance of natural soil conditions.
4. THE AREA MUST NOT BE SUBJECTED TO EXCESSIVE SATURATION DUE TO, BUT NOT LIMITED TO, ARTIFICIAL DRAINAGE OF GROUND SURFACES, ROADS, DRIVEWAYS AND BUILDING DOWN SPOUTS.
5. THIS APPROVAL IS GIVEN ON THE BASIS THAT THE PARCEL DESCRIBED ABOVE WILL NOT BE FURTHER PARTITIONED OR SUBDIVIDED.
6. Placement of a well within 100 feet of the approved areas may invalidate this approval.
7. The approval of this property in no way waives the requirements that may be in effect regarding the zoning or ordinances of Curry County Planning Department.

This site approval is valid until the system approved above is constructed in accordance with a DEQ or Curry County *New Construction Permit*. Technical rule changes shall not invalidate this approval but may require use of a different kind of system. If there is a technical rule change affecting this site approval, the department will attempt to notify the current property owner, as identified by the county assessor's records, in writing. Attachment: Field Worksheet

# SITE EVALUATION FIELD WORKSHEET

TOTAL 112,57 AC

Township: 31e Range: 14 Section: 21 Tax Reference: PROPOSED LOT 6 Parcel Size: PROPOSED 1.05  
 Owner/Applicant: LANDER Evaluator: S. HUNTER  
 Inspection Date(s): 11/7/07 Application Number: 08-180-07

## LANDER SUBDIVISION

ESD=54"  
20' DRAIN  
Pit 1

DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...					
0-16	PEBBLY SIL	10YR 3/1	2C SBK	CLEAR WAVY	40-50%	2M TUBE	CLAY
16-54	ALLUVIAL SIL	10YR 4/2	90% GRAVELS	STRUCTURELESS	S.C.I	NO ROOTS	
54-57	COBBLES	NO SOIL ATTRIBUTES					

SD=54"  
PD=32"  
Pit 2

0-32	SIL	10YR 3/1	2C SBK	SMOOTH DIFFUSE	2M		
32-54	PEBBLY SIL	10YR 4/2	MASSIVE BREAKS	BOUNDARY	40-50%	ORGANIC	1/4 ROOT
54-104	S.C.	10YR 3/2	MASSIVE	NON-PLASTIC	CLAY	SUCKS	NO ROOTS - NO ROOTS

PITS FROM LOT 7  
Pit 1  
SD=33"

0-13	S.I.	10YR 3/3	2C	CLEAR SMOOTH	VERY FIRM	2-4 VESICULAR	3-4 ROOT
13-33	S.I. / S.C.	10YR 3/2	1F SBK	SMOOTH GRADUAL	CLAY FILMS	2-4 VESICULAR	3-4 ROOT
33-61	S.C.	10YR 4/2	MASSIVE	BOUNDARY	ORG. CARBON	PORES	PORES

Pit 2  
SD=33"

