

# FILE REVIEW INFORMATION

1/15/98  
DATE: 10/24/97  
FILE INFORMATION *435*  
FEE: \$35  
INITIAL: *jr mail*  
LEGAL: Twn 37 Rng 6 Sec 14 —, TL(s) # 1600, 1700, 1701 & 1702  
OWNER'S NAME: William and Kathleen WOLF, et al - TL 1600 TEL: 408-262-2262  
ADDRESS: 1775 Arana Ct, Milpitas, CA 95035  
APPLICANT'S NAME: DAVID J. NEWTON ASSOCIATE TEL: 503-228-7718  
ADDRESS: 1201 SW 12th Ave, Portland, OR 97205  
SITUS: South Side Rd (3569, 3576, 3574) ZONING WR  
TYPE OF REQUEST:  Pro: CP/ZC - Aggregate Site Designation  
 Pro: Site Review

## PROCESS REQUIREMENTS

120 Days: \_\_\_\_\_ 1st Hearing: \_\_\_\_\_ 2nd Hearing: \_\_\_\_\_ SPR: \_\_\_\_\_

TYPE OF PROCEDURE: \_\_\_\_\_ Staff Review  
\_\_\_\_\_ Administrative / Conditional Use  
\_\_\_\_\_ Site Review  
\_\_\_\_\_ Hearings Officer  
\_\_\_\_\_ Rural Planning Commission  
\_\_\_\_\_ Urban Planning Commission  
\_\_\_\_\_ Board of Commissioners

REPORT WRITER: \_\_\_\_\_ CONFERENCE DATE: \_\_\_\_\_

REPORT REVIEW DATE: \_\_\_\_\_ REPORT DUE DATE: \_\_\_\_\_

## FILE NOTES

TL 1700, 1701, 1702: *Jessie M. Wolf, Trustee  
3569 South Side Rd  
Grants Pass, OR 97527*

*10/24/97 John M.*

*William & Kathleen Wolf  
1775 Arana Ct.  
Milpitas, CA 95035-5019  
(408) 262-2262*

# JOSEPHINE COUNTY PLANNING OFFICE



(503) 474-5421  
TDD 1-800/735-2900

WM. BRUCE BARTOW  
PLANNING DIRECTOR  
510 N.W. 4th St., GRANTS PASS, OR 97526

## SITE PLAN REVIEW APPLICATION

FEE: \$ \_\_\_\_\_

DATE PAID: \_\_\_\_\_

### PROPERTY & APPLICATION INFORMATION

#### ASSESSOR'S LEGAL DESCRIPTION:

TWN 37 RNG 6 SEC 14 QTR \_\_\_\_\_ TAX LOT(S) 1600, 1700, 1701, 1702

TWN \_\_\_\_\_ RNG \_\_\_\_\_ SEC \_\_\_\_\_ QTR \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

PROPERTY ADDRESS: 3569, 3576, 3574

EXISTING ZONING: WR PARCEL SIZE: 97 Ac

#### SITE PLAN REVIEW REQUIRED BECAUSE:

NEW USE/BUILDING IN COMMERCIAL ZONE \_\_\_\_\_ INDUSTRIAL ZONE \_\_\_\_\_

ADMINISTRATIVE PERMIT \_\_\_\_\_ CONDITIONAL USE PERMIT \_\_\_\_\_

FLOOD HAZARD AREA  FLOODWAY DEVELOPMENT

DESCRIBE THE DEVELOPMENT PROPOSAL Aggregate Extraction Site

### OWNERSHIP & APPLICANT INFORMATION

OWNER'S NAME: Bob Copeland WIFE TEL: 476-4441

MAILING ADDRESS: P.O. Box 608

APPLICANT'S NAME: Bob Copeland TEL: 476-4441

MAILING ADDRESS: P.O. Box 608

REPRESENTATIVE: \_\_\_\_\_ TEL: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_



# Josephine County, Oregon

Board of Commissioners: Jim Brock, Harold L. Haugen, Frank Iverson

## THE PLANNING OFFICE

Wm. Bruce Bartow, Director  
510 NW 4th Street / Grants Pass, OR 97526  
(541) 474-5421 / FAX (541) 474-5422  
E-MAIL - jocopl@magick.net

## OFFICE HOURS

8-12 & 1-3 (M, T, Th & Fri)  
8-12 (Wed Only)

