

JOSEPHINE COUNTY PLANNING DIVISION - DEVELOPMENT PERMIT

PARCEL: 37070000000901

SITUS: 1834 WATERS CREEK RD

ACRES: 323.1

PERMIT
NUMBER: PL-2025-00169

ZONE: FC
3 RIVERS

SCHOOL
DISTRICT: SCHOOL
DISTRICT

APPLICANT:	LAUGSAND TRUST, LA VERN T (ET AL)	APPLICANT PHONE #:	541-218-2549
APPLICANT ADDRESS:	174 FAIRWAY DR GRANTS PASS, OR 97527		
OWNER:	LAUGSAND TRUST, LA VERN T (ET AL)		
OWNER ADDRESS:	174 FAIRWAY DR GRANTS PASS, OR 97527		

SPECIAL REQUIREMENTS

- Enterprise Zone
- Stream Name Bear Creek Class 1 Stream 50 ft setback required.
- Erosion Hazard - Plan in File Y NA Reason: SEE BELOW TERMS
- Fire Hazard - Plan in File Y NA Reason: SEE BELOW TERMS

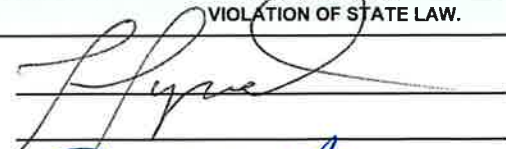
EXISTING STRUCTURES	PROPOSAL	SETBACKS
Per Assessor Records: VACANT	Forest Dwelling - SFD - 1,883 SQ FT 3 BDRM, 2 BATH w/ ATTACHED GARAGE	Front Setback: 30 ft. Side Setback: 30 ft. Rear Setback: 30 ft. Stream Setback: 25 ft. Height: 35 ft.

ADDITIONAL TERMS:

- It is the responsibility of the landowner to verify property lines and to maintain the minimum property line setback requirement for the zone.
- Fire Safety Plan must be implemented prior to use. If Wildfire and Emergency Safety Standards Checklist for Forest Zones is not submitted prior to expiration of Development Permit, permit is void.
- Building Safety Note: Erosion Control Plan must be implemented prior to issuing Certificate of Occupancy.
- The landowner shall ensure that Oregon Department of Environmental Quality construction best management practices are in place to minimize runoff onto adjacent properties and waterways.
- Note: Septic System to be connected to authorized structures/uses only.
- Electrical service to be connected to authorized structures/uses only.

ALL DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE DEQ CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES MANUAL, WHICH IS AVAILABLE ONLINE. THIS DEVELOPMENT PERMIT DOCUMENTS AND IS AUTHORIZING THE USE OF THE ABOVE STATED STRUCTURE FOR LEGAL LAND USE PURPOSES. IF THE ABOVE STANDARDS AND OR CONDITIONS GOVERNING THE PERMIT ARE NOT MET AT THE TIME OF APPLICATION OR AT ANY TIME AFTER ISSUANCE OF THIS DEVELOPMENT PERMIT, THE DIRECTOR IS AUTHORIZED TO REVOKE THE PERMIT PURSUANT TO THE PROCEDURES LISTED IN JCC 19.41.040.

OTHER PERMITS REQUIRED: *ACCESS PERMIT REQUIRED FROM COUNTY PUBLIC WORKS DEPT OR STATE HIGHWAY DIVISION. ALL STRUCTURES APPROVED BY THIS PERMIT MUST ALSO BE AUTHORIZED BY SEPARATE PERMITS FROM THE DEPARTMENTS OF BUILDING SAFETY AND ENVIRONMENTAL QUALITY. FAILURE TO COMPLY WITH THE TERMS OF THIS PERMIT WILL RESULT IN REVOCATION. FALSIFICATION OF INFORMATION IS A VIOLATION OF STATE LAW.

SIGNATURE:		DATE:	3/14/2025
CONTRACTOR NAME:		LICENSE#:	
APPROVED:		DATE:	3.14.2025

NOTE: AUTHORIZED USES MUST BE UNDERWAY WITH ALL REQUIRED PERMITS WITHIN 1 YEAR FROM DATE OF ISSUANCE OF THIS PERMIT.



DEV
PERMIT
#392

Josephine County, Oregon

Community Development – Planning Division
700 NW Dimmick, Suite C / Grants Pass, OR 97526

(541) 474-5421 / Fax (541) 474-5422

E-mail: planning@josephinecounty.gov

PLANNING APPLICATION FORM

Property Address: 1834 Waters Creek Road

Wilderville, Oregon 97543

Assessor's Map & Tax Lot:

T37s - R7W - Tax Lot(s) 901

- - - Tax Lot(s)

Zoning: FC

Size of Project: (# of Units, Lots, Dimensions, Sq. Ft., Etc.)

323.10 acres

Application/Permit Type: (Please Check All Applicable)

- ☐ Address Assignment
 - ☐ New Address
 - ☐ Change of Address
 - ☐ Additional Address
- ☐ Annual Compliance Certificate (See Form A)
- ☐ Appeal (See Sec.19.33.040)
- ☐ Comp Plan/Zone Map Amendment (See Sec.19.46.030)
- ☐ Conditional Use Application (Chapter. 19.45)
- ☐ Determination of Nonconforming Use (See Sec.19.13.060)
 - ☐ Marijuana Prod. Site on RR (Attach License and Premise Sketch)
 - ☐ Alteration/Expansion of Nonconforming Use/Structure (See Div. 19.13.050)
- ☐ Final Plat (See Sec.19.56.030)
- ☐ Mass Gathering (See Sec. 19.43.B - Use Mass Gathering Form)
- ☐ Partition (See Sec.19.52.040)
- ☐ Planned Unit Development (See Sec.19.55.030)
- ☐ Pre-Application (See Chapter. 19.21)
- ☐ Property Line Adjustment or Vacation (See Sec.19.54.040)
- ☐ Replat (See Sec.19.53.040)
- ☐ Riparian Landscape Plan (Attach Plan or Use Form B)
- ☐ Site Plan Review (See Chapter 19.42)
- ☐ Subdivision (See Sec.19.51.040)
- ☐ Text Amendment (See Sec.19.46.030)
- ☐ Variance (See Chapter.19.44)

- ☐ Conditional Use Permit (Chapter. 19.92)
- ☒ Development Permit (See Sec.19.41.020)
- ☐ Temporary Dwelling (See Chapter. 19.43)
 - ☐ Detached Living Space
 - ☐ Medical Hardship
- ☐ Other: _____

Attachments:

- ☐ (2) Folded Maps/Site/Tentative Plan to Scale
- ☒ (1) 8 1/2x 11" Site/Tentative/Plot Plan
- ☐ Written Narrative/Response to Criteria
- ☒ Power of Attorney
- ☐ Statement of Intended Water Use

☐ Statement of Understanding

☒ Floor Plan/Elevations

☒ Access Permit

☒ Proof of Fire Protection

☒ Erosion Control Plan/Fire Safety Plan

Other: Proof of water = water demonstration
stocking from assessor

Description of Request/Reason for Appeal

(Include name of project and proposed uses):

Property Owner: Vern Laugsand

Address: 174 FAIRWAY DR GRANTS PASS, OR 97527

Phone: 541-218-2549

Email: _____

Applicant: Vern Laugsand

Address: 174 FAIRWAY DR GRANTS PASS, OR 97527

Phone: 541-218-2549

Email: _____

Authorized Representative/ Surveyor or Engineer:

(If Different From Applicant) (If Applicable)

Address: _____

Phone: _____

Email: _____

CERTIFICATION: I hereby certify that the information on this application is correct and that I own the property or the owner has executed a Power of Attorney authorizing me to pursue this application (attached).

[Signature]
(Signature of Owner or Attorney-in-Fact)

2/25/2025
Date

(Signature of Owner or Attorney-in-Fact)

Date

(For Office Use)

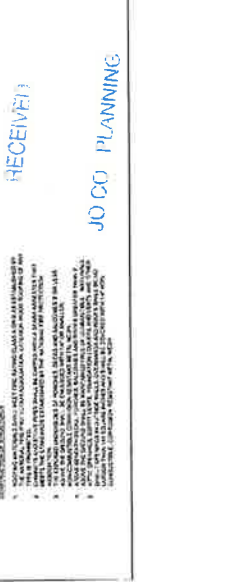
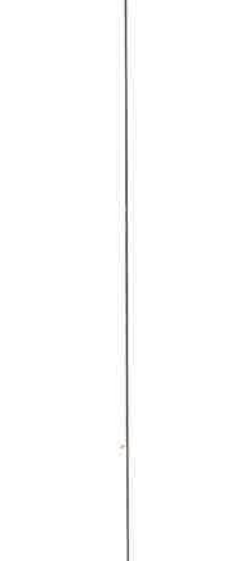
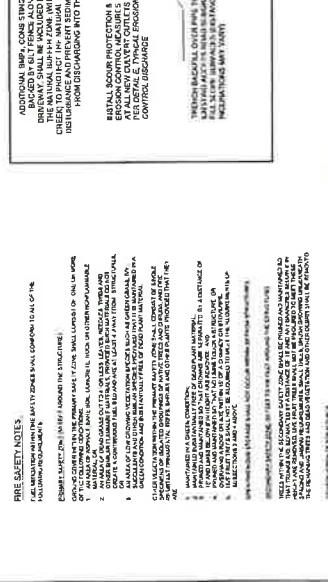
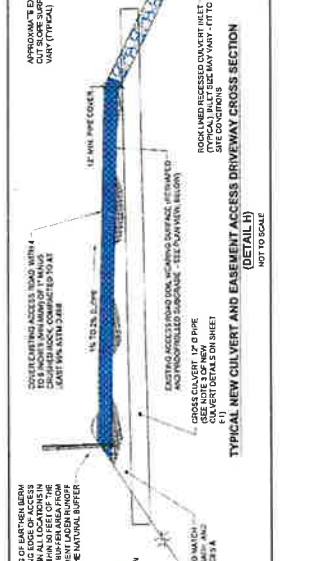
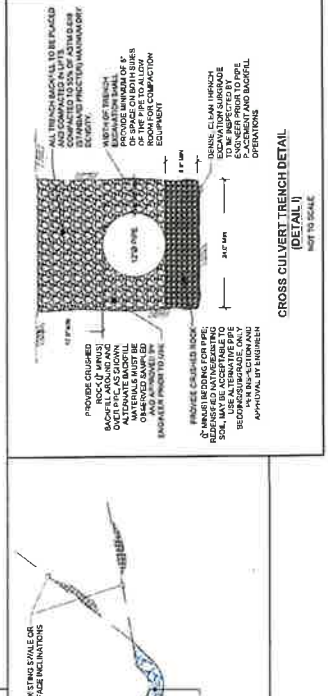
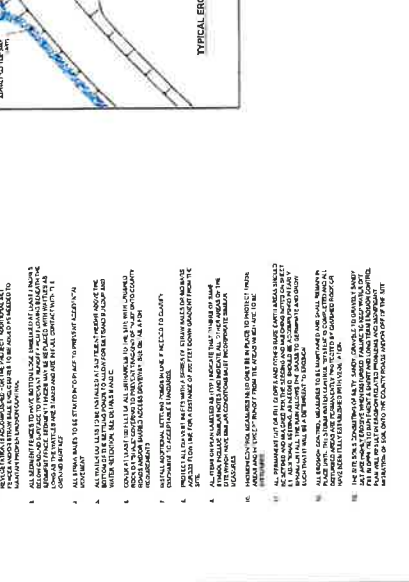
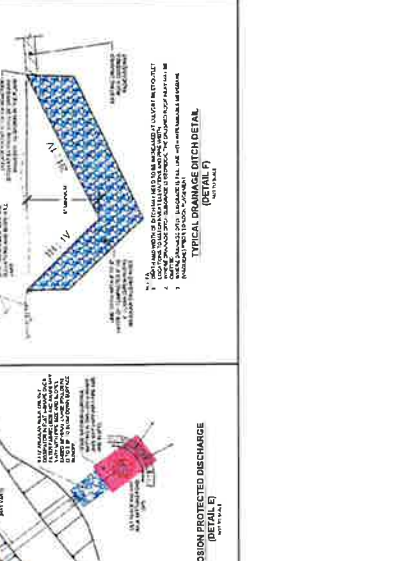
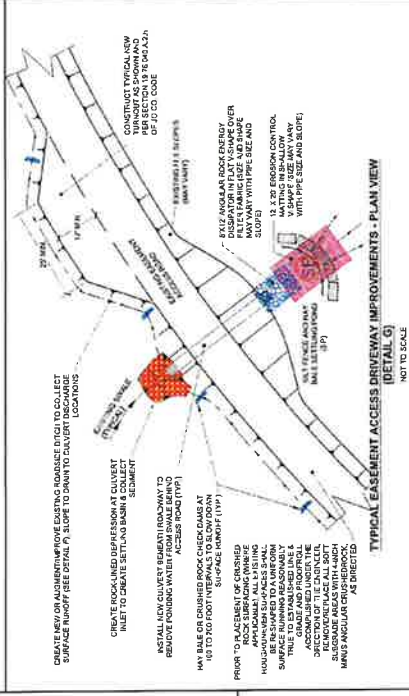
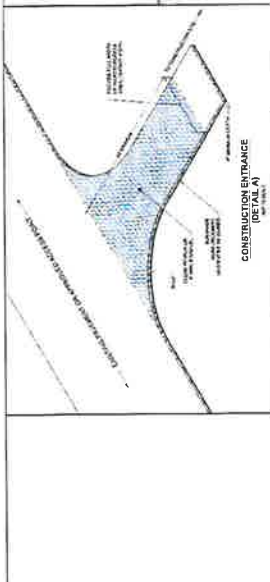
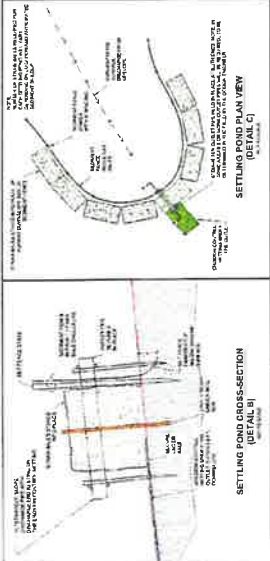
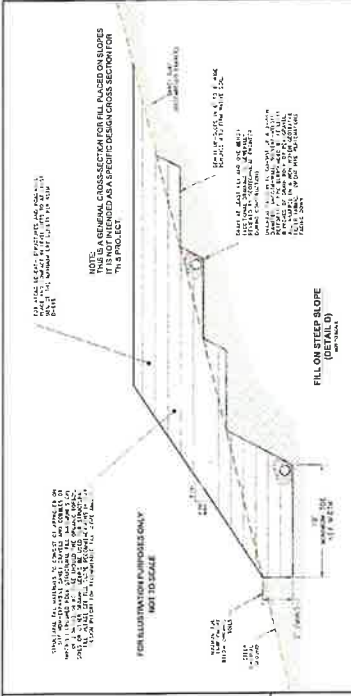
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FEB 25 2025

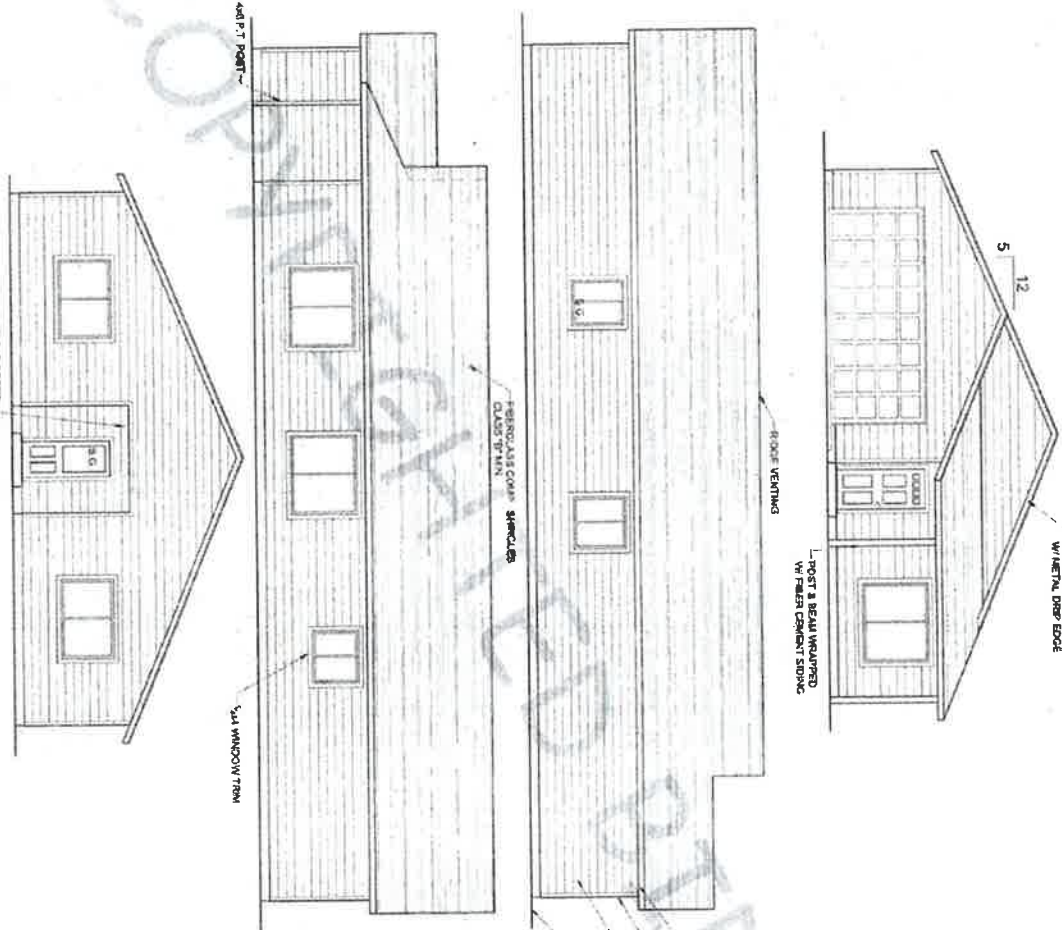
Fees Paid: 392

Initials: TJ

JO CO - PLANNING



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FRONT ELEVATION
1/8" = 1'-0"