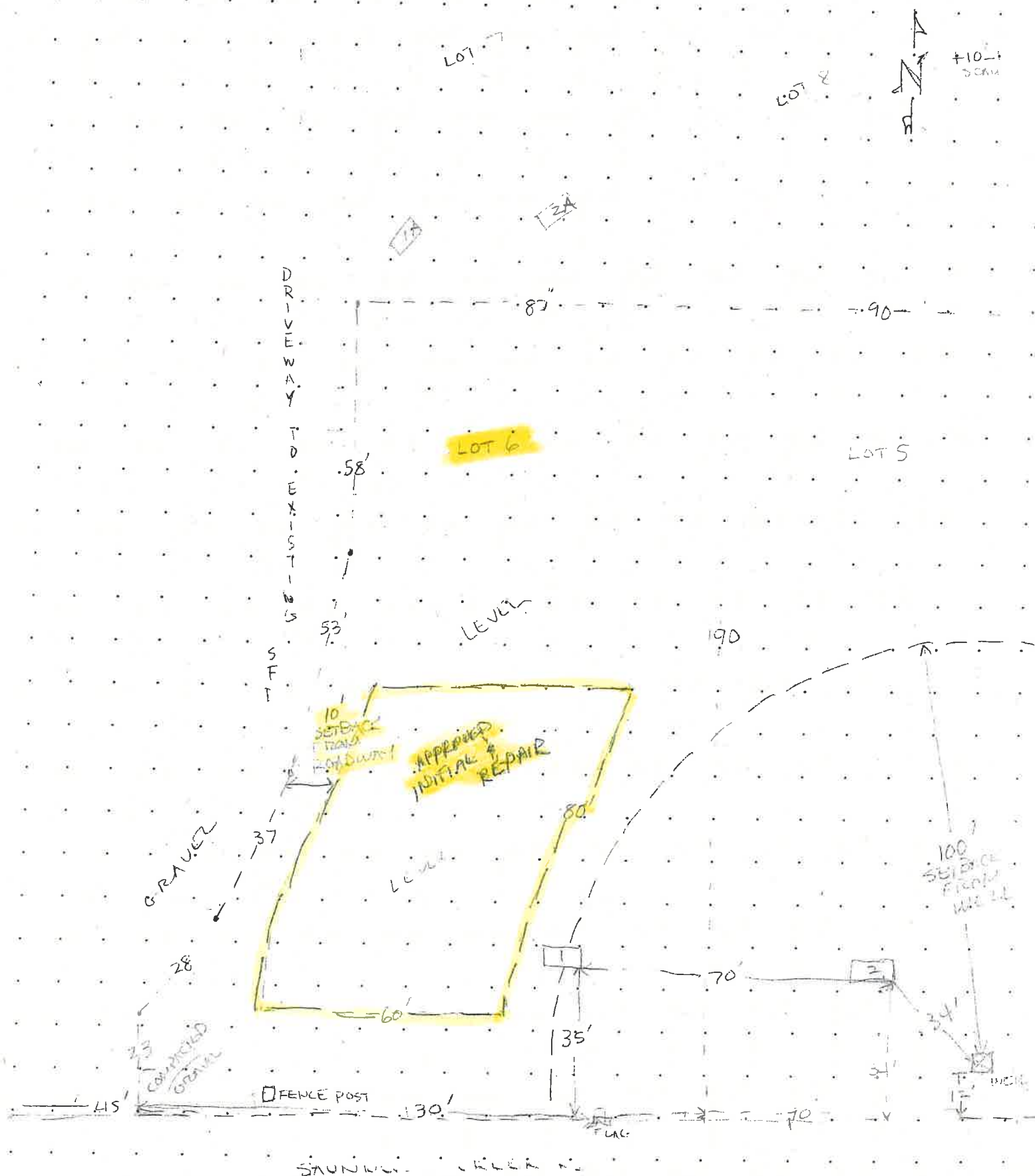
0-8	S.I.	10YR 3/3	3-4 SBK	CLEAR SMOOTH	ORG.	NO PORES	3-4 ROOTS
8-24	S.I. / S.C.	10YR 3/2	2C	CLEAR ABUNDANT	FEW FEET	VERY FIRM	2-4 VESICULAR
24-59	S.C.	10YR 4/2	MASSIVE	SATURATED	MAINT. BLACK	3-5% IVE	MOST PORES

Landscape Notes: ALLUVIAL BASIN SHORT GRASS, CLOVER & PRICKLE  
 Slope: LEVEL Aspect:  Groundwater Type: PERMANENT APPARENT IN SURROUNDINGS - PIT 1A=33" PIT 2A=24"  
 Other Site Notes:

## SYSTEM SPECIFICATIONS

Design Flow: 450 gpd  
 Initial System: ADVANCED TREATMENT CONVENTIONAL SAND FILTER / PRESSURIZED D.F. TRENCHES ATT Treatment Standard: 1  
 Disposal Facility: 150 linear feet/square feet Maximum Depth: 24 inches Minimum Depth: 18 inches  
 Replacement System: ADVANCED TREATMENT CONVENTIONAL SAND FILTER / PRESSURIZED D.F. TRENCHES ATT Treatment Standard: 1  
 Disposal Facility: 150 linear feet/square feet Maximum Depth: 24 inches Minimum Depth: 18 inches  
 Special Conditions: WILL REQUIRE IN FILTER PUMP FOR PRESSURIZED D.F. TRENCHES  
100-FT. SETBACK FROM WELL, 10 FT. SETBACK FROM P/L ROADWAY JUNE-OCTOBER  
INSTALLATION ONLY (DRY SOIL CONDITIONS)

Range: 17 Section: 21 Tax Reference: 1-6 Parcel Size: PROPOSED 0.32  
 Owner/Applicant: LANDER Evaluator: S. HUNTER  
 Inspection Date(s): 11/7/07 Application Number: 08 102 00  
LANDER SUBDIVISION



## FIRE DISTRICT SIGN-OFF FORM

This form must be taken to the local Fire Department with the Plot Plan that must be turned in when applying for a building permit. Please discuss your proposed development with the Fire Department to ensure fire safety and get the signature of the Fire Department. Return the Permit Clearance and this form with your plans to Curry County Department of Community Development.