## SITE PLAN REVIEW APPLICATION

FEE: \$ \_\_\_\_\_

DATE PAID: \_\_\_\_\_

### PROPERTY & APPLICATION INFORMATION

#### ASSESSOR'S LEGAL DESCRIPTION:

TWN 39 RNG 8 SEC 4 QTR \_\_\_\_\_ TAX LOT(S) 300

TWN \_\_\_\_\_ RNG \_\_\_\_\_ SEC \_\_\_\_\_ QTR \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

PROPERTY ADDRESS: 900 West Side Road

EXISTING ZONING: EFU PARCEL SIZE: 15 AC

#### SITE PLAN REVIEW REQUIRED BECAUSE:

NEW USE/BUILDING IN COMMERCIAL ZONE \_\_\_\_\_ INDUSTRIAL ZONE \_\_\_\_\_

ADMINISTRATIVE PERMIT \_\_\_\_\_ CONDITIONAL USE PERMIT \_\_\_\_\_

FLOOD HAZARD AREA \_\_\_\_\_ FLOODWAY DEVELOPMENT \_\_\_\_\_

DESCRIBE THE DEVELOPMENT PROPOSAL Removal of Riverbank

gravel

### OWNERSHIP & APPLICANT INFORMATION

OWNER'S NAME: Bill Pfahl TEL: 592-3382

MAILING ADDRESS: P.O. Box 929

APPLICANT'S NAME: \_\_\_\_\_ TEL: \_\_\_\_\_

MAILING ADDRESS: SAME

REPRESENTATIVE: \_\_\_\_\_ TEL: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

# Josephine County, Oregon

Board of Commissioners: Jim Brock, Harold Haugen, Fred Borngasser



## THE PLANNING OFFICE

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8-12 (Wed Only)

## CONDITIONAL USE PERMIT APPLICATION

COND USE FEE: \$425 SITE REVIEW FEE: \$250-\$450 DATE & AMOUNT PAID: \_\_\_\_\_

### PROPERTY & APPLICATION INFORMATION

#### ASSESSOR'S LEGAL DESCRIPTION:

TWN 39 RNG 8 SEC 4 QTR \_\_\_\_\_ TAX LOT(S) 300

TWN \_\_\_\_\_ RNG \_\_\_\_\_ SEC \_\_\_\_\_ QTR \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

PROPERTY ADDRESS: 900 WEST SIDE Rd

EXISTING ZONING: EFU PARCEL SIZE: 15 AC

DESCRIBE THE PROPOSED USE: Removal of river bank run

grave

### OWNERSHIP & APPLICANT INFORMATION

OWNER'S NAME: Bill Pfahl TEL: 541-592-3382

MAILING ADDRESS: P.O. Box 40 927 CAVE Junction

APPLICANT'S NAME: SAME TEL: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_ TEL: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

# FILE REVIEW INFORMATION

## FILE INFORMATION

DATE: 3-2-99

FEE: \$50

INITIAL: dk

LEGAL: Twn 39 Rng 08 Sec 04 —, TL(s) # 300

OWNER'S NAME: Q-X RANCH, A PARTNERSHIP TEL: 592-3382

ADDRESS: PO Box 927, CAVE JUNCTION, OR 97523

APPLICANT'S NAME: BILL Pfohl TEL: \_\_\_\_\_

ADDRESS: SAME

SITUS: 900 WEST SIDE RD CAC \_\_\_\_\_ ZONING \_\_\_\_\_

TYPE OF REQUEST: PRE- C.U.P. / SITE REVIEW for Removal  
OF RIVERBANK GRAVEL (ILLINOIS RIVER)

## PROCESS REQUIREMENTS

1st Hearing: \_\_\_\_\_

2nd Hearing: \_\_\_\_\_

SPR: \_\_\_\_\_

TYPE OF PROCEDURE: \_\_\_\_\_ Staff Review

\_\_\_\_\_ Administrative / Conditional Use

120 / 150 / 180

Site Review

Time Expires: \_\_\_\_\_

Hearings Officer

TAKINGS REVIEW (  )

Rural Planning Commission

Urban Planning Commission

Board of Commissioners

REPORT WRITER: \_\_\_\_\_

CONFERENCE DATE: \_\_\_\_\_

REPORT REVIEW DATE: \_\_\_\_\_

REPORT DUE DATE: \_\_\_\_\_

## FILE NOTES

START ORS TIME LIMIT: \_\_\_\_\_ BY: \_\_\_\_\_



# Josephine County, Oregon

Board of Commissioners: Jim Brock, Harold Haugen, Fred Borngasser

## THE PLANNING OFFICE

Wm. Bruce Bartow, Director  
510 NW 4th Street / Grants Pass, OR 97526  
(541) 474-5421 / FAX (541) 474-5422  
E-MAIL - [jocopl@magick.net](mailto:jocopl@magick.net)