NOTE:
ADDRESS MUST BE LOCATED
ON THE FRONT PORCH OR
ON THE SIDE OF THE BUILDING
(OWNER'S RESPONSIBILITY)

LEFT ELEVATION
1/8" = 1'-0"

1/2" x 8" PARCH. BO.
1/2" x 4" CORNER TRIM
CEMENT LIP SIDING
THICKED ORANGE BY OWNER
BUILDING # IN 10' x 10' SIGN

RIGHT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

NOTE:
1. HOMEOWNER IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF
ALL DECKS AND PATIOS INCLUDING THOSE UNDER COVERED
AREAS. ALL DECKS AND PATIOS SHALL BE DESIGNED AND BUILT IN
CONFORMANCE WITH ALL APPLICABLE LOCAL BUILDING CODES
2. EXTENSION OF ANY EXISTING STRUCTURE SHALL BE DONE IN ACCORDANCE
WITH ALL APPLICABLE LOCAL BUILDING CODES. MATERIAL
AVAILABILITY AND BUILDING DISCREPANCY

EXTERIOR ELEVATIONS

CUSTOMER

BASE PLAN
LAST NAME
ADDRESS1
ADDRESS2
(253) 540-1848x129

SITE ADDRESS

SITE ADDRESS1
SITE ADDRESS2
PARCEL # - NPS, TAX LOT, WMS
DIVISION



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DEC 27 2022
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HILINE HOMES
1126 52ND AVENUE
PORTLAND, OR 97224
503.526.1177
PLAN: 1883L
DATE: 5/20/21
JOB#:



Josephine County, Oregon

Community Development - Planning Division
700 NW Dimmick, Suite C / Grants Pass, OR 97526
(541) 474-5421 / Fax (541) 474-5422
E-mail: planning@co.josephine.or.us

Chapter 19.76 Certification of Fire Protection Service

Name: Laugsand Trust

Assessor Map Number: 37-07-00-00-000901

Address: 1834 Waters Creek Rd

City Wilderville State OR Zip code 97543

Phone Number: 541 218-6691

Email: rivervalley.mario@hotmail.com

I certify that the above property is being provided fire protection services by:

Rural Metro Fire
Fire district or Fire service provider

starting: 3/12/2025
Date

Fire Official Signature: M Thomas Date: 3/12/2025

Title: Customer service



Community Development
Planning Department
(541) 474-5421
700 NW Dimmick St. Suite C
Grants Pass, OR 97526
www.josephinecounty.gov

April 11, 2023

Mario Martinez
185 Fairway Dr
Grants Pass, OR 97527

Laugsand Trust, La Vern T (Et Al)
174 Fairway Dr
Grants Pass, OR 97527

Re: Time Extension for Forest Dwelling

Legal: 37-07-00 TL 901
Situs: 1834 Waters Creek RD
Zone: Forest Commercial (FC)

You recently submitted a request for a time extension of a tentative plan for a Forest Dwelling. The Director originally approved the decision on March 20, 2019. Per the decision, the approval expires on March 20, 2023 (4 years from the date of approval).

ORDINANCE REVIEW

Section 19.65.070.G and 19.41.030.B of the *Josephine County Code (JCC)* allows for a one-time 2 year extension of forest dwelling approvals.

The following is required to authorize a time extension under Section 19.41.030;

1. The request is made by filing a request for an extension on forms provided by the Planning Office, together with a pre-application fee; and

Finding: Staff finds that you have submitted the time extension application and fee.

2. The request is made before the original permit expires, or, if the request is made after the original permit expires, "the extension(s) shall include the time between expiration and extension so total permit life does not exceed 6 years; and

Finding: Staff finds that the tentative Forest Dwelling application has expired but the total permit life of 6 years has not elapsed as of time of application (exp. 03/20/2023).

3. No changes in applicable criteria-based state laws or rules or county land development regulations have occurred since the date of original approval. The Director may apply conditions to the extension as needed to implement changes

in standards of approval only, using the Ministerial Review Procedures as set forth in Chapter 19.22.

Finding: Staff finds there have been no changes in criteria-based state laws or rules applicable to this project.

4. In the event changes in applicable criteria-based laws, rules, or regulations occur, a new application and application fee shall be required. The application shall be processed using quasi-judicial review procedures per Section 19.22.040.

Finding: As mentioned above, staff finds no changes have occurred; a new application is not required.

DECISION

The Community Development Director finds that your request meets the requirements listed above; therefore, your time extension request is hereby granted. Your new expiration date is **March 20, 2025**, which is six years from the original approval. There are no more time extensions available. *NOTE: The applicant is subject to all conditions of approval listed in the CDD decision.*

NOTES

1. Prior to March 20, 2025, you must obtain an approved development permit for the dwelling and/or must show substantial development.
2. The applicant is subject to all conditions of approval listed in the original decision (see attached).
3. There are no additional extensions available for this application.

Please call me should you have any questions.

Sincerely,



Veronica Brown, CFM
Associate Planner,
541-474-5109 ext. 2423
E-mail: vbrown@josephinecounty.gov

E-copy: Eric Heesacker, Public Works
 Connie Roach, County Assessor
 Peter Samarin, ODFW
 Frank Wharregard, Building Safety

Josephine County, Oregon
COMMUNITY DEVELOPMENT DIRECTOR'S DECISION
Forest Dwelling – Large Tract Test

SECTION 1. APPLICATION INFORMATION

- 1.1 Owner/Applicant: LaVern Laugsand
- 1.2 Representative: Bob Hart Consulting
- 1.3 Location: 1834 Waters Creek Road, Wilderville OR 97543
37-07-00.00 Tax Lot 901
- 1.4 Zoning: Forest Commercial (FC)
- 1.5 Description of Request: Placement of a single-family dwelling on the subject property with access by BLM right-of-way agreement. A site map is attached (Exhibit A).
- 1.6 Noticing Information: Pre-decision notice in conformance with the requirements of ORS 197.763 and Chapter 19.32 of the Josephine County Code (JCC) was mailed on February 12, 2019. The comment period ended at 5 pm on February 28, 2019. No comments were received prior to deadline. The notice list is attached as Exhibit B.
- 1.7 Decision: APPROVAL with conditions. Based upon the Community Development Director's (hereafter "Director") review of the application and the evidence regarding the criteria as set forth in Sections 2 and 4 below, the request is hereby approved, subject to the specific conditions as set forth in Section 5 of this document.

SECTION 2. EVIDENCE

- 2.1 The evidence received both in favor and in opposition of the request is contained in the Director's file, along with all other documentation and evidence received and reviewed as part of this action. Other documentation may include aerial photographs, zoning maps, soil books, water studies, resource maps and inventories, facility plans, reports or comments from other agencies, and other like materials. These materials, in addition to the Director's file, are made a part of these findings by reference.

SECTION 3. CAC NOTIFICATION AND RESPONSE

- 3.1 The property involved in this request is not located within the boundaries of a Citizens Advisory Committee (CAC).

SECTION 4. APPLICABLE REVIEW STANDARDS AND CRITERIA AND FINDINGS OF FACT

4.1 Section 19.65.060 – General Criteria for New Dwellings

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

Finding: *The dwelling will not force a significant change in or increase cost of farm or forest practices because (1) there are no commercial farm activities occurring on adjacent lands; (2) sufficient distance and terrain features between the home site and adjacent properties exist that will minimize any conflict with forest management activities; and (3) no comments were received from either of the two abutting properties which are receiving special forestland assessment by the Josephine County Assessor's office.*

- b. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel;

Finding: *The dwelling will not significantly increase fire hazard, fire suppression costs or risks to fire suppression personnel because (1) the home site development will comply with Chapter 19.76 fire safety standards, and (2) the home will be protected under a private fire protection service contract.*

4.2 Section 19.65.070.B – Standards and Criteria for New Dwellings (Large Tract Test)

- a. The parcel complies with all applicable provisions of law and is sited on a tract that does not include a dwelling.

Finding: *The parcel is a separate, legal lot created in its present size and shape by Partition Plat 2009-30. There is no dwelling on the parcel.*

- b. The tract consists of at least 160 contiguous acres, or 200 noncontiguous acres in one ownership in the same county or contiguous counties.

Finding: *The parcel consists of 323.10 contiguous acres.*

- c. A deed restriction has been executed and recorded that complies with the requirements of Section 19.65.070.F that encumbers all other lots or parcels that comprise the tract used to meet the acreage test.

Finding: *This requirement does not apply as only one lot is involved in the application.*

4.3 Section 19.65.080 – Siting Standards

- a. The placement of the dwelling shall be located on the least productive, buildable portion of the parcel taking into consideration terrain, adverse soil and land conditions, access, vegetation, location and the size of the parcel.

Finding: *The home site will be located in an area which has been cleared, leveled and widened for placement of the dwelling. The cleared home site appears to consist of slope less than 15 percent. There are no granitic soils on the property.*

- b. The site map meets drawing requirements.

Finding: *The site map (Exhibit A) included in the application meets the drawing requirements of this Section.*

- c. The dwelling is placed so that it will have the least impact on nearby or adjoining forest or farm lands, and will ensure these impacts are minimized.

Finding: *As indicated under item 4.1.a above, the home site is placed in a location to minimize impacts to nearby forest or farm lands. The closest property line for a parcel zoned as forest or farm land is approximately 1,000 feet away from the proposed home site. There are trees on the perimeter of the property to provide screening and provide natural buffer to minimize impacts to nearby forest and farm lands.*

- d. The dwelling is placed so that the amount of forest land used for site access roads, service corridors and the dwelling and accessory structures are minimized.

Finding: *The site access roads and service corridors are located, as is the home site, in a cleared area which will require minimal improvements.*

- e. Risks associated with wildfire have been minimized through compliance with the Wildfire Safety and Emergency Standards contained in Chapter 19.76.

Finding: *The applicant has submitted a fire safety plan for the home site that meets the standards of Chapter 19.76. The applicant will obtain a valid contract with a fire protection service provider, which is required prior to the issuance of any permits.*

- f. Applicant shall provide proof of a long term road access use permit or agreement.

Finding: *The applicant has provided, and BLM has verified, proof of a long-term access agreement.*

- g. Parcels over 10 acres require the owner to submit a stocking survey report to the assessor and the assessor verifies the minimum stocking requirements have been met by the time required by Department of Forestry rules.

Finding: *The parcel is over 10 acres; the applicant shall comply with this requirement prior to issuance of any permits.*

- h. The landowner has signed and recorded a document that binds the landowner(s) and their successors in interest by prohibiting them from pursuing a claim for relief or cause of action alleging injury from farm or forest practices for which no claim or action is allowed under ORS 30.936 or 30.937.

Finding: *The applicant will submit a copy of signed, notarized and recorded Waiver of Remonstrance Regarding Forest Uses as a condition of this approval prior to the issuance of any permits.*

4.4 Section 69.220 – Density Limitations (Deer Winter Range)

- a. **Fixed Study Area Test.** A circle having an area of 2 square miles (radius of 4,121.83 feet) shall be reasonably centered on the subject property. Existing authorized dwellings located on deer winter range lands within the circle shall be counted. The number of counted dwellings, in addition to the proposed dwelling, shall not exceed a density of 1 dwelling per 40 acres [ratio of 0.025] when considering only the amount of deer winter range land.

Finding: *The property is located within the Deer Winter Range area. The applicant provided the results of a Deer Winter Range test. To verify, staff also performed a fixed study area test as follows: three homes (two existing and one proposed) are included in the Deer Winter Range (two square miles, or 1,280 acres). Dividing the number of homes (3) by the acreage (1,280) results in a calculation ratio of 0.002, well below the 0.025 ratio threshold.*

SECTION 5. CONDITIONS OF APPROVAL

Based on the evidence and the findings of fact entered herein, the Director hereby APPROVES a forest dwelling on the above-described property, subject to performance of the following conditions:

- 5.1 The dwelling, driveway, and fire safety measures must be sited on the property as reflected on the attached plot plan map marked as Exhibit A. (Section 19.65.080, JCC)
- 5.2 A Development Permit (\$300) must be issued as the final authorization for this approval (Section 19.22.040.C.4, JCC).
- 5.3 Prior to the issuance of a Development Permit, the applicant must:
 - a. Submit a copy of the recorded *Waiver of Remonstrance Regarding Forest Uses* to the Planning Office. (Section 19.65.080.E, JCC)
 - b. Submit **either** a stamped and signed statement by a registered civil engineer that the home site presents no issues which would require an erosion control plan, and that the driveway meets Chapter 19.76 requirements **-or-** a full erosion control plan, to include both home site and driveway improvements, prepared by a registered civil engineer. (Sections 19.83.020.B and 19.83.030.B, JCC) Note: Applicant has provided a full erosion control plan as part of the application.
 - c. Submit proof of an on-site well or a recorded shared well agreement. (Section 19.76.110.A.3, JCC)
 - d. Submit proof of a valid fire protection service contract. (Section 19.76.060, JCC)

- e. Submit verification of stocking by the County Assessor's office. (Section 19.65.080.D, JCC)
- 5.4 Prior to the issuance of a Certificate of Occupancy from the Josephine County Building Safety Department, the owner shall demonstrate that the wildfire safety plan approved by this decision has been fully implemented on the property. Documents shall include:
- a. a completed *Wildfire and Emergency Safety Standards Checklist for Forest Zones* (available on the Planning website under "Article 76 Forms")
 - b. a letter from your fire protection service provider approving the driveway
 - c. a letter from the engineer of record indicating that the erosion control plan has been installed and implemented on the property.

Completed and dated this 19th day of March 2019.



Mark Stevenson, CBO – Building Official and Community Development Director
by Nora Schwartz, Associate Planner

Attachments: Exhibit A – Site Plan Map
Exhibit B – Notice List

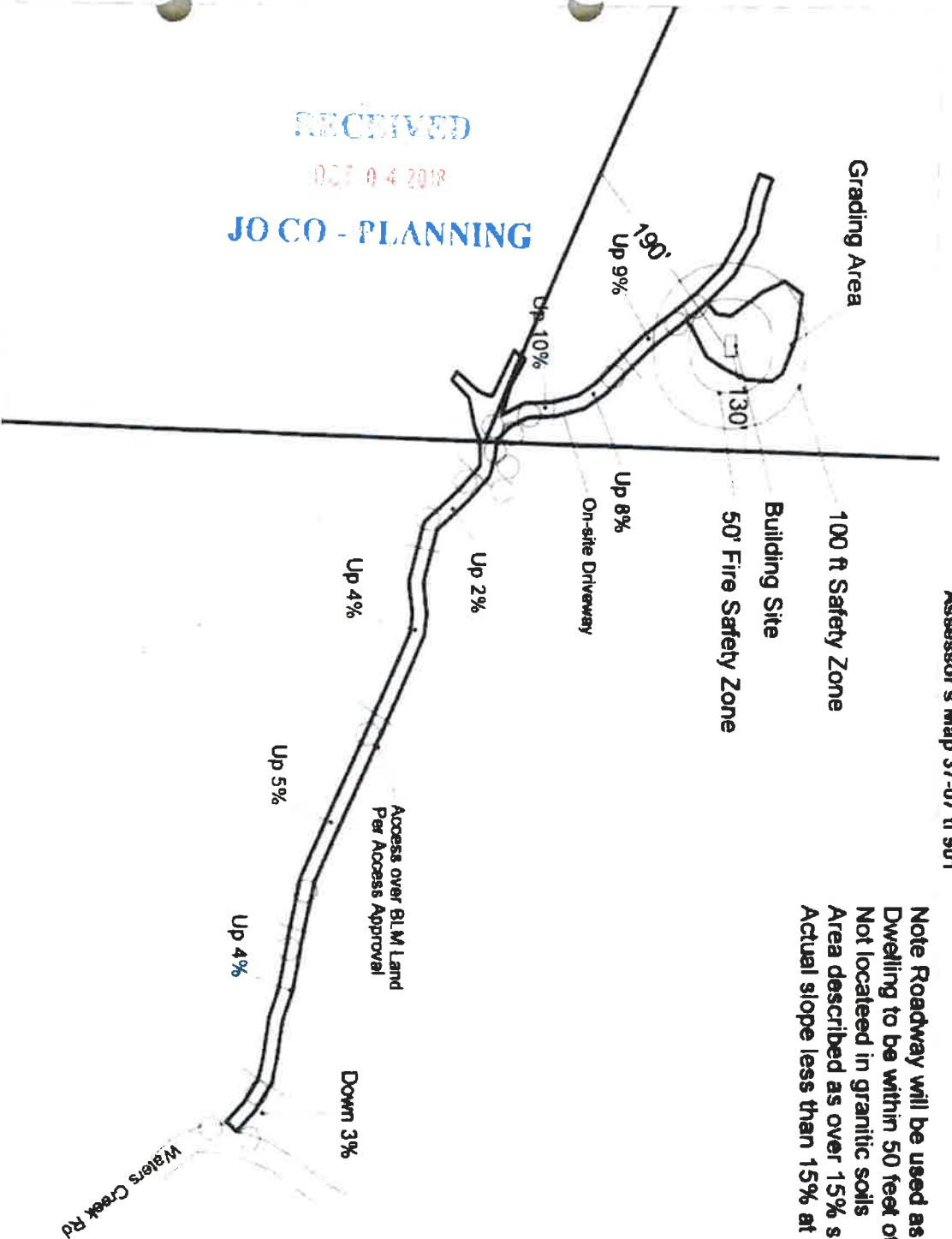
Important Note: According to Oregon law your dwelling approval is valid for a period of 4 years starting from the date of approval shown above. You are entitled to obtain a one-time 2-year extension of the dwelling approval as long as a written request for extension is received within 6 years of the initial approval date. While the permit is valid you must initiate substantial residential development (see definition below). The safest way to do this is by obtaining a development permit for the dwelling and complete construction before the original or extended time limit expires.

