



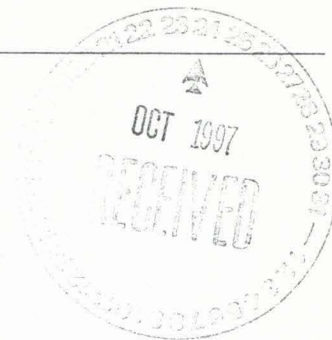
DAVID J. NEWTON ASSOCIATES

INCORPORATED

Civil and Geological Engineering Services

October 22, 1997

Mr. John Renz
Josephine County Planning Department
510 NW 4th Street
Grants Pass, Oregon 97526-2020



**RE: Proposed Aggregate Resource Site
Wolf Site - Copeland Sand and Gravel, Inc.
Josephine County, Oregon**

Dear John:

In accordance with our conversations last week, and on behalf of Mr. Bob Copeland of Copeland Sand and Gravel, Inc., David J. Newton Associates, Inc. (DNA) is pleased to submit correspondence requesting a Josephine County Comprehensive Plan amendment for the Wolf site. This pre-application letter requests that, consistent with Statewide Planning Goal 5 and its implementing administrative rule, the Comprehensive Plan be amended to list the site as a significant aggregate resource site and to designate it for mineral extraction under the County zoning code. It is our intention that this letter and the attached maps initiate the pre-application process, as required by Josephine County.

Copeland Sand and Gravel, Inc. proposes to operate an aggregate extraction facility at the Wolf site in Josephine County, Oregon. The Wolf site is located within Township 37 South, Range 6 West, Section 14, approximately 5 miles southwest of Grants Pass, Oregon. The Wolf site is owned by the Wolf family and includes portions of tax lots 1600, 1700, 1701, and 1702 (see Figures 1 and 2, attached). The Wolf site is approximately 88 acres of land zoned Woodlot Resource (WR).

The intent of the applicant (Copeland Sand and Gravel, Inc.) is to excavate selective areas on the Wolf site, and transfer the resource to the applicant's Murphy facility for processing, storage and sale. The proposed mining facility is a purely extractive operation, and there would be no processing on site. Once mining is completed, the site will be reclaimed to a wildlife habitat environment, under the review of the Oregon Department of Geology and Mineral Industries (DOGAMI).

DNA's analyses indicate that the Wolf site meets the significance criteria established in Oregon Administrative Rule (OAR) Chapter 660, Division 23. The Wolf site is underlain by more than 100,000 tons of sand and gravel that meets or exceeds base rock quality standards. The Wolf site meets the location, quality and quantity requirements of the Goal 5 rule (OAR 660-23-180(3)) and therefore should be considered a significant aggregate resource site. As part of the request for a Comprehensive Plan Amendment, a Post Acknowledgment Plan Amendment (PAPA) report is being prepared to address the Goal 5 requirements for mineral and aggregate resource sites.

Copeland Sand and Gravel, Inc.
DNA Project #576-111
October 22, 1997

page 2

As the representative for Bob Copeland, we request the County initiate the pre-application process. As requested by you, we have enclosed a \$35.00 check to meet the County's pre-application fee. We would appreciate your review of this information and your guidance to proceed with the application process. We look forward to your prompt reply, and to working with you on this project.

Sincerely,
DAVID J. NEWTON ASSOCIATES, INC.

Dorian E. Kuper
Dorian E. Kuper, C.E.G.
Principal

cc: Mr. Bob Copeland, Copeland Sand and Gravel, Inc.
Mr. Steve Pfeiffer, Stoel Rives
Mr. Frank Flynn, Stoel Rives

Enc: Figure 1 Vicinity Map
Figure 2 Wolf Site
Check to Josephine County for \$35.00

H:\576\111\MEMOS\RENZ.MEM



October 7, 2003

Grace M. Zilverberg
Josephine County Planning Office
510 NW 4th St.
Grants Pass, OR 97526

Dear Grace,

As stated in our pre-application review, Rock'n'Ready Mix would like to install and operate a portable concrete batch plant at 6790 Williams Highway in Murphy. We foresee the demand for concrete only requiring four ready mix trucks at startup, with an annual volume less than 25,000 cubic yards. Hours of operation will be 6:00 AM to 6:00 PM, Monday through Friday and 6:00 AM to 2:00 PM on Saturdays. Five employees (including drivers) will be involved in the operation.

The portable batch plant will require no significant construction nor land improvements. A concrete pad approximately 15' x 50' will be poured to set the plant on and the only excavation will be a utility trench done by the landlord to supply water, phone, and electricity once the plant is in place. There will be no septic system nor additional well drilling. A portable office trailer will be the only other structure.

Aggregates will be hauled to the site by truck and stockpiled, there will be no mining nor aggregate processing on site. Cement will be delivered to the site and transferred to the storage silo. A dust collector on the silo with a 99.9% efficiency rating will be used to comply with our Oregon DEQ Air Contaminant Discharge permit.

Washout water and returned concrete will be contained and recycled.

Access will be through the existing paved approach at the West end of the site entering from Aggregate Avenue. The land owner ascertains there will be no access restriction across Tax Lot 190.

The land owner's existing well will be the source of water for the batch plant, and will not be used for drinking. We will purchase the well water as stated in the property lease agreement with the owner (see attached). Estimated use is 3,100 gallons per day. A 2,000 gallon storage tank will be kept full with a float switch to minimize the burden on the well.



THE PLANNING OFFICE

Michael Snider, Director
510 NW 4th Street / Grants Pass, OR 97526
(541) 474-5421 / FAX (541) 474-5422
E-MAIL - planning@co.josephine.or.us

June 24, 2003

NOTICE OF LAND USE REQUEST

The planning office has received an application for the land use described below. Review and approval of this request does not require a public hearing. Josephine County's Rural Land Development Code (RLDC), however, requires notice of the request to be mailed to nearby property owners and affected agencies and organizations 15 days before a decision is made. This is to provide an opportunity for the public and others to review the proposal and to submit comments to the planning office. These comments, along with other pertinent information, will then be considered in making a decision. In order to be considered, the comments must address the standards and criteria that apply to the application and be submitted within 15 days from the date of this notice.

If you are interested in looking into the application, the best starting point is to review the file and obtain copies of the standards and criteria for approval. You can also talk to the planner listed below and ask questions. A copy of the application (to include all documents and evidence submitted by or on behalf of the applicant), as well as the applicable criteria, are available for inspection without cost at the planning office. Copies can also be purchased. Once the 15 day comment period closes, planning staff will make a decision. At this time another notice will be mailed to affected persons, agencies and organizations that explains appeal procedures.

APPLICATION INFORMATION

(Map Attached)

APPLICANT: Kerbyville Industrial Center

LOCATION: 2432 West Side Road

LEGAL: 39-08-17, Tax Lot 300

REQUEST: Approval of this request, with conditions, will allow the extraction of gravel from the banks of the Illinois River.

CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request: Rural Land Development Code: Section 45.030 - Review Standards & Criteria for a Conditional Use Permit. Section 91.030 - Special Property Development Standards for Aggregate Operations.

PLANNER: The planner handling the application is Grace Zilverberg (541) 474-5421, Extension 5427.

DEADLINE: Comments must be submitted no later than the close of business on July 9, 2003.