OFFICE HOURS  
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8-12 (Wed Only)

## AGENCY TRANSMITTAL

TO:  Rolf Pitts, Public Works  
 Water Resources  
 DOGAMI (Grand Albany)  
 DSL

DATE: 3-2-99

CONTENT: **Pre-Application:** Partition  
Partition w/road  
Lot Line Adjustment/Replat  
**Site Review** for Conditional Use Permit  
Subdivision  
Comp Plan/Zone Change

Other: \_\_\_\_\_

PLEASE RESPOND IN WRITING ON OR BEFORE:

3-12-99

JOSEPHINE CO PLANNING  
510 NW 4th ST  
GRANTS PASS OR 97526

CONDITIONAL USE PERMIT SUBMITTAL

1. Description of the Use. The proposed use is pit extraction of rock. The initial mining will occur on tax lot 103, which is approximately 2.10 acres in size. From this the applicant proposes to remove approximately 100,000 to 130,000 yards of material. From its initial location, the applicant intends excavation to continue on to the remainder of the property, tax lots 100 and 104, the total of which contains many times that quantity of material. While this operation will continue for several years, the applicant would not expect to haul for a total of more than 3 months in any year.

The majority of material will be hauled to the applicant's Murphy crusher for processing. The balance (riparable material) will be hauled directly from the pit to job sites. No crushing or processing will occur on-site. No buildings will be constructed for the use. A storm water detention pond will be constructed on tax lot 100 to settle natural drainage before it has the chance to leave the site. No water will be used except perhaps for occasional dust abatement as may be necessary or required. Material will be excavated and loaded directly onto trucks for transport, there will be no storage of excavated material. During peak times, removal of several hundred yards of material a day could be anticipated, during normal working hours. Excavation will be conducted with tracked and wheeled earth movers which will load directly onto trucks. The applicant would expect to drill and shoot no more than once each calendar year. As the pit is enlarged, the applicant will maintain a berm to obstruct visual, dust, and other impacts of the site from the road and other properties. The applicant will pave the entrance onto New Hope Road to abate dust.

While this site is in operation the applicant would not expect to mine or haul from any other rock sources. Accordingly, this site would not increase overall traffic to the Murphy crushing facility.

The property is approximately two miles west of Murphy along New Hope Road. Across the road is the Applegate Golf Course and Josephine County's own rock quarry is adjacent to tax lots 100 and 103 and also across the road next to the golf course. In the past the applicant has hauled rock from both the golf course property as well as the nearby property owned by Andrea Applegate at similar rates as is proposed for this site. This work has occurred without significant adverse impacts.

Reclamation will be pursuant to a permit issued by DOGAMI. Reclamation will utilize a multiple bench system in accordance with DOGAMI specifications. In general, the overall reclamation plan will be to replace overburden on the benches, which would then be planted with native grasses and trees.

The property slopes upward from New Hope Road. It has not been used for agriculture. There are no known wetlands or water courses on the property, other than seasonal drainage. The subject parcels are adjacent to lands zoned Woodlot Resource, including BLM land.

2. Conditional Use Permit Criteria.

Criteria #1: The use complies with the Goals and Policies for Josephine County.

The proposed use is consistent with Goal 5 relating to the expansion and stabilization of the county's economy. Aggregate is a basic building material which the state and county acknowledge to be a resource important to the economy. The property holds a substantial amount of a high value resource; rock from the property has been tested and found to meet or exceed ODOT quality specifications for base rock and asphalt.

The proposed use is consistent with Goal 7 relating to the preservation of limited resources. The use will make available a new source of easily accessible, high quality material within the county. The property has little other resource value, at least until the time it is reclaimed. Because aggregate extraction already occurs in the immediate vicinity, the site will produce minimal additional interference with any surrounding resource or other activities.

The proposed use is consistent with Goal 10 relating to the maintenance of sensible land use patterns. Parcels in the immediate vicinity are already used as sources of rock. It makes good sense to locate these activities in the same area whenever possible. Any adverse impacts of this kind of activity already exist in this area, it would not present a new use in the immediate vicinity.

Criteria #2: The use is in conformance with all required standards and criteria of this code.