If you are not able to do this, then you must request a determination of substantial development. To do this, you will need to file a Determination of Development application, together with a review fee, and meet this standard:

SUBSTANTIAL DEVELOPMENT: Actions taken by the permit holder which encompass more than simple site preparation and grading. When actual site and/or physical improvements that constitute a considerable part of the whole project have been lawfully undertaken, such improvements must encompass more than simple site preparation or surveying, and must include physical site, structure and/or facility development:

- A. For individual home site approvals, substantial development shall mean:
 - 1. A development permit as required by the land use approval has been issued; and
 - 2. Evidence the following site improvements have been installed:
 - a. A septic system, or approved connection to a sewerage system provided for the property; or,
 - b. A system of delivering an approved source of water supply to the property (i.e., well report and registration approved by the Oregon Water Resources Department); verified for domestic use by a water quality report that confirms standards for potable water are met.

Note Roadway will be used as turn around area
Dwelling to be within 50 feet of roadway
Not located in granitic soils
Area described as over 15% slope
Actual slope less than 15% at building site



RECEIVED

OCT 04 2018

JO CO - PLANNING

- Legend**
- Laugsandlia2.shp
 - Laugsandresite.shp
 - Taxlots



Scale
1:2400

Creation date Thursday, March 12, 2009 c:\jocog\cases\laugsandresite.apr



NAME	ADDRESS	CITY	STATE	ZIP
BEAM, RICHARD A	1900 WATERS CREEK RD	WILDERVILLE	OR	97543
BRUMBAUGH FAMILY REV TRUST	2090 WATERS CREEK RD	WILDERVILLE	OR	97543-9083
LAUGSAND, LAVERN T & NORMA FRAN	2910 FOOTHILL BLVD	GRANTS PASS	OR	97526
USA BLM O&C	3040 BIDDLE RD	MEDFORD	OR	97504
USA FOREST SERVICE	420 UNITED STATES COURT	PORTLAND	OR	97205
JOSEPHINE COUNTY ASSESSOR'S OFFICE	STEVENSON			
JOSEPHINE COUNTY BUILDING SAFETY	OGU			
JOSEPHINE COUNTY LEGAL	700 NW DIMMICK STREET, SUITE C	GRANTS PASS	OR	97526
COMMUNITY DEVELOPMENT - PLANNING DIVISION	HEESACKER			
JOSEPHINE COUNTY PUBLIC WORKS	PO BOX 352	CAVE JUNCTION	OR	97523
WATER RESOURCES - SCOTT CECILIANI	3040 BIDDLE ROAD	MEDFORD	OR	97504
IV SOIL & WATER	220 PEACH STREET, SUITE A	MERLIN	OR	97532
BLM	PO BOX 729	GRANTS PASS	OR	97526
COUNTY FIRE	5126 W EVANS CREEK ROAD	ROGUE RIVER	OR	97537
RURAL METRO FIRE				
BOB HART				



Nora Schwartz

From: Nora Schwartz
Sent: Wednesday, February 6, 2019 8:26 AM
To: 'Tolleson, Samuel'
Subject: Laugsand long-term access permit for new forest dwellings

Thanks, Sam. I'll put this confirmation in each of these two files.

Nora

From: Tolleson, Samuel <stolleson@blm.gov>
Sent: Tuesday, February 5, 2019 8:25 AM
To: Nora Schwartz <NSchwartz@co.josephine.or.us>
Subject: Re: [EXTERNAL] Long-term access permit for new forest dwellings

EXTERNAL EMAIL: Please verify links by hovering over them!

Good Morning Nora,

Mr. Laugsand currently holds a Right-of-Way Grant with the BLM for ingress/egress access to his properties. This Right-of-Way Grant is serialized as OR 54146 and is current and active. We are also in the process of approving a Right-of-Way Grant with Pacificorp for the utility service lines to the parcels. That should be authorized this month.

Regards,
Sam

On Mon, Feb 4, 2019 at 4:25 PM Nora Schwartz <NSchwartz@co.josephine.or.us> wrote:

Hi Sam,

Thanks for reviewing this for me. My applicant (LaVern Laugsand) owns both properties and is requesting to place a dwelling on each one. He has submitted the attached receipt as proof that the access permit is in process. I've included a quick map of the properties, and an excerpt from our Code which requires proof of the access.

My questions include:

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FEB 14 2019

JO JOE PLANNING

Veronica Brown

From: Connie Roach
Sent: Monday, October 31, 2022 3:35 PM
To: Veronica Brown
Cc: 'rivervallemario@hotmail.com'
Subject: 37-07-00-00-000900-00 & 37-07-00-00-000901-00

This is to let you know that the property owner has supplied the Assessor's Office with a stocking survey



Connie Roach

Josephine County Assessor
500 NW 6th St, Dept 3, Grants Pass, OR 97526
(541) 474-5260 | josephinecounty.gov

Office Hours

Service Window: 9:30 am – 4:00 pm Mon-Thurs (Friday by appointment)
Telephone: 8:00 am – 4:30 pm Mon-Fri

CONFIDENTIALITY NOTICE: This email may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this email in error, advise me immediately by reply email, keep the contents confidential, and immediately delete the message and any attachments from your system.

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FEB 01 2023

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2025-001749

DEE-DCR 02/25/2025 01:09 PM
Cnt=1 Pgs=2 Str=4 LBOSS
\$10.00 \$11.00 \$60.00 \$10.00 \$5.00 Total:\$96.00



00553542202500017490020022

I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.

After Recording Return to:

Lavern LaugSand
174 Fairway Dr
Brents Pass, Oregon
99524

WAIVER OF REMONSTRANCE Regarding Forest Uses

Owner(s) Lavern LaugSand Trust and Norma Fran LaugSand Trust own certain real property located in Josephine County, Oregon. The address for the property is 1834 Waters Creek Road, and the Assessor's legal description is T___, R___, Sec___ Tax Lot(s) 901. A metes and bounds legal description is attached as Exhibit A.

Owner(s) have applied for a forest use on the property described above. As a condition of approval for this use, the Josephine County Code (JCC) requires a written and recorded statement acknowledging the right of neighboring landowners to conduct forest operations on their properties as authorized by the Oregon Forest Practices Act. In addition, the JCC provides that conflict between authorized forest practices and residential uses will be resolved in favor of the forest practices. The JCC states:

The Forest Commercial [or Woodlot Resource] zone is intended to facilitate the right to conduct forest practices consistent with the Forest Practices Act and to encourage and promote the development and conservation of natural resources. Normal forest management, mining, or agricultural practices shall not be considered a nuisance condition in a Forest Commercial [or Woodlot Resource] zone, provided that such actions are consistent with the standards of the Oregon Forest Practices Act and do not extend beyond the boundaries of the Forest Commercial [or Woodlot Resource] zone. Nothing in this regulation is intended to interfere with normal forestry or agricultural practices that might result in conditions such as noise, dust or odor. Residents of this zone must recognize that the intent of the zone is to protect resource management activities and that in the event of a conflict between residential use and normal forestry or agricultural practices, this Code will be interpreted in favor of the resource management practice. [Chapter 19.65.010 and 19.65.110].

Also, ORS 215.293 requires landowners who obtain an approval for a single-family dwelling within a farm or forest zone to sign and record a document that prohibits the landowners and their successors from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.336 or 30.337 (actions for nuisance or trespass are prohibited unless it results in damage to commercial agricultural products or death or serious physical injury).

Based upon the foregoing requirements, owners hereby acknowledge that the described forest use is subordinate to present and future forest, farm and mining practices on neighboring lands as may be authorized pursuant to the Oregon Forest Practices Act. Further, owners waive, on their behalf and on behalf of their successors in interest, the right to legally remonstrate, oppose or appeal authorized farm and forest practices. Owners acknowledge these practices may involve the application of herbicides or fertilizers, including aerial or ground spraying, road construction, changes in view, noise, dust, traffic and other impacts. This waiver, however, shall not prevent owners or their heirs, assigns or purchasers from expressing personal views during land use or forest practices permit review proceedings regarding such operations.

Owner(s):

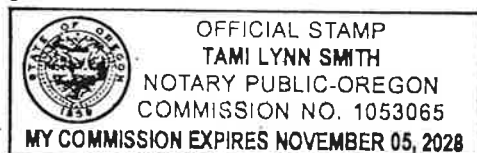
For Josephine County

Joe Wood
Community Development Director

Lavern LaugSand Trust
Norma Fran LaugSand Trust
by Lavern LaugSand POA

STATE OF OREGON }
County of Josephine } ss.

On this 25 day of February, 2025, Lavern LaugSand, Trustee for the Lavern LaugSand Trust and Norma Fran LaugSand Trust and Norma Fran LaugSand, personally appeared before me, a Notary public in and for the aforementioned state and county, and executed the foregoing Waiver of Remonstrance Regarding Forest Uses and acknowledged to me that it was freely and voluntarily done.



Tami Lynn Smith
Notary Public, State of Oregon
My commission expires: 11-5-28

2

EXHIBIT "A"

Real property commonly known as 1834 Waters Creek Road, City of Wilderville, Josephine County, Oregon, more particularly described as follows:

Parcel 1 of PARTITION PLAT No. 2009-30, located in the North Half of Section 6, Township 37 South, Range 7 West of the Willamette Meridian, Josephine County, Oregon.



Planning Office
510 NW 4th Street
Grants Pass, Oregon 97526
541-474-5421
Fax: 541-474-5422
Email:
planning@co.josephine.or.us



Article 76 Certification of Fire Protection Service

Name: Lavender Trust
Assessor Map Number: 37-07-00-00-000901
Address: 1634 Waters Creek Rd
City: Wilderville State: OR Zip code: 97543
Phone Number: 541-218-6691
Email: rvervalleymarco@hotmail.com

I certify that the above property is being provided fire protection services by:

Fire district or Fire service provider
starting: 12/22/22
Date

Fire Official Signature: Wade Co Date: 12/22/22
Title: Captain

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STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

WELL I.D. # L 87094

START CARD # 189673

Instructions for completing this report are on the last page of this form.

(1) LAND OWNER Well Number _____
Name VERN LAUGSAND
Address 2910 FOOTHILL BLVD
City GRANTS PASS State OR Zip 97526

(2) TYPE OF WORK ☒ New Well
☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment ☐ Conversion

(3) DRILL METHOD
☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud
☐ Other _____

(4) PROPOSED USE
☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

(5) BORE HOLE CONSTRUCTION Special Construction: ☐ Yes ☒ No
Depth of Completed Well 200 ft.
Explosives used: ☐ Yes ☒ No Type _____ Amount _____

BORE HOLE			SEAL			Sacks or Pounds
Diameter	From	To	Material	From	To	
10	0	18	BENTONITE	0	18	8 SACKS
6	18	200				

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E

☒ Other POURED

Backfill placed from _____ ft. to _____ ft. Material _____

Gravel placed from _____ ft. to _____ ft. Size of gravel _____

Casing/Liner			Gauge	Steel	Plastic	Welded	Threaded
Diameter	From	To					
Casing: 6	+2	18'	.250	☒	☐	☒	☐
Liner: 4"	0	200'	.160	☐	☒	☐	☐

Drive Shoe used ☐ Inside ☒ Outside ☐ None

Final location of shoe(s) 18'

(7) PERFORATIONS/SCREENS
☒ Perforations Method SAWN
☐ Screens Type _____ Material _____

From	To	Slot Size	Number	Diameter	Tele/pipe size	Casing	Liner
60	80	1/4X6	60	4"	4"	☐	☒
180	200	1/4X6	60	4"	4"	☐	☒

(8) WELL TESTS: Minimum testing time is 1 hour
☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
1 GPM		175'	1HR

Temperature of water 55 Depth Artesian Flow Found _____

Was a water analysis done? ☐ Yes By whom _____

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____

Depth of strata: _____

(9) LOCATION OF WELL (legal description)

County JOSEPHINE

Tax Lot 900

Lot _____

Township 37

S

Range 7

W

WM

Section 6

NW

1/4 SW

1/4

Lat _____ " or _____ (degrees or decimal)

Long _____ " or _____ (degrees or decimal)

Street Address of Well (or nearest address) OFF WATERS CRK RD

(10) STATIC WATER LEVEL

46 ft. below land surface. Date 10/4/06

_____ ft. below land surface. Date _____

Artesian pressure _____ lb. per square inch Date _____

(11) WATER BEARING ZONES

Depth at which water was first found 76'

From	To	Estimated Flow Rate	SWL
76'	172	1 GPM	46

(12) WELL LOG

Ground Elevation _____

Material	From	To	SWL
BROWN CLAY; MEDIUM GRAVEL (UNC)	0	12	
SHALE WITH CLAY (CON)	12	20	
SHALE WITH QUARTZ	20	200	46

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OCT 27 2006

WATER RESOURCES DEPT
SALEM, OREGON

Date Started 10/4/06

Completed 10/4/06

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WWC Number 1659

Date 10/4/06

Signed: Shamus Carter

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WWC Number 675

Date 10/4/06

Signed: Bob Quinn

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LaVern Laug Sand
174 Fairway Drive
Grants Pass, Oregon 97527

JOSEPHINE COUNTY OFFICIAL RECORDS
RHIANNON HENKELS, COUNTY CLERK
DEE-AGR 2025-001747
Cnt=1 Pgs=7 Stn=4 LBOSS 02/25/2025 11:44 AM
\$35.00 \$11.00 \$60.00 \$10.00 \$5.00 Total: \$121.00



00553540202500017470070072
I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.

SHARED WELL WATER AGREEMENT1 (Based on HUD Model, Updated by WSC)

This Agreement, made and entered into this **25rd** day of **February** by and between **2**, party of the first part, hereinafter referred to as the "supplying party", and **LaVern T Laugsand Trust & Norma Fran Laugsand Trust**, party of the second part, an approved United States of America, Rural Housing Services, mortgagor, and hereinafter referred to as the "supplied party":

WITNESSETH:

THAT WHEREAS, the supplying party is now the owner of property known as **1802 Waters Creek Rd** (Parcel 1)2, located in the County of **Josephine**, State of **Oregon**, which property is more fully described as follows, to wit:

and

WHEREAS, the supplied party is the owner of **1834 Waters Creek Rd** (Parcel 2)2, located in the County of **Josephine**, State of **Oregon**, which property is more fully described as follows, to wit:

and

WHEREAS, the undersigned parties deem it necessary to provide a well system to service the parcels described herein, and an Agreement has been reached relative to supplying water from the well and the cost of supplying said water; and

WHEREAS, there is a well located upon **1802 Waters Creek Rd** (Parcel 1)2, together with water distribution facilities, hereinafter referred to as "water distribution system", for the purpose of supplying water to all properties connected to the said water distribution system; and

WHEREAS, it is the intention and purpose of the undersigned parties that the well and water distribution system shall be used and operated to provide an adequate supply of water for each of the properties connected thereto, for the domestic consumption of the occupants of said properties, and to assure the continuous and satisfactory operation and maintenance of the well and water distribution system for the benefit of the present and future owners, their heirs, successors and assigns of the properties connected thereto; and

WHEREAS, the said well is deemed by the parties hereto to be of adequate capacity to supply a single family dwelling on each of the parcels described herein with water from the well for all domestic uses of a single family residing therein; and

WHEREAS, the United States of America, Rural Housing Services, will not finance or guarantee mortgage loans covering the separate properties and improvements thereon unless proper assurance is given by the parties as demonstrated by execution of this Agreement, that the water distribution system will have a continuous and satisfactory operation in accordance with the terms of this Agreement; and

WHEREAS, the water from the well has undergone a water quality analysis from the State of **Oregon** Health authority, or in the absence of local health department, results reported by a certified water testing laboratory and has been determined to supply safe and potable water; and

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WHEREAS, the parties hereto desire to enter this Agreement for the purpose of reducing to writing their respective rights and obligations pertaining to said well and water distribution system.