Signature of Fire Department Representative



Signature of Permit Applicant

Fire/District Department	Contact	Phone Number
Agness Fire	Bill Scherbarth	541 247-7987
Brookings Fire	Jim Watson	541 469-1142
Cape Ferrello Fire	Bill Van Vlet	541 661-6459
Cedar Valley Fire	Wade Hooey	541 425-5185
Gold Beach Fire	Tyson Krieger	541 247-6204
Harbor Fire	Steve McClintock	702 580-1353
Langlois Fire	Bill McDonald	541-665-0513
Ophir Fire	Adam Brotton	541 698-6110
Pistol River Fire	Richard Little	541 373-0844
Port Orford Fire	David Duncan	541 332-3681
Sixes Fire	Wayne Moore	541 348-9927 541 253-6028
Upper Chetco Fire	Jim Watson	541 469-1142
Wedderburn Rural	Tyson Krieger	541 247-6204
Winchuck Fire	Brad Stepanek	541 602-4545





# CURRY COUNTY DEPARTMENT OF PUBLIC SERVICES

94235 MOORE STREET  
PO Box 746  
GOLD BEACH, OREGON 97444

David J. Pratt, AICP  
Director

Phone (541) 247-3304  
FAX (541) 247-4579

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY

**-This is not a construction permit-**

John Lander  
Deborah Lander  
PO Box 665  
Gold Beach, OR 97444

January 14, 2007

**RE: Site Evaluation Results – Site Approval – SE #08-185-07**

Township/Range/Section: 36-14-21 Tax Lot: 2101 (Proposed Lot 11)

Lot size: 12.52 / 0.38 (Proposed) Road Location: Saunders Creek Rd. County: Curry

Your site was evaluated for suitability of on-site sewage disposal systems on the following date(s): 10/31/2007.

Based on this evaluation, the following on-site sewage disposal systems approved:

**Initial System:** Advanced Treatment I, or Conventional Sand Filter, both with Pressurized Trenches; 150 linear feet drainfield (See conditions page 2)

**Replacement System:** Advanced Treatment I, or Conventional Sand Filter, both with Pressurized Trenches; 150 linear feet drainfield (See conditions page 2)

Details of the site evaluation are included in the Site Evaluation Report that is enclosed. The Site Evaluation Report also includes more specific information and further conditions of site approval.

## NEXT STEP – APPLYING FOR A CONSTRUCTION/INSTALLATION PERMIT

When you are ready to proceed with system construction, contact this office to get a permit application package. The permit must be issued by Curry County Public Services before you can start construction.

## REQUEST FOR SITE EVALUATION REPORT REVIEW OR REQUEST FOR VARIANCE

If you believe that an error was made in the evaluation of your property, you may apply for a Site Evaluation Report Review at a cost of \$440. If you would like to apply for a Variance from one or more of the On-Site Sewage Disposal rules, you may apply for a Variance at a cost of \$1340. If you are interested in either of these actions, please contact the undersigned for more details before you proceed.

Best wishes on a successful project. If you have any other questions about this report, please feel free to call me at (541) 247-3304.

Sincerely,

Sara Hunter, R. S.  
Curry County On-Site Environmental Health Specialist  
Enclosure: Site Evaluation Report

# Site Evaluation Report or On-Site Sewage Disposal System Suitability

Site Location: T-R-S/ TL: 36-14-21 /2101 (Proposed Lot 11)

Applicant: John Lander and Deborah Lander

Date(s) of Site Evaluation: 10/24/2007

Curry County Onsite Specialist: Sara Hunter, R.S.

DATE OF REPORT: JANUARY 14, 2008

## GENERAL DESCRIPTION OF SITE EVALUATIONS

Sewage contains disease-causing organisms and other pollutants that can cause adverse impacts to human health and the environment. An on-site sewage disposal system must treat and dispose of sewage in a way that will not cause a public health hazard, contaminate drinking water supplies, or pollute public waters.

