

## Nick Tierney

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**From:** Troy Baker <tbaker@andersonperry.com>  
**Sent:** Monday, May 12, 2025 3:40 PM  
**To:** Nick Tierney; Ashley Ivans  
**Cc:** Brent Bybee  
**Subject:** RE: Completeness Review for PA-25-0004 John 3:16

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Nick,

We assume the 7.5' x 25' sewer easements currently shown on the plan are for septic tank placement and maintenance. With that assumption, we would recommend a minimum 10-foot-wide sewer access easement for the septic tanks which will provide adequate width for future tank maintenance purposes.

We would also recommend easements and tanks be placed on lot corners at the lowest elevation within the lot to help minimize the depth of the septic tank. The current plan does not show all easements at the lowest elevation corner of the lot.

Thanks,

Troy



**Troy Baker, P.E.** | Redmond Office Manager/Senior Engineer

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**From:** Nick Tierney <ntierney@lapineoregon.gov>  
**Sent:** Monday, May 12, 2025 12:44 PM  
**To:** Ashley Ivans <aivans@lapineoregon.gov>; Troy Baker <tbaker@andersonperry.com>  
**Cc:** Brent Bybee <bbybee@lapineoregon.gov>  
**Subject:** Completeness Review for PA-25-0004 John 3:16

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Please exercise caution when opening this attachment.**

Hi there,

I'm wrapping up my completeness review for the second Williams/John 3:16 partition application in the Cagle neighborhood and wanted to check utility easements.

Section 15.92.020.A – Easements, states, “Utility lines. Easements for sewer lines, water mains, electric lines or other public utilities shall be as required by the serving entity, **but in no case be less than ten feet wide** and centered on a rear and/or side lot unless approved otherwise by the city. Utility pole tie-back easements may be reduced to five feet in width.”

The site plan (attached) indicates the public utility easements are ~7.5' wide.

What size sewer easements would you require?

Thanks,  
Nick



**Nick Tierney**  
*Associate Planner*

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