NOW THEREFORE, in consideration of the promises and covenants herein contained, it is agreed that the well and water distribution system situated on

1802 Waters Creek Rd (Parcel 1) shall be used by the parties to this Agreement, as well as by all future owners and occupants of said parcels, upon the following terms and conditions:

1. That until this Agreement is terminated, as hereinafter provided, the parties hereto, their heirs, successors and assigns, for the exclusive benefit of the respective parcels of real estate, and for the exclusive use of the household residing thereon, are hereby granted the right in common with the other parties to this Agreement, to draw water from the well located on **1802 Waters Creek Rd** for ordinary domestic use excluding the right to draw water to fill swimming pools and other large withdrawals of any type .
2. That the owners or residents of the dwellings located on **1834 Waters Creek Rd** (Parcel 2)3 , as of the date of this Agreement shall:
 - a. Pay or cause to be paid to the supplying party, an annual or quarterly fee for this use of the well and water distribution system;
 - b. Pay or cause to be paid promptly, a proportionate share of all expenses for the operation and maintenance of the well and water distribution system that may become necessary. Each respective share shall be determined by dividing the amount of each expense by two, it being understood that the supplying party and the supplied party shall pay an amount equal to one half5 of the total of such necessary repair or replacement. Shared expenses include the cost of electricity for pumping, repairs, and maintenance on said well and water distribution system.
3. That the cost of any removal or replacement of pre-existing site improvements on an individual parcel necessary for system operation, maintenance, replacement, improvements, inspection or testing, damaged as a result of repair of the well or water distribution system maintenance will be borne by the owner of the affected parcel, except that costs to remove and replace common boundary fencing or walls damaged as a result of repair shall be shared equally between or among parties so damaged.
4. That each of the parties hereby agrees that they will promptly repair, maintain and replace all water pipes or mains serving their respective dwellings.
5. That each of the parties hereby agrees to annual well water sampling and testing at a minimum by a certified water testing laboratory and well inspection every five years at minimum by a licensed well contractor as part of a regular maintenance plan.

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6. That the consent of all parties to pay a proportionate share of costs shall be obtained prior to embarking upon expenditures for system maintenance, replacement or improvement, except in emergency situations. An arbitrator shall be chosen by the parties; shall be consulted in the event the parties cannot agree regarding the said expenditures; and the arbitrator's decision shall be definitive.

7. That the supplied party shall pay to the supplying party his proportionate share for the cost of energy for the operation of the pumping equipment. This cost shall be determined by a separate meter upon each dwelling and for each parcel.

8. That it is the agreement of the parties hereto that the payment for energy cost shall be made not later than the 10th day of each succeeding month during the term of this Agreement. In the event that any such payment remains unpaid for a period of 30 days, the supplying party may terminate the supply of water to the supplied party until all arrearages in payment are received by the supplying party.

9. That it is the agreement of the parties that they shall permit a third party to cure a default of payment or other obligation and shall permit water distribution service to be reinstated upon such curative action.

10. That each of the parties to this Agreement does hereby grant to the other, his heirs, successors and assigns, such easements over, across and through the respective parcels as shall be reasonably necessary for the construction of the well, maintenance of water pipes, pumping equipment, mains, electrical wiring and conduit consistent with the purposes of this Agreement. These easements are described below, to wit: (Describe easements, if any and cite Warranty Deed)

11. That no party may install landscaping or improvements that will impair the use of said easements.

12. That each party shall have the right to act to correct an emergency situation and shall have access to the pertinent parcel in the absence of the other. An emergency situation shall be defined as the failure of any shared portion of the system to deliver water upon demand.

13. That only those parcels of real estate hereinabove described, and the dwellings located thereon shall be permitted to receive water from said well and pumping equipment; and each of the parties hereto does hereby covenant and agree that he/she will not allow or permit other persons,

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FEB 05 2015

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other than household guests, to take, draw, use or receive water from the well, nor permit other persons to connect to the pipes or mains serving his/her respective parcel.

14. That in the event the referenced well shall become contaminated and shall no longer supply water suitable for domestic consumption or shall no longer supply water adequate for the needs of all relevant parties, or in the event that another source of water shall become available to the respective parcels, then the rights and obligations of the parties created by this Agreement shall cease and terminate in accordance with the terms and conditions hereinafter described.

15. That upon the availability of such other source of water, it is contemplated that a reasonable time shall be allowed to effectuate the necessary connections to the new source.

16. That the respective rights and obligations of the parties shall continue until the parties who wish to terminate their participation in the Well Agreement have executed and filed a written statement of termination at the Office of the Register of Deeds of the County of **Josephine**, State of **Oregon**, and to the "supplying party". Upon termination of participation in this Agreement, the owner and occupant of each residence which is terminated from the Agreement shall have no further right to the use of the well. The terminated parties shall disconnect their respective lateral connection from said well system and shall have no further obligation to pay or collect for maintenance and related expenses incurred thereafter. The costs of disconnection from the well and water system shall be borne by the owner of the pertinent parcel.

17. That the undersigned parties shall permit well water sampling and testing by a responsible authority at the request of an undersigned party, state or local authority, mortgagee, or the United States of America, Rural Housing Services and the costs of such well tests are shared like any other expense.

18. That the said well and this Agreement, if amended, shall serve no more than four single family dwelling units or four parcels, notwithstanding the ability of the parties to make other amendments to this Agreement.

19. That the parties may amend this Agreement to assure equitable distribution of shared costs and responsibilities; however, this Agreement may not be amended during the term of a Federally-insured (direct) or guaranteed mortgage on any property served, except as provided herein, for the purpose of adding to the prescribed number of parties.

20. That the term of this Agreement shall be perpetual, except as herein limited.

21. That the benefits and burdens of this Agreement shall constitute a covenant running with the parcels of land herein described and shall be binding upon the heirs, successors in title and assigns of the parties hereto.

22. Any dispute under this Agreement shall be required to be resolved by binding arbitration of the parties hereto. If the parties cannot agree on an arbitrator, each party shall select one arbitrator

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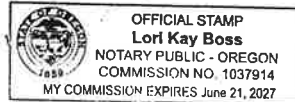
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and both arbitrators shall then select a third. The third arbitrator so selected shall arbitrate said dispute. The arbitration shall be governed by the rules of the American Arbitration Association then in force and effect.

[Signature] *Norma Lundberg by J. Lund POA*
[Signature] *Norma Lundberg*
IN WITNESS WHEREOF, the parties have hereunto set their hands and seal the day and year first above written. Witness of our signatures this the 25th day of February, 20 25

County of Josephine
ss
State of Oregon



Sworn and subscribed before me this day of 25th February 2025

[Signature] Notary Public

My commission expires: June 21, 2027

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EXHIBIT "A"

Real property commonly known as 1834 Waters Creek Road, City of Wilderville, Josephine County, Oregon, more particularly described as follows:

Parcel 1 of PARTITION PLAT No. 2009-30, located in the North Half of Section 6, Township 37 South, Range 7 West of the Willamette Meridian, Josephine County, Oregon.

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EXHIBIT "A"

Real property commonly known as 1802 Waters Creek Road, City of Wilderville, Josephine County, Oregon, more particularly described as follows:

Parcel 2 of PARTITION PLAT No. 2009-30, located in the North Half of Section 6, Township 37 South, Range 7 West of the Willamette Meridian, Josephine County, Oregon.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, NORMA FRAN LAUGSAND, do hereby make, and constitute and appoint my husband, LA VERN T. LAUGSAND, my agent and attorney in fact (hereinafter called "agent") with power and authority:

1. **MANAGEMENT**: To take possession of, manage, administer, operate, maintain, improve and control all of my property, real and personal, to insure and keep the same insured; and to pay any and all taxes, charges and assessments that may be levied or imposed upon any thereof.
2. **COLLECTIONS**: To collect and receive any money, property, debts or claims whatsoever, now or hereafter due, owing and payable or belonging to me; to forgive debts; and to give receipts, acquittances or other sufficient discharges for any of the same.
3. **SUPPORT**: To make expenditures for my care, maintenance, support and general welfare, and to distribute such sums as are necessary for the care, support and maintenance of members of my immediate family who are dependent upon me for support.
4. **INVESTMENTS**: To retain any property which comes into the possession of my agent in the form in which it was received; and to make investments and changes of investments in such securities, including common and preferred stocks of corporations, or other property, real or personal, as my agent may deem prudent.
5. **DEBTS**: To pay my debts and other obligations.
6. **LITIGATION**: To sue upon, defend, compromise, submit to arbitration or adjust any controversies in which I may be interested; and to act in my name in any complaints, proceedings or suits with all the powers I would possess if personally present and under no legal disability.
7. **ACQUISITION**: To bargain for, buy and deal in property and goods of every description.
8. **DISPOSITION**: To convey, grant, sell, mortgage, pledge, consign, lease, hypothecate and in any and every manner deal in and with my property, both real and personal.
9. **BORROWING**: To advance or loan my agent's own funds on my behalf; and to borrow any sums of money on such terms and at such rate of interest as to my agent may deem proper and to give security for the repayment of the same.

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FEB 11 1975

10. **AGREEMENTS:** To make and deliver any deeds, conveyances, contracts, covenants and other instruments, undertakings or agreements, either orally or in writing, of whatever kind and nature, including the right to supply the legal description of any real property involved in any of the foregoing documents, which my agent, in my agent's discretion, may deem to be for my best interests.

11. **CHECKS AND NOTES:** To sign, endorse, sell, discount, deliver and/or deposit checks, drafts, notes and negotiable or nonnegotiable instruments, including any payments to me drawn on the Treasury of the United States or the State of Oregon or any other state or governmental entity, and to accept drafts.

12. **VOTING:** To appear and vote for me in person or by proxy at any corporate or other meeting.

13. **SAFE DEPOSIT BOX:** To have access to any safe deposit box which has been rented in my name, or in the name of myself and any other person or persons.

14. **GOVERNMENT BENEFITS:** To do and perform every act necessary or desirable and to serve as representative payee with respect to rights and entitlements for my benefit from Social Security, Medicare and military service.

15. **STOCKS AND SECURITIES:** To make investments and changes of investment in such income bearing securities, including common and preferred stocks of corporations, or other property, real or personal, as my agent in its discretion may deem prudent, and to hold my securities in the name of its nominee or unregistered in such form that transfer thereof may be effected by delivery.

16. **WITHDRAWAL OF FUNDS:** To withdraw any monies deposited with any bank, mutual savings bank, credit union, savings and loan association, mutual fund, money market account, investment advisor or broker in my name or in the name of myself and any other person or persons and generally to do any business with any such financial institution or agency on my behalf.

17. **TRANSFERS TO TRUST:** My agent is also specifically authorized to transfer all or any part of my assets to a trust created by me, or to any revocable trust that I may hereafter execute, or to any trust of which I am a beneficiary.

18. **ALLOWING WITHDRAWALS FROM TRUST:** To withdraw assets from my revocable trust for my benefit, with my full prior consent to this exercise of my reserved power to withdraw assets from the trust; if my spouse is my agent, then I authorize withdrawals from the trust for my spouse's benefit alone, and not for my benefit, without breach of fiduciary duty and with my full prior consent.

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19. **GIFTS:** To make gifts outright or in trust to or for the benefit of the natural objects of my bounty and charitable organizations, in such amounts, at such times, and upon such terms as my agent deems appropriate, provided that my agent may make only such gifts as are consistent with my income and wealth and as I might have been expected to make.

20. **TAX RETURNS:** To sign and file on my behalf all city, county, state, federal and other governmental or quasi-governmental tax returns or reports, including income, gift, sales, business, and property tax returns or reports of every kind whatsoever; to execute waivers, extension agreements, settlement agreements and closing agreements with respect to those returns and to appear for me, in person or by attorney, and represent me before the United States Treasury Department or the Oregon Department of Revenue or the taxing authority of any other state or governmental entity.

21. **SUBSTITUTION AND DELEGATION:** To appoint and substitute for my agent any agents, nominees or attorneys to exercise any or all of the powers herein and to revoke their authority at pleasure.

GENERAL AUTHORITY. I authorize my agent for me and in my name generally to do and perform all and every act and thing whatsoever requisite, desirable or necessary to be done in the premises, to conduct, manage and control all my business and my property, wheresoever situated and whether now owned or hereafter acquired, as my agent may deem for my best interests, and to execute and acknowledge any and all instruments necessary or proper to carry out the foregoing powers, hereby releasing and saving harmless all third persons from responsibility for the acts and omissions of my agent and empowering my agent to indemnify all such persons against loss, expense and liability.

THIRD PARTY RELIANCE. Third persons may conclusively rely upon the continued validity of this Power of Attorney until receiving actual knowledge of its revocation.

DURABILITY. I expressly declare that I am familiar with the provisions of ORS 127.005 (attached hereto) and that the powers of my agent herein described shall be exercisable by my agent on my behalf notwithstanding that I may become legally disabled or incompetent.

GOVERNING LAW. All questions pertaining to validity, interpretation and administration of this power shall be determined in accordance with the laws of Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand this 11 day of June, 1997.

Norma Fran Laugsand
NORMA FRAN LAUGSAND

STATE OF OREGON

)
) ss.
)

County of Josephine

On this 11 day of June, 1997, personally appeared the above named NORMA FRAN LAUGSAND, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:



Marie L. Hughes
Notary Public for Oregon
My Commission Expires: 3-17-2001

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Community Development - Planning Division
700 NW Dimmick, Suite C
Grants Pass, OR 97526

Receipt Number: PL25-00176

(541) 474-5421
planning@josephinecounty.gov

Payer/Payee: LAUGSAND TRUST, LA VERN T (ET AL)
174 FAIRWAY DR
GRANTS PASS OR 97527

Cashier: Tami Smith

Date: 02/25/2025

Primary Parcel: 37070000000901 **Project Description:** SFD

PL-2025-00169 DEVELOPMENT PERMIT

1834 WATERS CREEK RD

Fee Description

PL-Development Permit (SFD, to include remodels & addition)

<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
\$392.00	\$392.00	\$0.00
\$392.00	\$392.00	\$0.00

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	8239	\$392.00

Total Paid: \$392.00



Certificate of Satisfactory Completion
Installation Permit - Residential - New

463-24-000380-PRMT

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsitesepctic@josephinecounty.gov
Website: josephine.or.us

Date Certificate Issued: 02/13/2025

Work Description: STANDARD CONSTRUCTION PERMIT

Applicant: Logan Dean
Address: 1619 Jenkins Ave
Grants Pass, OR OR 97527
Phone: 5416606577
Email: diversifiedconstructionllc@outlook.com

Primary Contractor: Diversified Construction, LLC
Installer License: 39477
Address: 1619 Jenkins Ave
Grants Pass OR 97527
Phone: 5416606577
Email: diversifiedconstructionllc@outlook.com

Contractor: Diversified Construction, LLC
DEQ Installer/Maintenance Provider: M544
Address: 1619 Jenkins Ave
Grants Pass OR 97527
Phone: (541) 660-6577

Owner: LAUGSAND TRUST, LA VERN T (ET AL)
Address: 174 FAIRWAY DR
GRANTS PASS OR 97527

Property Address: 1834 Waters Creek Rd, Wilderville, OR 97543

Parcel: 3707000000090100 - Primary **Township:** 37 **Range:** 07 **Section:** 0

Lot Size: 323.10 **Water Supply:** Other - N/A
Zoning: N/A **City/County/UGB:** N/A
Land Use Approval: N/A

Category of Construction: Residential

	Existing	Proposed
Use of Structure:	N/A	Residential House
Number of Bedrooms:	3	2

System Specifications

Type: Standard
Max Peak Design Flow: 450 gpd. **Proposed Flow:** 450 gpd.
Min Septic Tank Volume: 4 gal. **Min Dosing Tank Volume:** N/A

Drain Field Specifications

Drain Field Type: Standard **System Distribution Type:** Serial
Drainfield Sizing: N/A **Distribution Method:** Serial
Media Type: EZ FLOW 1201-P **Media Depth:** N/A
Trench Length: 300 linear ft. **Rock Above Pipe:** N/A
Max Depth: 30 in. **Undisturbed Soil Between Trenches:** 8 ft.
Min Depth: 24 in. **Capping Fills-Min Depth of Fill Material:** N/A

Special Requirements

Groundwater Type: Not Applicable **Groundwater Depth:** N/A
Pump to Drainfield Required: No **Filter Fabric on Top of Drain Media:** Yes

Date Certificate Issued: 02/13/2025

Work Description: STANDARD CONSTRUCTION PERMIT

Conditions of Approval

- A final inspection request and notice (FIRN) form including a detailed and accurate as-built plan of the constructed system and a list of all materials used in the construction of the system must be completed and submitted prior to requesting a final inspection.
- The system must be installed by the property owner or a licensed sewage disposal business (installer).
- Vehicular traffic and livestock must be restricted from the system area.
- All roof drains must be directed away from the system
- All tanks must be tested for watertightness and have a water-tight riser to the ground surface. Twenty- inch minimum diameter if less than 36-in deep. Thirty-inch minimum diameter if greater than 36-in deep. Maintain access to septic tank for pumping and service.
- Meet all required setbacks
- The system must be installed in the area approved during the site evaluation and in accordance with the construction plan approved by the agent, including any changes made by the agent.
- All work is to conform to OAR 340, Division 71 and 73. Make no changes in system location or specifications without approval by the agent.
- For product approval information and manufacturer installation requirements see DEQ website at: <http://www.oregon.gov/deq/Residential/Pages/Onsite.aspx>
- Install the pump and system components in accordance with the approved pump curve and specifications.
- An anti-buoyancy device is required for the septic tank(s) and must be installed as per the manufacturer installation guidelines.
- A minimum 18-gauge, green-jacketed tracer wire or green color-coded metallic tape must be placed on top of the effluent sewer or pressure transport pipe from tank to drainfield.
- Effluent filter required at tank outlet.
- Header pipe from Distribution or Drop Box must be minimum 4-ft length, level, and bedded.
- Each drainfield trench must be level within a tolerance of plus or minus 1-inch.
- Maximum length of an individual trench is 150-feet.
- Serial distribution, each trench bottom to be level and on contour. Use Drop box(es).

Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the Conditions of Approval above.

1. In accordance with Oregon Revised Statute 454,665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
2. Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
3. The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic, livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
4. This onsite wastewater treatment system that be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
5. This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.
6. Unless otherwise required by the agent, the system installer must backfill (cover) this system within 10 days after the issuance of this Certificate of Satisfactory Completion.

Certificate of Satisfactory Completion

Date Certificate Issued: 02/13/2025			
Work Description: STANDARD CONSTRUCTION PERMIT			

System Inspection: No Operation of Law - 7 Days Notice: No Pre-Cover Inspection Waived Per 340-071: Yes

Comments: PHOTOS SUBMITTED

Issued By: Joshua Daley, Environmental Specialist

Effective Date: 02/13/2025

Joshua Daley

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Final Inspection Request and Notice - Septic ID: 463-24-000380-PRMT

Pursuant to the requirements within ORS 454.665, OAR 340-071-0170 and OAR 340-071-0175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed and prior to backfilling or covering the installation. The Department (or Agent) has 7 days to perform an inspection of the completed construction/installation following the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion is issued. Please complete sections 1 through 4 on the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: Owner/Permittee Information:

Twnshp: 37

Range: 07

Sect: 0

Name: LAUGSAND TRUST, LA VERN T (ET AL)

Lot:

Property 1834 WATERS CREEK RD, WILDERVILLE, OR 97543

Address:

SECTION 2: System Component Specifications:**A. Tanks/Pumps****System Type:**Water tight
verification*

Tanks(1)	Volume: 1,111 gal	Compartments: 1	Manufacturer: Infiltrator CM-1060	Date: 1/29/25
Tanks(2)	Volume:	Compartments:	Manufacturer:	Date:
Pump(s)	HP:	Model/Manuf.	Float(s) Type(1):	Model/Manuf.
			Float(s) Type(2):	Model/Manuf.

B. Piping

Effluent Sewer (tank to drainfield)	Yes ☒ No	Diameter: 4"	ASTM#/Other: 3034 PVC	Length: 14'
Pressure Transport Pipe	Yes No	Diameter:	ASTM#/Other:	Length:

C. Secondary Treatment Unit:

Sand Filter**	Yes No ☒	Type:	Container Dimensions:
Underdrain pipe	Diameter:	ASTM#/Other:	Length:
Manifold piping	Diameter:	ASTM#/Other:	Length:
Internal Pump	HP:	Model/Manufacturer	
Floats(1)	Type:	Model/Manufacturer	
Floats(2)	Type:	Model/Manufacturer	
ATT	Yes No ☒	Model:	
Certified Maint.	Provider Name:		
Operation and Maint.	Contract Received?	Yes No	

D. Drainfield Media

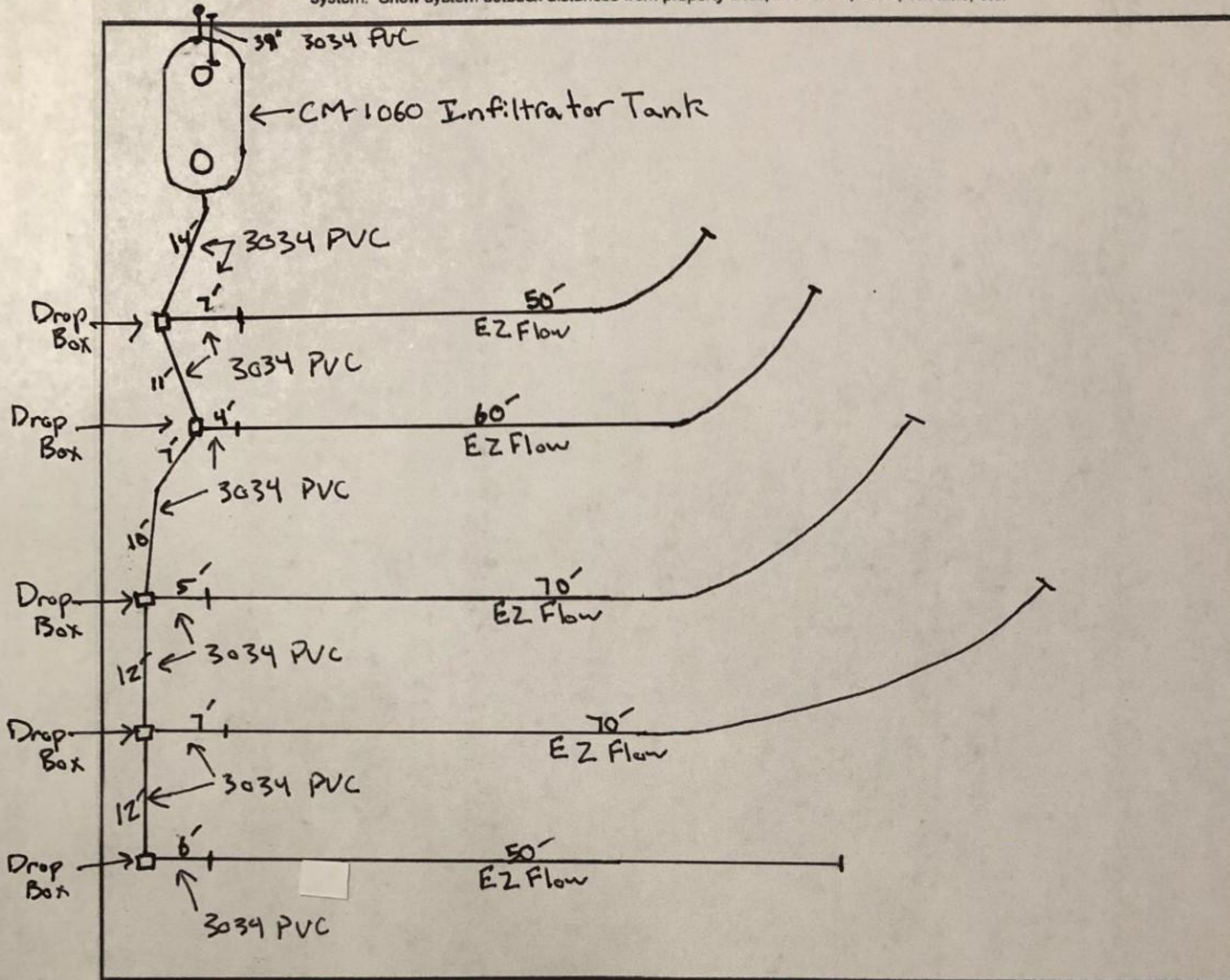
Type	(Gravel, Pipe or alternative?) EZ Flow by Infiltrator		
Distribution Box	Yes No		
Drop Box	Yes ☒ No		
Distribution Pipe	Yes ☒ No	Diameter: 4"	ASTM#/Other: 3034 PVC Length: 95'
Comment			

*All Tanks(s) were tested for water-tightness after installation and passed in accordance with OAR 340-073-0025(3)

**Attach sieve analysis for Underdrain Media and Filter Sand

SECTION 3 - As Built Plan

AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH. Show locations of all wells within 200 feet of the system. Show system setback distances from property lines, structures, wells, streams, etc.



SECTION 4 - Construction was performed by (Signature Required)

I certify that the information provided on both pages of this document is correct and that the construction of this system was in accordance with the permit and the rules regulating the construction of onsite wastewater treatment systems (OAR Chapter 340, Divisions 71 and 73).

Owner/Permittee or Certified Installer w/Certification#:		Print Name: <u>Diversified Construction, LLC</u>	
Licensed Installer:	Yes ☒ No ☐	License#: <u>242068</u>	Certification#: <u>39477</u>
Owner/ Certified Installer:	Signature: <u>[Signature]</u>	Date: <u>1/31/25</u>	Phone#: <u>541-660-6577</u>

SECTION 5 - Office Use Only:

Notice Accepted	Yes ☐	No ☐	Date:	Installer/Owner (Permittee) Notified:	Yes ☐	No ☐	Date:
If No, Reason for Non Acceptance: _____							

Comment: _____							

1834 Water Creek Road Job Site Pictures



















Leach Line #1 - 50 Feet









Leach Line # 2 - 60 Feet











Leach Line #3 – 70 Feet















Leach Line #4 – 70 Feet









Leach Line #5 – 50 Feet









Septic Permit
Installation Permit - Residential - New
463-24-000380-PRMT

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsitesepctic@josephinecounty.gov
Website: josephine.or.us

Date issued: 1/21/25

Expiration date: 1/21/26

Work description: STANDARD CONSTRUCTION PERMIT

Applicant: Logan Dean
Address: 1619 Jenkins Ave
Grants Pass, OR OR 97527
Phone: 5416606577
Email: diversifiedconstructionllc@outlook.com
m

Primary contractor: Diversified Construction, LLC
Installer License: 39477
Address: 1619 Jenkins Ave
Grants Pass OR 97527
Phone: 5416606577
Email: diversifiedconstructionllc@outlook.com

Contractor: Diversified Construction, LLC
DEQ Installer/Maintenance Provider: M544
Address: 1619 Jenkins Ave
Grants Pass OR 97527
Phone: (541) 660-6577

Business License: N/A

Owner: LAUGSAND TRUST, LA VERN T (ET
AL)
Address: 174 FAIRWAY DR
GRANTS PASS OR 97527

Property address: 1834 Waters Creek Rd, Wilderville, OR
97543

Parcel: 3707000000090100 - Primary

Township: 37 **Range:** 07 **Section:** 0

Lot size:	323.10	Water supply:	Other - N/A
Zoning:	N/A	City/County/UGB:	N/A
Land use approval:	N/A	County:	N/A
Accessory Dwelling Unit:	No		
Action:	New	Type of application:	Construction Permit - Residential
System failing:	N/A	Septic tank last pumped:	N/A
Comments:	N/A		

Category of construction: Residential

	Existing	Proposed
Use of structure:	N/A	Residential House
Number of bedrooms:	3	2

System Specifications

Type:	Standard	ATT description:	N/A
Max peak design flow:	450 gpd.	Proposed flow:	450 gpd.
Min septic tank volume:	4 gal.	Min dosing tank volume:	N/A

Drain Field Specifications

Drain field type:	Standard	System distribution Ttype:	Serial
Drainfield sizing:	N/A	Distribution method:	Serial
Media type:	Other - Indicate Product/Manufacturer	Media depth:	N/A
Media type description:	EZ FLOW 1201-P		

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Date issued: 1/21/25

Expiration date: 1/21/26

Work description: STANDARD CONSTRUCTION PERMIT

Trench length:	300 linear ft.	Rock above pipe:	N/A
Max depth:	30 in.	Undisturbed soil between trenches:	8 ft.
Min depth:	24 in.	Capping fills-min depth of fill material:	N/A

Special Requirements

Stake out required:	No		
Groundwater type:	Not Applicable	Groundwater depth:	N/A
Pump to drainfield reqd:	N/A	Filter fabric on top of drain media:	Yes

Conditions of approval:

- A final inspection request and notice (FIRN) form including a detailed and accurate as-built plan of the constructed system and a list of all materials used in the construction of the system must be completed and submitted prior to requesting a final inspection.
- The system must be installed by the property owner or a licensed sewage disposal business (installer).
- Vehicular traffic and livestock must be restricted from the system area.
- All roof drains must be directed away from the system
- All tanks must be tested for watertightness and have a water-tight riser to the ground surface. Twenty- inch minimum diameter if less than 36-in deep. Thirty-inch minimum diameter if greater than 36-in deep. Maintain access to septic tank for pumping and service.
- Meet all required setbacks
- The system must be installed in the area approved during the site evaluation and in accordance with the construction plan approved by the agent, including any changes made by the agent.
- All work is to conform to OAR 340, Division 71 and 73. Make no changes in system location or specifications without approval by the agent.
- For product approval information and manufacturer installation requirements see DEQ website at: <http://www.oregon.gov/deq/Residential/Pages/Onsite.aspx>
- Install the pump and system components in accordance with the approved pump curve and specifications.
- An anti-buoyancy device is required for the septic tank(s) and must be installed as per the manufacturer installation guidelines.
- A minimum 18-gauge, green-jacketed tracer wire or green color-coded metallic tape must be placed on top of the effluent sewer or pressure transport pipe from tank to drainfield.
- Effluent filter required at tank outlet.
- Header pipe from Distribution or Drop Box must be minimum 4-ft length, level, and bedded.
- Each drainfield trench must be level within a tolerance of plus or minus 1-inch.
- Maximum length of an individual trench is 150-feet.
- Serial distribution, each trench bottom to be level and on contour. Use Drop box(es).

Date issued: 1/21/25**Expiration date:** 1/21/26**Work description:** STANDARD CONSTRUCTION PERMIT

This Construction-Installation Permit authorizes the property owner to construct an onsite wastewater system specified above.

Rules, Approved Material Listing; and Database of Licensed Installers can be accessed at:
<http://www.deq.state.or.us/wq/onsite/onsite.htm>

General Conditions And Requirements For All Permits: Onsite Construction-Installation Permits are valid for one year from the date of issuance. The expiration date is noted on this permit. Renewal of a permit may be granted if an application for permit renewal is received before the permit expiration date. Reinstatement of a permit may be granted if an application for permit reinstatement is received within one year after the permit expiration date. Transfer of a permit from the permittee to another person may be granted if an application for permit transfer is received before the permit expiration date and no other changes to the permit are necessary.

Installation Requirements: The drainfield must be installed in undisturbed native soil. No alterations of the natural site conditions such as soil removal or filling, or slope/topography alterations within the approval areas for both the initial and replacement systems are allowed, unless otherwise authorized by the Agent. Do not install system when soil moisture, high groundwater, adverse weather, or other conditions that could affect the quality of installation or reliability of the system are present. If such conditions are present and there is a need for sewage disposal at the site, the septic tank can be utilized as a temporary holding tank as outlined in 340-071-0160(9).

Inspection Requirements: The system installer and/or the permit holder must notify the permitting Agent when the construction, alteration, or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The permitting agent has 7 days to perform an inspection of the completed construction after the official notice date, unless the permitting agent elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of a completed Final Inspection Request and Notice form by the permitting agent establishes the official notice date of your request for the final inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion can be issued.

System Backfill Requirements: The system is to be backfilled or covered as follows: * Only after the permitting agent has approved the construction installation, * or the inspection has been waived * or the Certificate of Satisfactory Completion (CSC) has been issued by operation of law (where the inspection has not been conducted within 7 days of notification of completed installation).

Unless otherwise required, it is the system installer's responsibility to backfill the system within 10 days after inspection and issuance of the CSC. Backfill must be carefully placed to prevent damage to the system. The backfill must be free of large stones, frozen clumps of earth, masonry, stumps, waste construction materials, or other materials that could damage the system. Be sure that the untreated building paper, filter fabric, or other material approved by the agent is completely covering all drain media where required prior to backfill. The system can be connected to and placed into service once it has been properly backfilled and the CSC has been issued.

Initial and Replacement Areas — Protection: The installed subsurface absorption field and designated replacement areas must be protected and kept free of development such as roadways, covering with asphalt or concrete, filling, cutting, or other soil modifications.