Proper treatment in an on-site system begins with primary treatment in the septic tank. The septic tank separates the solid particles in sewage from the liquid. The liquid that comes out of the septic tank is called effluent. The effluent may then be dispersed in the soil for further treatment or discharged into a secondary treatment device such as a sand filter or aerobic treatment unit prior to dispersal in the soil. For proper treatment, the effluent must slowly infiltrate into the underlying soil. Dissolved wastes and bacteria in the effluent are trapped or adsorbed to soil particles or decomposed by microorganisms. This process removes disease-causing organisms, organic matter, and most nutrients. Effluent that comes to the ground surface (through poor soils or other problems with the system) can be a possible health hazard because it may still contain some disease-causing organisms. Soil that drains too quickly may not give the effluent enough treatment and may result in groundwater contamination.

The purpose of the evaluation was to locate suitable soils in an area that is large enough for both the initial drainfield area and the replacement drainfield area. The criteria used for this site evaluation is found in the Oregon Administrative Rules (OAR) 340-071.

Soil test pits and other site features evaluated during the site inspection, the following features were evaluated:

- Soil types - how well they drain and other evidence of good soil structure for treatment
- Depth to groundwater
- Wells located on the site or adjacent sites.
- Slopes, escarpments, ground surface variations, topography
- Creeks or springs on the site or adjacent properties
- Whether the soils have been disturbed
- Setbacks from property lines, buildings, water lines, and other utilities
- Other site features that might affect the placement of the septic system.

### **Approved Systems**

Based on the evaluation of the site conditions, the following on-site sewage disposal systems approved:

- Initial System:** System Type: Advanced Treatment I, or Conventional Sand Filter, both with Pressurized Trenches  
Minimum Septic Tank Size: 1500-gallon 2-compartment tank  
Linear feet of drainfield: 150  
Distribution Method: Equal  
Trench Depths – Maximum: 18" and Minimum: 18"  
• In-filter pump, or pump basin required.
- Replacement System:** System Type: Advanced Treatment I, or Conventional Sand Filter, both with Pressurized Trenches  
Minimum Septic Tank Size: 1500-gallon 2-compartment tank  
Linear feet of drainfield: 150  
Distribution Method: Equal  
Trench Depths – Maximum: 18" and Minimum: 18"  
• In-filter pump, or pump basin required.  
•
- Setback Requirements:** 10-ft setback from property lines and 100-ft from any well.  
June – October installation only (Dry Soil Conditions)
- Special Conditions:** Will require in-filter pump or pump basin for pressurized drainfield trenches.  
***If Alternative Treatment: Operation and Maintenance*** contract with certified maintenance provider in place before permit issuance – licensed installer certified by manufacturer for installation only.

Attached is the Site Evaluation Field Worksheet, which shows the approved areas and other details of the site visit.

### **SITE LIMITATIONS**

Most sites have some limitations that will affect either location of the on-site sewage systems, or the type of system allowed. The following describes the limitations found at this site.

#### **Not Enough Area:**

There is not enough area for a standard system placement. A sand filter requires less drain field trench because it treats more of the waste products in the effluent so not as much area is necessary.

#### **Rapidly Draining Soils Are Too Close To Ground Surface (Rapid to Very Rapid Permeability)**

Rule requirement: Rapidly draining soils must be 36" or more below ground surface, and 18" or more from bottom of trench, exceptions allowed.

Description: Soils provide an important part of the treatment and "sanitizing" process for sewage. Bacteria and other organisms that live in soil can destroy some pathogens; and over time, pathogens will die off. Most of this treatment occurs in areas where air is present. Once the effluent hits groundwater or saturated

conditions, treatment slows down considerably. The problem with rapidly draining soils is that there is not enough time for soil bacteria to treat the sewage and for the disease causing bacteria and viruses to die off, and groundwater may be polluted.

**Possible Fixes:**

*Capping Fill* – this is a type of trench is shallower than standard drainfield trenches, and then soil is mounded over the drainfield. Not allowed where soils is fine textured, for example clays, because the sewage will tend to surface. Depending on the depth to the rapidly draining soils, a capping fill may allow enough extra soil for treatment.

*Pressurized Trenches* – This type of trench is designed to distribute the effluent over a greater area in small amounts throughout the drainfield, thereby receiving better treatment and allows for equal distribution on serial slopes.

*Sand filter with pressurized system* – sand filters provide much better treatment than septic tanks do. A pressurized drainfield allows the treated effluent to spread over a larger area. The combination of better treatment and the effluent spread over a larger area could compensate for the reduced time in the soil for treatment, at sites where rapidly draining soils are close to the ground surface.