Joshua Daley

Environmental Specialist

1/21/25

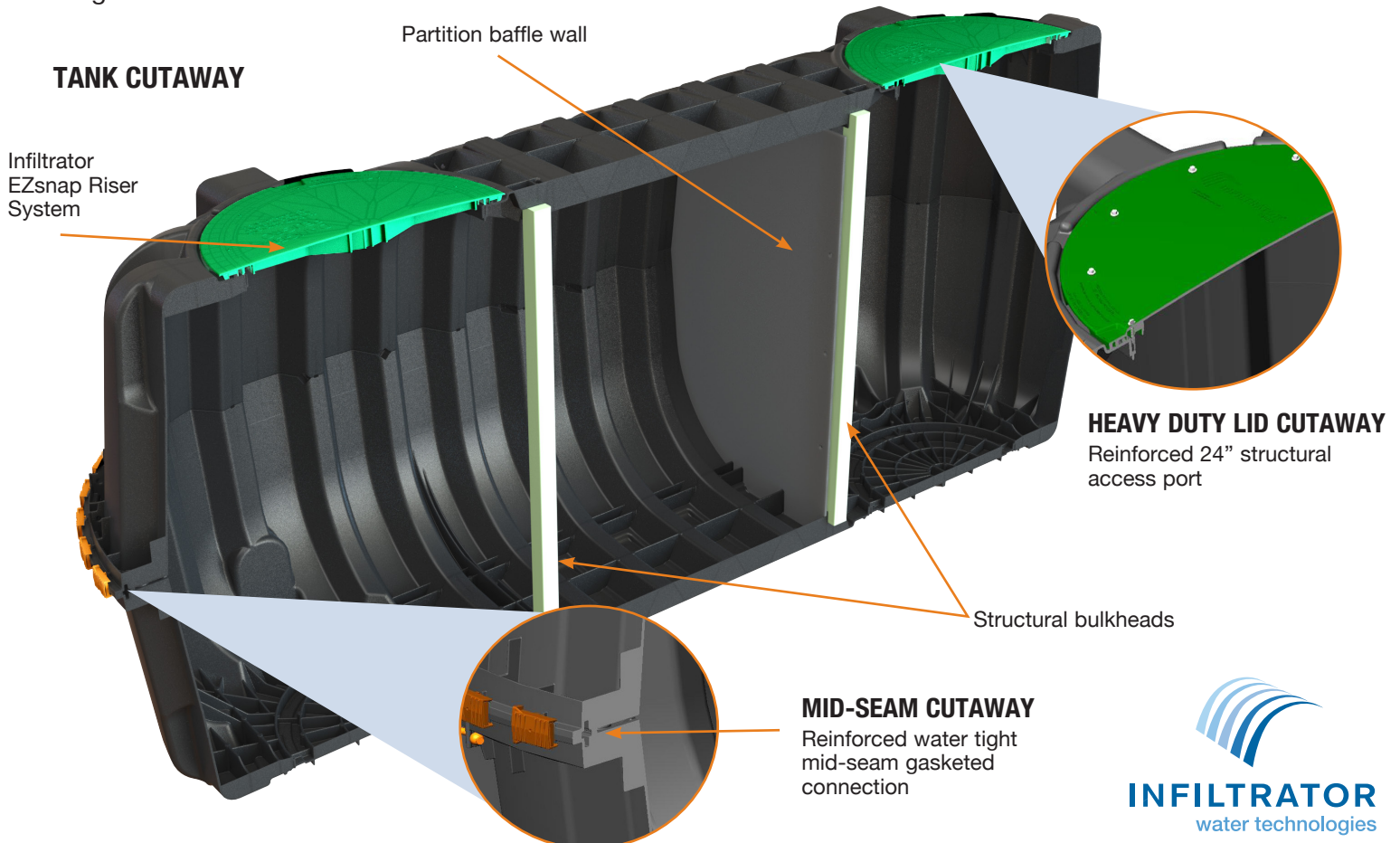


Features & Benefits

- Strong compression molded polypropylene construction
- Lightweight plastic construction and inboard lifting lugs allow for easy delivery and handling
- Integral heavy-duty green lids that interconnect with EZsnap risers and pipe riser solutions
- Structurally reinforced access ports eliminate distortion during installation and pump-outs
- Reinforced structural ribbing and fiberglass bulkheads offer additional strength
- Can be installed with 6" to 48" (152 to 1,219 mm) of cover
- Can be pumped dry during pump-outs
- Suitable for use as a septic tank, pump tank, or rainwater (non-potable) tank
- No special water filling requirements are necessary
- The tank may be backfilled with suitable native soil. See installation instructions for guidance.

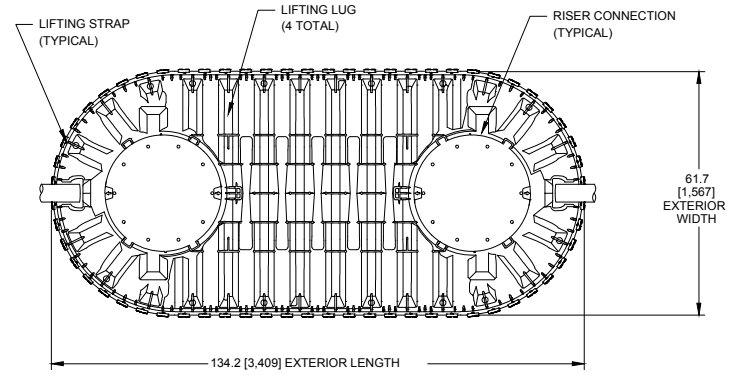
The Infiltrator CM-1060 is a lightweight, strong and durable septic tank. This watertight tank design is offered with Infiltrator's line of custom-fit risers and heavy-duty lids. Infiltrator compression molded tanks provide a revolutionary improvement in thermoplastic septic tank design, offering exceptional long-term strength and watertightness.

TANK CUTAWAY

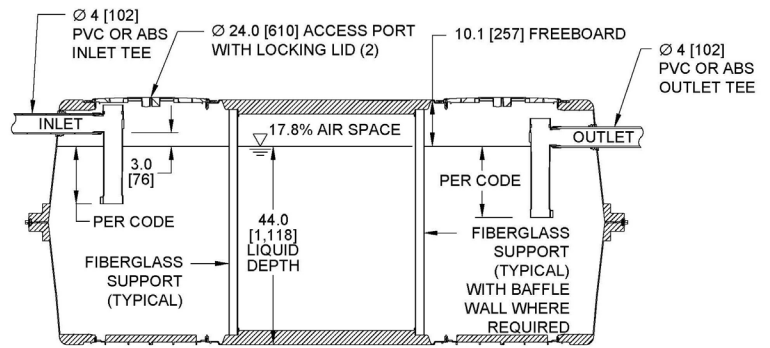


CM-1060 General Specifications and Illustrations

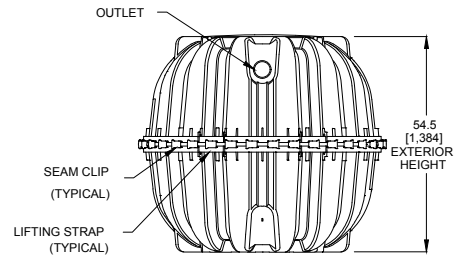
The CM-1060 is a compression molded two-piece mid-seam thermoplastic tank. The CM-1060 compression molded design allows for a mid-seam joint that has precise dimensions for accepting an engineered EPDM gasket. Infiltrator's gasket design utilizes technology from the water industry to deliver proven means of maintaining a watertight seal. The two-piece design is permanently fastened using a system of molded-in alignment dowels and locking seam clips. The CM-1060 is assembled and sold through a network of certified Infiltrator distributors.



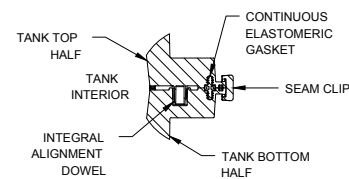
TOP VIEW



SIDE VIEW



END VIEW



MID-HEIGHT SEAM SECTION

Must be backfilled and installed in accordance with the Infiltrator IM- and CM-Series Septic Tank General Installation Instructions. For shallow ground water conditions reference the Infiltrator IM- and CM-Series Tank Buoyancy Control Guidance.

Please visit www.infiltratorwater.com or scan QR code for the latest information.



CM-1060	
Working Capacity	1,111 gal (4,207 L)
Total Capacity	1,309 gal (4,956 L)
Airspace	17.8%
Length	134.2" (3,409 mm)
Width	61.7" (1,567 mm)
Length-to-Width Ratio	2.3 to 1
Height	54.5" (1,384 mm)
Liquid Level	44" (1,118 mm)
Invert Drop	3" (76 mm)
Fiberglass Supports	2
Compartments	1 or 2
Maximum Burial Depth	48" (1,219 mm)
Minimum Burial Depth	6" (152 mm)
Maximum Pipe Diameter	4" (102 mm)
Weight	331 lbs (151 kg)



4 Business Park Road
P.O. Box 768
Old Saybrook, CT 06475
860-577-7000 • Fax 860-577-7001
1-800-221-4436
www.infiltratorwater.com
info@infiltratorwater.com

U.S. Patents: 8322948; 8337119; 8297880; 7914230; 7008138. Other patents pending. Infiltrator, Quick4 and EZflow are registered trademarks of Infiltrator Water Technologies. Infiltrator Water Technologies is a wholly-owned subsidiary of Advanced Drainage Systems, Inc. (ADS).

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CM02 0222

Contact Infiltrator Water Technologies' Technical Services Department for assistance at 1-800-221-4436

1834 Waters Creek Road

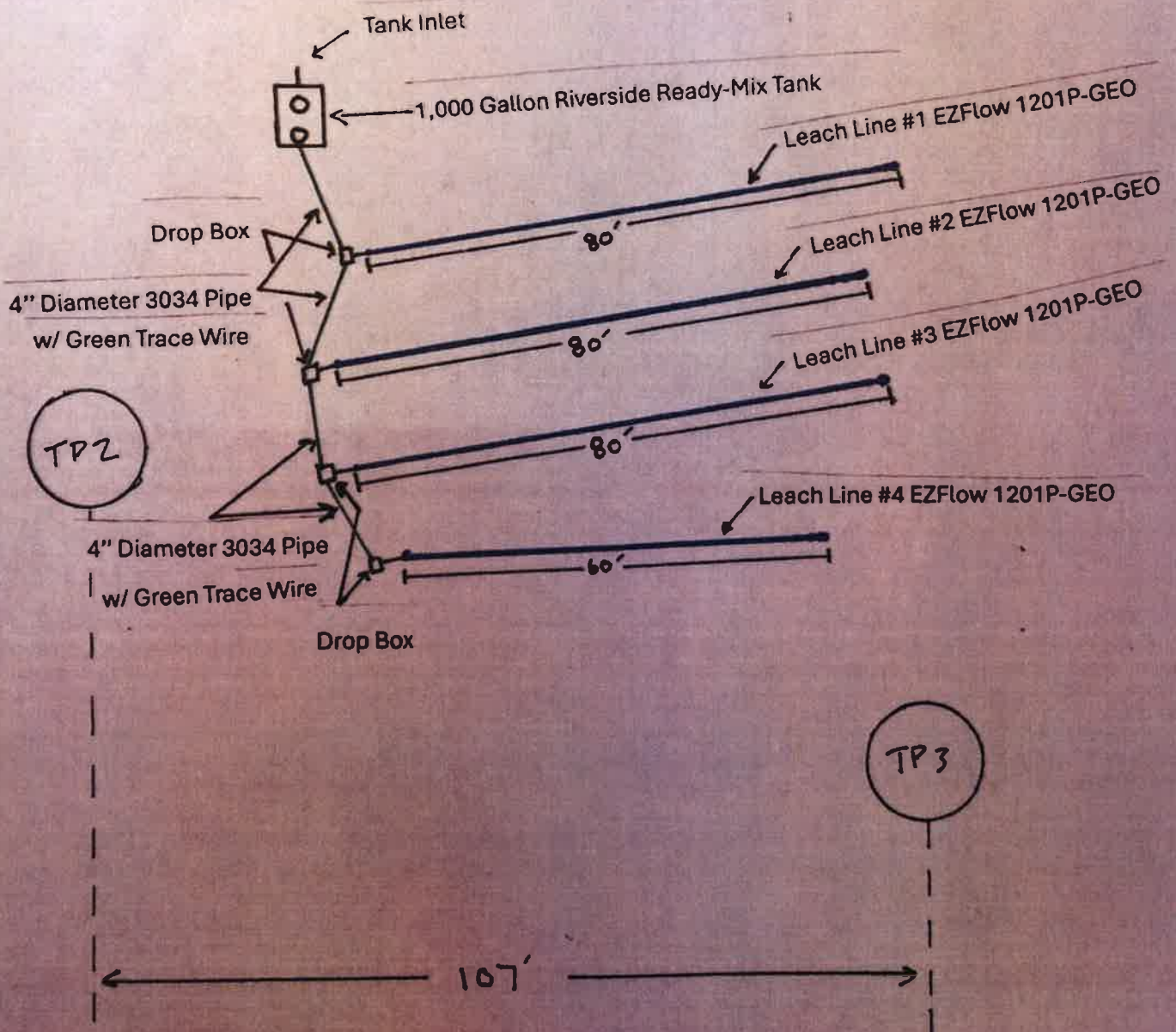
JOCO ON-SITE SEPTIC

JAN 21 2025

APPROVED BY:

Josh Daley

TP1



SECTION 1 - TO BE COMPLETED BY APPLICANT (may be filled in electronically by tabbing to each field)

1. Applicant Name/Property Owner: Vern Laugsand

Mailing Address: 174 Fairway Drive

City, State, Zip: Grants Pass, OR 97527

Telephone: 541-218-2549

2. Property Information:

County: Josephine

Tax Lot No.: TL901

Township: 37S

Range: 7W

Section: 67

Physical Address: 1834 Waters Creek

Block: _____

Lot: _____

Subdivision Name (if applicable): _____

3. This proposed facility is for:

☒ An individual, single-family dwelling.

☐ Other. Describe the type of development, business, or facility and the provided services or products: _____

4. Permit or approval being requested:

☒ Construction-Installation permit for: ☒ New Construction ☐ Repair ☐ Alteration

☐ Non-water -carried facility requests (for example, pit privy/vault toilet for campgrounds).

☐ Authorization Notice for: ☐ Replacement of dwelling ☐ Bedroom addition

☐ Other changes in land use involving potential sewage flow increases

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL

5. Property Zoning: FC Zoning Minimum Parcel Size: 80 Acres

6. The facility is located: ☐ inside city limits ☐ inside UGB ☒ outside UGB

If inside UGB, the proposed facility is subject to:

☐ City jurisdiction ☐ County jurisdiction ☐ Shared City/County jurisdiction

7. Does the proposed facility comply with all applicable local land use requirements: ☐ Yes ☐ No

If you answered "Yes" above, was this compliance based on:

☐ Outright compliance with local comprehensive plans and land use requirements (provide a citation to the applicable provisions)

☒ Conditional approval (provide findings and citation or attach a copy of the applicable land use decision)

☐ Measure 49 waiver (provide Department of Land Conservation and Development approval number)

Either provide reasons for affirmative compliance decision or attach findings of fact: JCC 19.65.070
Forest Dwelling approved - still need to obtain
development permit.

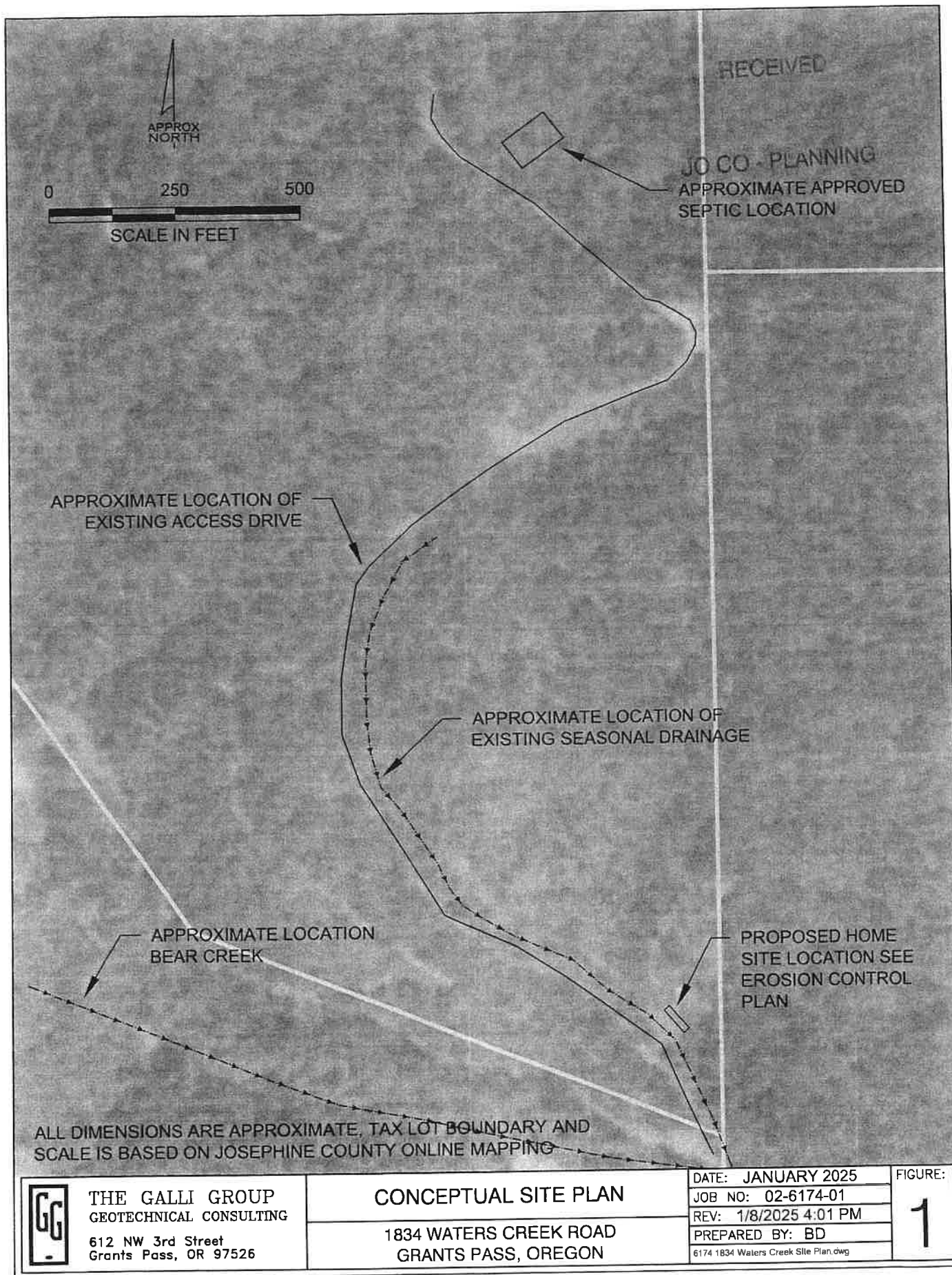
8. Planning Official Signature: Hattie Brown

Print Name: Hattie Brown

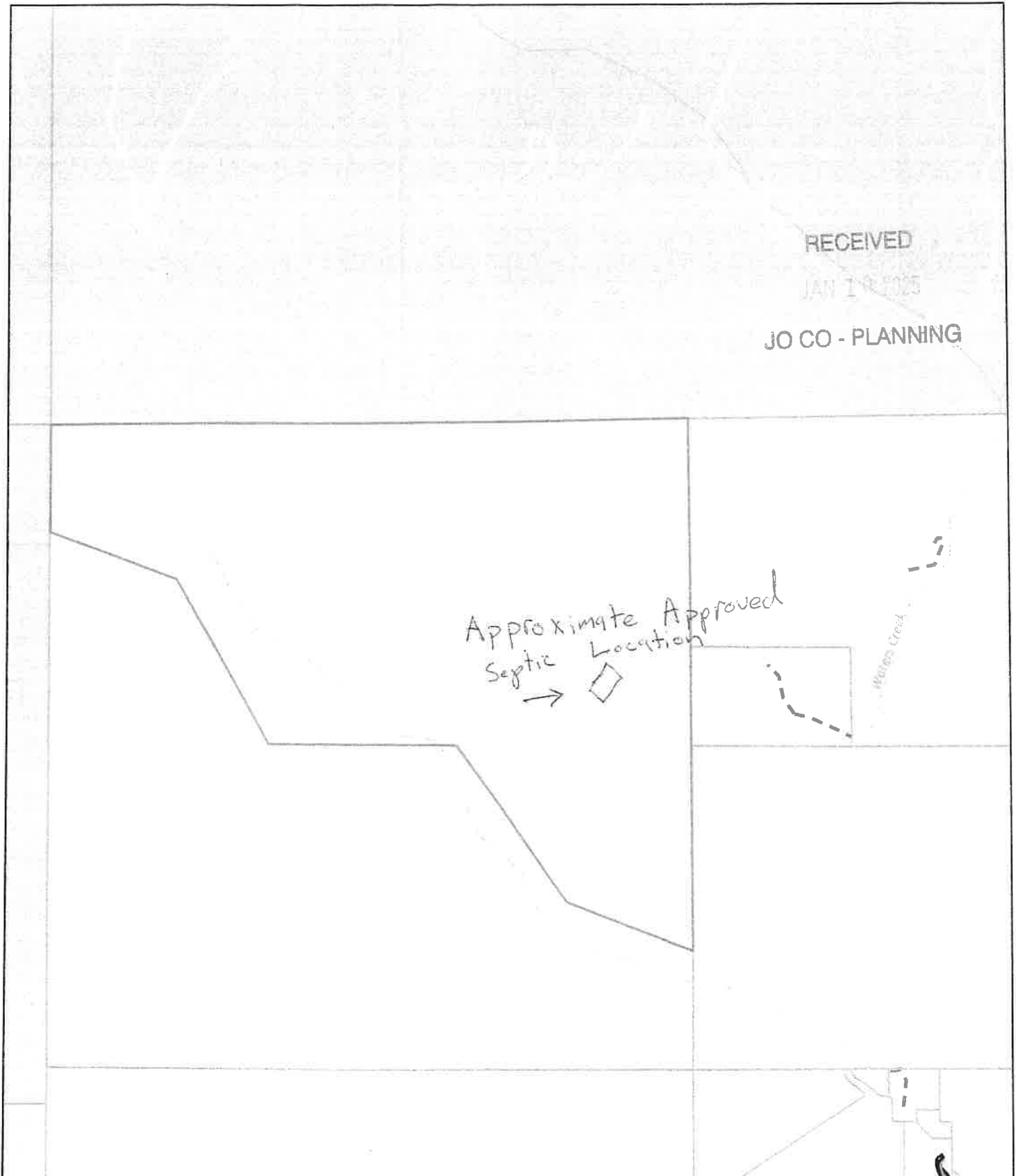
Telephone: 541-474-5420

Title: Department Specialist

Date: 1/16/25



ArcGIS Web Map

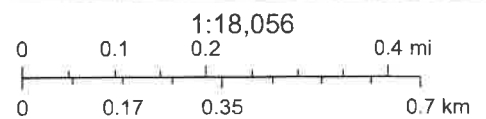


1/10/2025, 10:03:37 AM

Taxlots

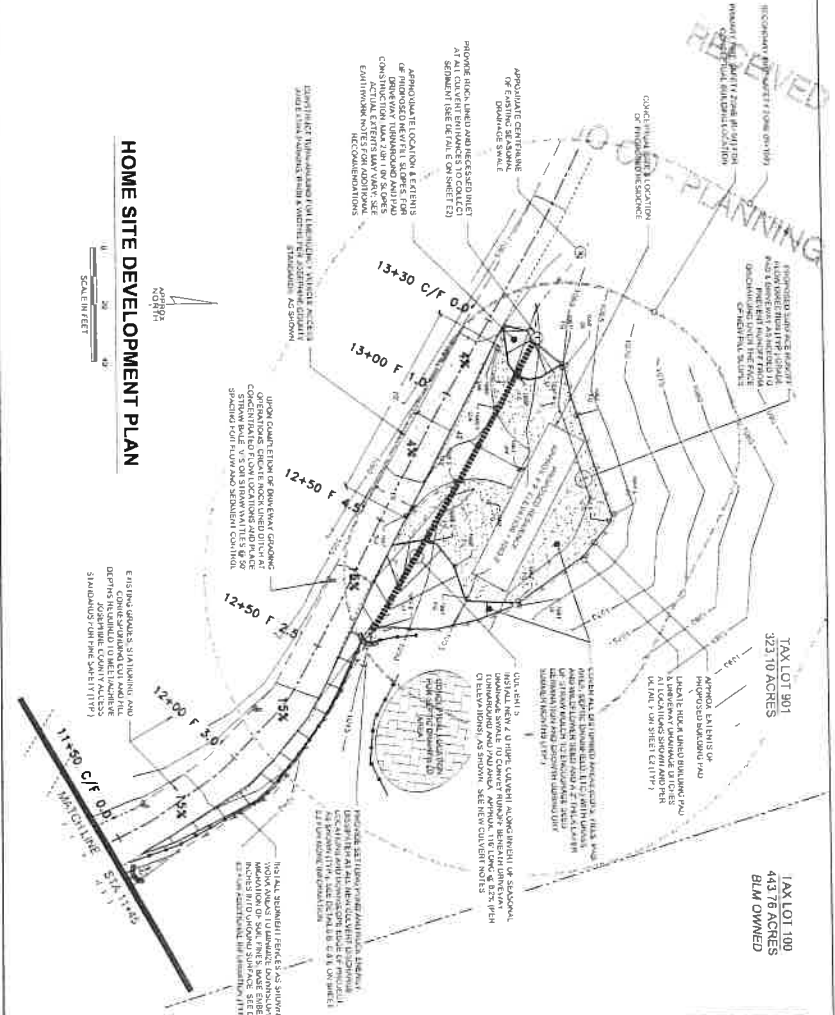
Driveways

Fema Flood Hazard



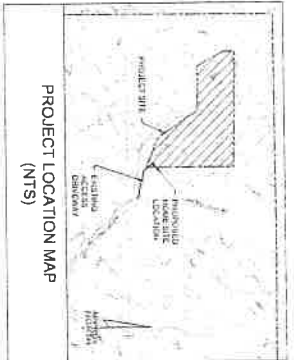
SYMBOL	DESCRIPTION
	PROPOSED ROAD
	EXISTING ROAD
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED UTILITY
	EXISTING UTILITY
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PROPOSED FENCE
	EXISTING FENCE
	PROPOSED BOUNDARY
	EXISTING BOUNDARY

RECEIVED
PLANNING



HOME SITE DEVELOPMENT PLAN

SCALE: 1" = 40'



PROJECT LOCATION MAP (NTS)

EXISTING NOTES

1. EXISTING ROAD WIDTH IS 20 FEET.
2. EXISTING ROAD SURFACE IS GRAVEL.
3. EXISTING ROAD DRAINAGE IS TO THE SOUTH.
4. EXISTING ROAD EASEMENTS ARE 10 FEET.
5. EXISTING ROAD STRUCTURES ARE 10 FEET.
6. EXISTING ROAD UTILITIES ARE 10 FEET.
7. EXISTING ROAD BOUNDARY IS 10 FEET.
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20. EXISTING ROAD FENCE IS 10 FEET.

NEW CONVEYANCE NOTES

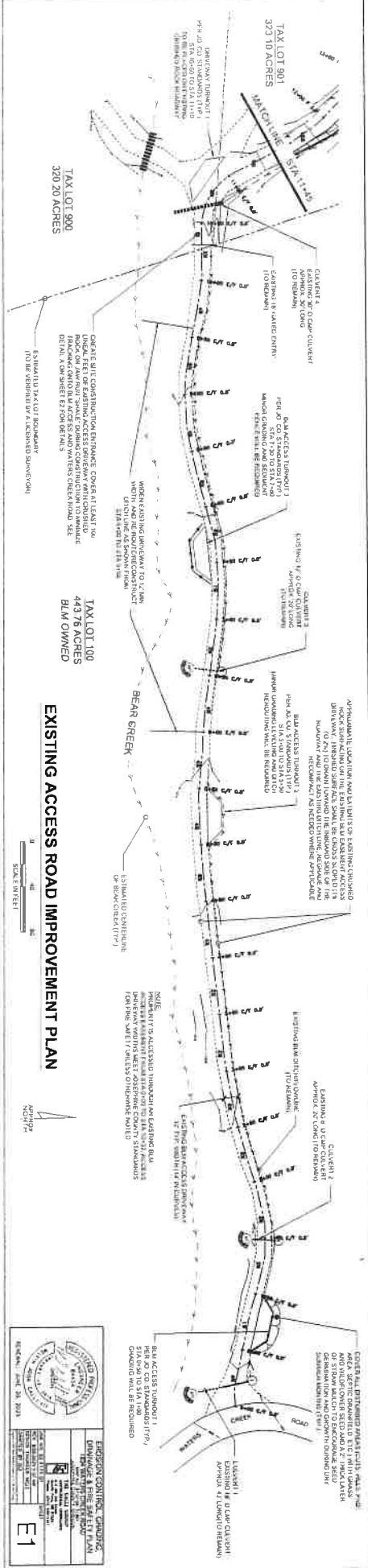
1. NEW CONVEYANCE ROAD WIDTH IS 20 FEET.
2. NEW CONVEYANCE ROAD SURFACE IS GRAVEL.
3. NEW CONVEYANCE ROAD DRAINAGE IS TO THE SOUTH.
4. NEW CONVEYANCE ROAD EASEMENTS ARE 10 FEET.
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20. NEW CONVEYANCE ROAD FENCE IS 10 FEET.

SPECIAL NOTES

1. SPECIAL NOTE 1: THE ROAD SURFACE IS GRAVEL.
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3. SPECIAL NOTE 3: THE ROAD EASEMENTS ARE 10 FEET.
4. SPECIAL NOTE 4: THE ROAD STRUCTURES ARE 10 FEET.
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12. SPECIAL NOTE 12: THE ROAD STRUCTURE IS 10 FEET.
13. SPECIAL NOTE 13: THE ROAD UTILITY IS 10 FEET.
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16. SPECIAL NOTE 16: THE ROAD STRUCTURE IS 10 FEET.
17. SPECIAL NOTE 17: THE ROAD UTILITY IS 10 FEET.
18. SPECIAL NOTE 18: THE ROAD BOUNDARY IS 10 FEET.
19. SPECIAL NOTE 19: THE ROAD FENCE IS 10 FEET.
20. SPECIAL NOTE 20: THE ROAD STRUCTURE IS 10 FEET.

GENERAL NOTES

1. GENERAL NOTE 1: THE ROAD SURFACE IS GRAVEL.
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EXISTING ACCESS ROAD IMPROVEMENT PLAN

SCALE: 1" = 40'

PROFESSIONAL ENGINEER
 STATE OF TEXAS
 EXPIRATION DATE: 12/31/2024
 LICENSE NO.: 12345
 NAME: JOHN D. SMITH
 ADDRESS: 1234 MAIN ST, AUSTIN, TX 78701
 PHONE: (512) 123-4567
 FAX: (512) 123-4568
 EMAIL: john.smith@engr.com

ENGINEERING CONTROL BOARD
 DRAWING & FILE SET PLAN
 PROJECT NO.: 12345
 SHEET NO.: 1 OF 1
 DATE: 12/31/2024
 SCALE: 1" = 40'
 TITLE: EXISTING ACCESS ROAD IMPROVEMENT PLAN
 CLIENT: ABC COMPANY
 PROJECT LOCATION: 1234 MAIN ST, AUSTIN, TX 78701
 PROJECT DESCRIPTION: IMPROVEMENT OF EXISTING ACCESS ROAD
 PROJECT STATUS: IN PROGRESS
 PROJECT CONTACT: JOHN D. SMITH
 PROJECT PHONE: (512) 123-4567
 PROJECT FAX: (512) 123-4568
 PROJECT EMAIL: john.smith@engr.com



Community Development - Planning Division
700 NW Dimmick, Suite C
Grants Pass, OR 97526

Receipt Number: PL25-00029

(541) 474-5421
planning@josephinecounty.gov

Payer/Payee: LAUGSAND TRUST, LA VERN T (ET AL)
174 FAIRWAY DR
GRANTS PASS OR 97527

Cashier: Kaitlyn Brown

Date: 01/10/2025

Primary Parcel: 37070000000901 **Project Description:** Septic - New Construction

PL-2025-00032 LAND USE INFORMATION RESPONSE 1834 WATERS CREEK RD

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Land Use Information Response	\$125.00	\$125.00	\$0.00
	\$125.00	\$125.00	\$0.00

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CREDIT CARD	169087790	\$125.00
Total Paid:		\$125.00



Application for Onsite Sewage Treatment System

700 NW Dimmick
Street, Suite B
Grants Pass, OR 97526
541-474-5444

For ONSITE SEPTIC Use Only:		Date Stamp
Date received		
Fee paid		
Receipt number		
Application number		
Date of 1 st response		
Date of 2 nd response		
Date of final response		
Date of completion		
Scanned	Data Entry	

A. Property Owner Information

Vern Laugsand 174 Fairway Drive Grants Pass OR 97527 541-218-2549
Name Mailing Address (Street or PO Box, City, State, Zip Code) Phone Number

B. Legal Property Description

37S 7W 6 901 323.10 AC
Township Range Section Tax Lot Tax Account Number Acreage or Lot Size
Josephine
County Subdivision Name Lot Block
Property Address: 1834 Waters Creek Road Wilderville OR 97543
Address City State Zip Code

Directions to Property: Once on waters Creek Road, property is located on the west side of the road just after the one lane section of Waters Creek Road ends. BLM access road has cable across and property has locked gate, please call owner to schedule.