**Additional Conditions of Site Approval**

1. This site is approved for the type of disposal system described above. Peak sewage flow into the system is limited to a maximum of 450 gallons per day, with an average sewage flow of not more than 225 gallons per day. This is normally sufficient to serve a single-family dwelling with a maximum of four (4) bedrooms. Premature failure of the treatment system may occur if either of these flow quantities is exceeded. If for some reason you expect your domestic household water use may exceed these flows, it may be advisable to increase the size of the treatment system.
2. Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
3. Both the initial and replacement disposal areas are to be protected from traffic, cover, development or other potential disturbance of natural soil conditions.
4. THE AREA MUST NOT BE SUBJECTED TO EXCESSIVE SATURATION DUE TO, BUT NOT LIMITED TO, ARTIFICIAL DRAINAGE OF GROUND SURFACES, ROADS, DRIVEWAYS AND BUILDING DOWN SPOUTS.
5. THIS APPROVAL IS GIVEN ON THE BASIS THAT THE PARCEL DESCRIBED ABOVE WILL NOT BE FURTHER PARTITIONED OR SUBDIVIDED.
6. Placement of a well within 100 feet of the approved areas may invalidate this approval.
7. The approval of this property in no way waives the requirements that may be in effect regarding the zoning or ordinances of Curry County Planning Department.

This site approval is valid until the system approved above is constructed in accordance with a DEQ or Curry County *New Construction Permit*. Technical rule changes shall not invalidate this approval but may require use of a different kind of system. If there is a technical rule change affecting this site approval, the department will attempt to notify the current property owner, as identified by the county assessor's records, in writing. Attachment: Field Worksheet



Owner/Applicant: LANDER  
Inspection Date(s): 10/31/01

Evaluator: HUNTER  
Application Number: 08-185-07

LANDER SUBDIVISION



# SITE EVALUATION FIELD WORKSHEET

Township: 36 Range: 14 Section: 21 Tax Reference: TL 2101 Parcel Size: PARCELS 12.57  
 Owner/Applicant: LANDER Evaluator: S. HUNTER Application Number: 08-185-07  
 Inspection Date(s): 10/31/07

LANDER SUBDIVISION

DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...
Pit 1 0-12	S.L	10YR 3/2 / 2M SBK / 3H 00M / 2M-C / 3H 00M
12-36	S.L	10YR 4/2 / 2M SBK / SMOOTH CRADIAL / 2M-C / 3H 00M
36-58	S.C	10YR 3/3 / 1M SBK / MASSIVE / 2/3 PM / 3H 00M
58-60	S.C	10YR 3/3 / 1M SBK / MASSIVE / 2/3 PM / 3H 00M
Pit 2 0-34	S.L	SIMILAR TO ABOVE
34-46	GRAVEL / LENSES	80% 20% ALLUVIAL DEPOSITION / Silt / 1M SBK / 2 1/4-1 1/2 INCHES
46-60	S.C	10YR 3/3 / 1M SBK / MASSIVE / 2/3 PM / 3H 00M
Pit 3		
Pit 4		

Landscape Notes: MEADOW LARGE BASIN SHORT GRASSES 12.5 FEW PINE  
 Slope: LEVEL Aspect: NONE APPLICABLE ON THIS LOT  
 Other Site Notes: ALLUVIAL DEPOSITION AND DEPOSITION Groundwater Type: ALL OTHER LOTS IN SUBDIVISION EXHIBITED PERMANENT GROUNDWATER CONDITIONS.

## SYSTEM SPECIFICATIONS

Design Flow: 450 gpd  
 Initial System: ATT OR SAND FILTER IN FILTER PUMP PRESSURIZED ATT Treatment Standard: 1  
 Disposal Facility: 150 linear feet/square feet Maximum Depth: 18 inches Minimum Depth: 18 inches  
 Replacement System: CONVENTIONAL SAND FILTER IN FILTER PUMP PRESSURIZED ATT Treatment Standard: 1  
 Disposal Facility: 150 linear feet/square feet Maximum Depth: 18 inches Minimum Depth: 18 inches  
 Special Conditions: WILL REQUIRE IN FILTER PUMP OR ATT W/ PUMP BASIN, 10-FT SETBACK FROM P/L JUNE-OCT INSTALLATION ONLY (DRY SOIL CONDITIONS).