C. Existing Facility / Proposed Facility / Water Information

Existing Facility:	Proposed Facility:	Water Supply:
☐ Single Family Residence	☒ Single Family Residence	☐ Public
	TBD 2-3	Name
Number of Bedrooms	Number of Bedrooms	☒ Private TBD - Spring
		Well, Spring, Shared
☐ Other	☐ Other	

D. Type of Application

☒ Site Evaluation	☐ Renewal Permit	☐ Authorization Notice for: ☐ Connecting to an Existing System Not in Use ☐ Replacing a Mobile Home or House with Another Mobile Home or House ☐ The Addition of One or More Bedrooms ☐ Personal Hardship ☐ Temporary Housing ☐ Other-please specify
☐ Construction	☐ Existing System Evaluation	
☐ Permit Repair	☐ Permit Transfer	
☐ Major ☐ Minor	☐ Permit Reinstatement	
☐ Alteration Permit		
☐ Major ☐ Minor		

If the required fee and attachments are not included with this application, it will be returned to you as incomplete. Post a flag or sign with your name and address at the entrance to the property. Flag and number the test holes.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Josephine County Onsite Septic and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

Signature Vern Laugsand Date 4/5/2024
Applicant's Name - Please Print Legibly Applicant's Phone Number 541-218-2549 Applicant's E-mail Address
174 Fairway Drive Grants Pass Oregon 97527
Applicant's Mailing Address

Applicant is the ☒ Owner ☐ Authorized Representative ☐ Licensed Septic Installer
☐ Authorization Attached Installer's Name

ArcGIS Web Map

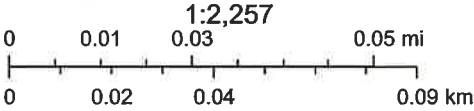


3/29/2024, 11:01:39 AM

 Taxlots

T37S - R7W
S6 TL901

SITE MAP
ZOOMED



ArcGIS Web Map



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 Taxlots

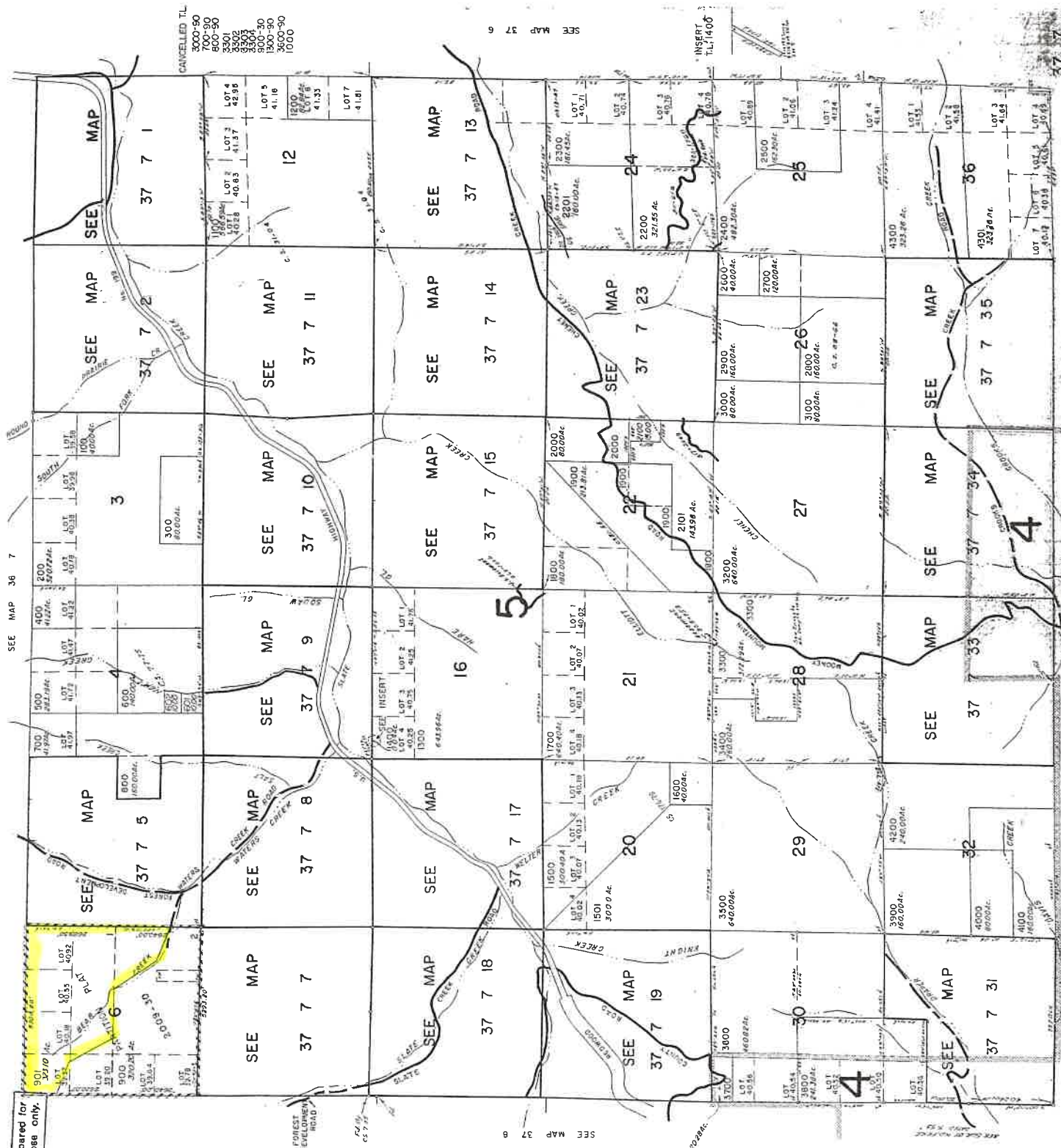
*SITE
MAP*

T37S - R7W

S6 - TL901

Scale bar showing distances in miles (0 to 0.11) and kilometers (0 to 0.18). The scale is 1:4,514.

This map was prepared for assessment purpose only.





Septic Site Evaluation Approval

463-24-000106-EVAL

Josephine Onsite Septic Program
700 NW Dimmick Street
Suite A
Grants Pass, OR 97526
541-474-5444
Fax: 541-474-5422
onsiteseptic@josephinecounty.gov
Website: josephine.or.us

Date issued: 08/15/2024

Application status: Site Evaluation Approved

Work description: SITE EVALUATION

Applicant: LAUGSAND, VERN

Address: 174 FAIRWAY DR
GRANTS PASS OR 97527

Phone: 5412182549

Owner: LAUGSAND TRUST, LA VERN T (ET
AL)

Property address: 1834 Waters Creek Rd, Wilderville,
OR 97543

Address: 174 FAIRWAY DR
GRANTS PASS OR 97527

Parcel: 3707000000090100 - Primary

Township: 37 Range: 07 Section: 0

Lot size: 323.10

Zoning: N/A

Accessory Dwelling Unit: No

Water supply: Well

City/County/UGB: County

Proposed use of structure: SFR

Category of construction: Residential

General Specifications

Max peak design flow: 450 gpd.

Min septic tank volume: 1000 gal.

Special tank reqmts: Pump may be required depending on where septic tank is located

Media depth: 12 in.

Comments: See site sketch for approved area. Install in the vicinity of test pits 1,2,3.

Proposed gallons per day: N/A

Min dosing tank volume: N/A

System Specifications

System type:

System distribution type:

Distribution method:

Trench Specifications

Trench linear feet:

Max depth:

Min depth:

Special Requirements

Stakeout required:

Drainfield type:

Initial System

Saprolite

Serial

Serial

Initial System

300 linear ft.

30 in.

24 in.

Initial System

Yes

Standard

Replacement Area

Saprolite

Serial

Serial

Replacement Area

300 linear ft.

30 in.

24 in.

Replacement Area

Yes

Standard

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Date issued: 08/15/2024**Application status:** Site Evaluation Approved**Work description:** SITE EVALUATION

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.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Michael Obereigner

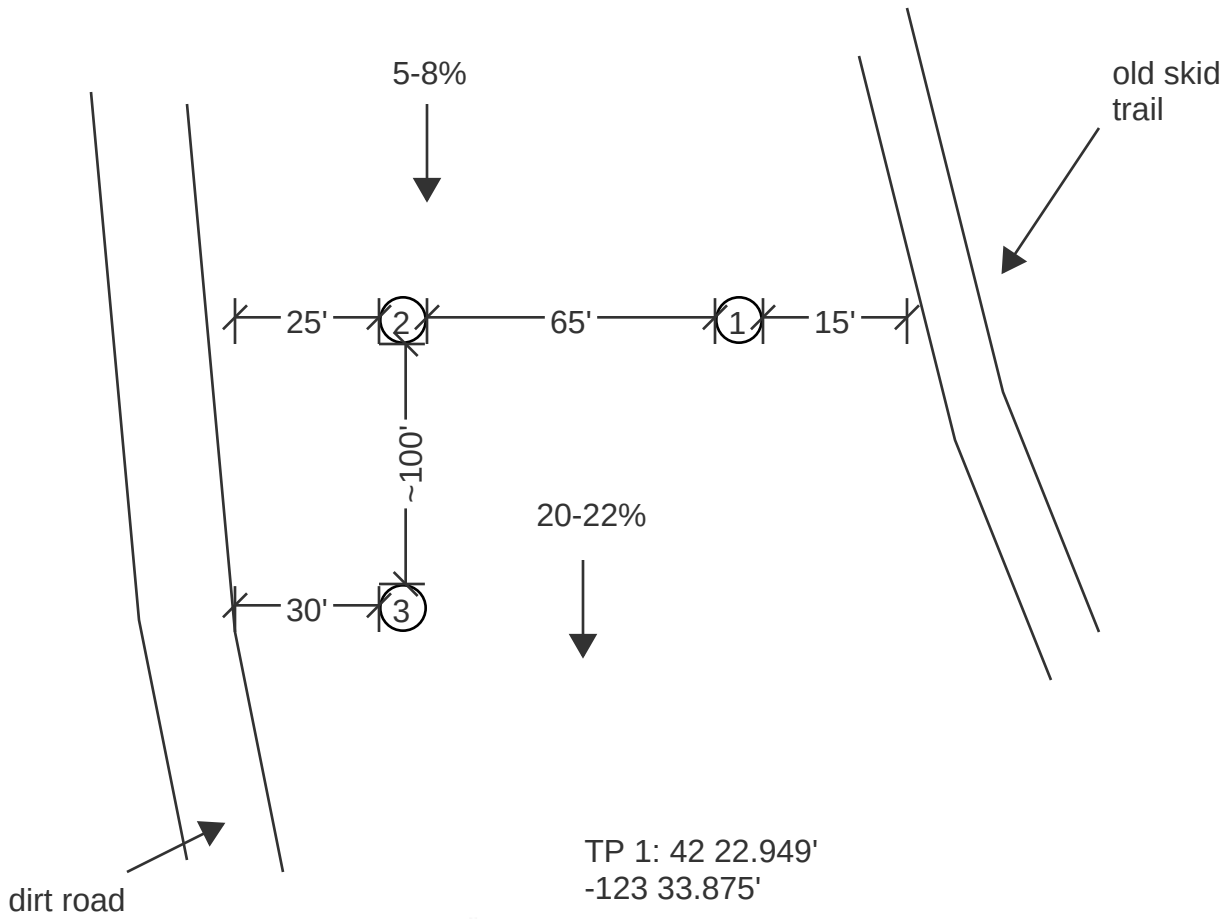
Natural Resource Specialist

8/15/24

CALL BEFORE YOU DIG...IT'S THE LAW

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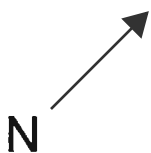
463-24-000106-EVAL



TP 1: 42 22.949'
-123 33.875'

TP 2: 42 22.944'
-123 33.887'

TP 3: 42 22.933'
-123 33.863'



* NOT TO SCALE

Application #

FIELD WORKSHEET

Name: LAUGSAND Application No.: 463-24-000106 Date: 8/15/24
RE: SITE EVALUATION REPORT for Parcel #: 370700000090100

Commercial Facility: ☐ Yes ☒ No Parcel Size: 323.10

APPROVED SYSTEM SPECIFICATIONS

Design flow: 450 gpd Max Number of bedrooms: 4 Max Number of Employees: —

Initial System	Replacement System
☒ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☐ Conventional Sand Filter/ATT ☒ Other <u>SAPROLITE</u>	☒ Standard ☐ Capping Fill ☐ Bottomless Sand Filter ☐ Conventional Sand Filter/ATT ☒ Other <u>SAPROLITE</u>
Tank: ☒ 1,000 gal. ☐ 1,500 gal. ☐ 2 compartment ☐ Other ☐ effluent pump required ☐ effluent filter required	Tank: ☒ 1,000 gal. ☐ 1,500 gal. ☐ 2 compartment ☐ Other ☐ effluent pump required ☐ effluent filter required
Distribution Method: ☐ Equal ☒ Serial ☐ Pressurized	Distribution Method: ☐ Equal ☒ Serial ☐ Pressurized
Absorption facility: <u>300</u> total linear feet <u>100</u> linear feet per 150 gallons projected daily sewage flow <u>30</u> " Max Depth <u>24</u> " Min Depth	Absorption facility: <u>300</u> total linear feet <u>100</u> linear feet per 150 gallons projected daily sewage flow <u>30</u> " Max Depth <u>24</u> " Min Depth

Additional Conditions of Approval

- Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
- Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
- 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.
- Placement of a well within 100 feet of the approved areas may invalidate this approval.

- ☐ A curtain drain is required, a minimum of _____ feet above the highest disposal trench.
- ☐ The curtain drain must be a minimum of _____ inches deep, and installed in accordance with OAR 340-071-0220 (12).
- ☐ Rake trench sidewalls.
- ☐ The system must be installed during dry soil conditions only.
- ☐ System must be installed between June 1 and October 1, unless otherwise approved by DEQ.

340-071-0410(6) RURAL AREA CONSIDERATION
INVOKED FOR THIS SITE EVALUATION.

SEE SITE SKETCH FOR APPROVED TEST
PIT LOCATIONS. INSTALLED IN VICINITY OF
TEST PITS 1, 2, 3:

TP 1: 42° 22.949' - 123° 33.875'

TP 2: 42° 22.944' - 123° 33.887'

TP 3: 42° 22.933' - 123° 33.863'

THIS TAX LOT MUST REMAIN 10 OR MORE
ACRES.

Inspector: MIKE OBERGNER

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
Test Pit 1	0-10	CL	7.5YR 4/6; wsbk; c vf f m roots
	10-55	—	SAPROLITE / FRACTURED BEDROCK
Test Pit 2	0-12	CL	7.5YR 4/6; wsbk; c vf f m roots
	12-56	—	SAPROLITE / FRACTURED BEDROCK
Test Pit 3	0-24	CL	7.5YR 4/4; wsbk; m vf f roots
	24-51	—	BS SAPROLITE / FRACTURED BEDROCK
Test Pit 4			
Test Pit 5			
Test Pit 6			

Landscape Notes: BACKSLOPE LANDSCAPE POSITION, HEAVILY WOODED

Slope: SEE SKETCH Aspect: SEE SKETCH Groundwater Type: ☐ Permanent ☐ Temporary

Other Site Notes: _____



Application for Onsite Sewage Treatment System

700 NW Dimmick Street, Suite B
Grants Pass, OR 97526
541-474-5444

For ONSITE SEPTIC Use Only:		Date Stamp
Date received		
Fee paid		
Receipt number		
Application number		
Date of 1 st response		
Date of 2 nd response		
Date of final response		
Date of completion		
Scanned	Data Entry	

A. Property Owner Information

Vern Laugsand 174 Fairway Drive Grants Pass OR 97527 541-218-2549
Name Mailing Address (Street or PO Box, City, State, Zip Code) Phone Number

B. Legal Property Description

37S 7W 6 901 323.10 AC
Township Range Section Tax Lot Tax Account Number Acreage or Lot Size
Josephine
County Subdivision Name Lot Block
Property Address: 1834 Waters Creek Road Wilderville OR 97543
Address City State Zip Code

Directions to Property: Once on waters Creek Road, property is located on the west side of the road just after the one lane section of Waters Creek Road ends. BLM access road has cable across and property has locked gate, please call owner to schedule.

C. Existing Facility / Proposed Facility / Water Information

Existing Facility: Proposed Facility: Water Supply:
☐ Single Family Residence ☒ Single Family Residence ☐ Public
Number of Bedrooms TBD 2-3 Name
☐ Other ☐ Other ☒ Private TBD - Spring
Well, Spring, Shared

D. Type of Application

☒ Site Evaluation ☐ Renewal Permit ☐ Authorization Notice for:
☐ Construction ☐ Existing System Evaluation ☐ Connecting to an Existing System Not in Use
☐ Permit Repair ☐ Permit Transfer ☐ Replacing a Mobile Home or House with Another Mobile Home or House
☐ Major ☐ Minor ☐ The Addition of One or More Bedrooms
☐ Alteration Permit ☐ Permit Reinstatement ☐ Personal Hardship
☐ Major ☐ Minor ☐ Temporary Housing
☐ Other-please specify

If the required fee and attachments are not included with this application, it will be returned to you as incomplete. Post a flag or sign with your name and address at the entrance to the property. Flag and number the test holes.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Josephine County Onsite Septic and it's authorized agents permission to enter onto the above described property for the sole purpose of this application.

Signature Date 4/5/2024
Vern Laugsand 541-218-2549
Applicant's Name - Please Print Legibly Applicant's Phone Number Applicant's E-mail Address
174 Fairway Drive Grants Pass Oregon 97527
Applicant's Mailing Address

Applicant is the ☒ Owner ☐ Authorized Representative ☐ Licensed Septic Installer
☐ Authorization Attached Installer's Name

ArcGIS Web Map

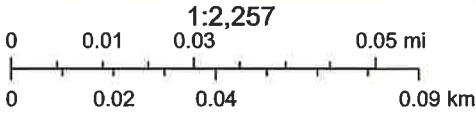


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 Taxlots

T37S - R7W
S6 TL901

SITE MAP
ZOOMED



ArcGIS Web Map



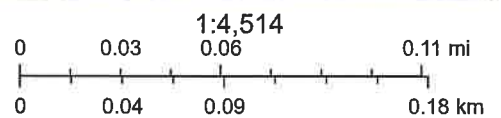
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 Taxlots

*SITE
MAP*

T37S - R7W

S6 - TL901



This map was prepared for assessment purposes only.