Article 91 of the county's land use ordinance governs aggregate mining that is subject to a conditional use permit. Section 91.020 of the ordinance sets forth the standards pertinent to the mining and removal of rock. The eleven criteria of that section are satisfied as follows:

A. Currently, the DEQ utilizes a "nuisance" standard with respect to regulating dust emissions from mining operations. The access road to the property will be paved to minimize fugitive dust. Any further dust will be mitigated by watering on an as-needed basis and by the maintenance of a berm along the road. With this condition of operation, dust will be little or no problem to nearby property owners.

B. A site, dust, and noise limiting berm will be maintained as shown on the site map causing the site to be obscured from other properties and passersby.

C. The property is approximately 30 acres and ample area exists for the limited parking that will be required. The only anticipated parking requirements would be for machine operators. The parking site is shown on the site map. No other vehicles except dump trucks awaiting loading will be allowed at the site.

D. The applicant is willing to fence the site as may be required.

E. Accompanying this application is the report of Ferrero Geologic relating to erosion control, in accordance with Article 83. The applicant will obtain the necessary DOGAMI and, if necessary, DEQ permits. At this time it does not appear that DEQ permits would be required.

F. The site map shows that there is ample area to allow safety fencing as may be necessary. No such fencing is proposed at this time.

G. The use will be compatible with adjacent lands. Obviously, one could not anticipate conflicts with the county's quarry. The only other likely conflict might be with the golf course. Of course, the county's quarry already impacts the golf course. The course is impacted by traffic on New Hope Road which runs between the site and the golf course. The berm on the property will mitigate dust and any noise that could bother golfers. Backup warning devices on the applicant's machinery are calibrated in response to existing noise levels, thereby reducing their impacts. Loading of trucks can be accomplished with little backing up, further limiting this source of noise. There are no commercial agricultural or forestry operations on adjacent lands. No other conflicts with nearby landowners are likely.

H. Attached is the report of Larry Brown, professional forester and land use consultant, establishing that the property is not suitable for resource use, whether forestry or agriculture.

I. Not applicable.

J. Not applicable.

K. State law will require a permit from DOGAMI, which will include a reclamation plan. The applicant has many years of experience obtaining and maintaining DOGAMI permits of this nature. Nothing at this time indicates that anything would prevent the issuance of such a permit.

Criteria #3: The use will comply with any other standards of the Code.

Section 64.060 requires compliance with the following criteria:

A. The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.

No significant forest or agricultural practices occur nearby. Prior activities of the applicant in the immediate vicinity and the county's own site show that extraction has not interfered with the limited agriculture that exists. It would not be expected that this use would interfere.

B. The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

The response to this would be consistent with the response to A, above.

C. A written statement will be recorded with the deed which recognizes the rights of adjacent and nearby land owners to conduct farm operations and that agricultural and forest uses for lands zoned for resource use have priority over all land uses.

This is acceptable to the applicant.

Criteria #4: The location, size, design, and operating characteristics of the proposed use will not have a significant adverse impact on the livability, value or appropriate development of abutting properties and the surrounding area.

The primary, anticipated adverse impacts of the use are traffic, noise, and dust. The area is already impacted by substantial mining on nearby lands. Trucks already haul from the county's quarry. This property will be used for no more than approximately three months over the course of any year.

Accordingly, the subject parcel will not materially increase this impact. There are no resource activities on adjacent lands that would appear to be affected by the use. After reclamation, the property will be returned to a natural state with native trees and grasses. A site and noise obscuring berm will shield the property from view and potential noise, including to the nearby golf course. The applicant already regularly hauls rock to its Murphy crushing facility in the immediate area. The applicant intends to use this site as a principal source of rock such that at the time it commences mining the site it will not be mining any other sites. The net effect is that the volume of hauling to the Murphy crusher will not change because of this permit. The accompanying traffic study of JRH Engineering establishes that the roads, including the intersection of New Hope Road and

Williams Highway that the applicant will use have sufficient capacity to handle the expected truck traffic, and to large degree, they already handle that traffic.

**Criteria #5: The use does not materially alter the stability of the overall land use pattern of the area.**

Substantial aggregate extraction already occurs in the immediate area and therefore this operation will not materially alter the land use pattern.

**Criteria #6: The area utilized for the conditional use permit is limited to the size necessary for the proposed use.**

Compliance with this is inherent in the mining of aggregate. Only so much of the property that is economically accessible will be mined.



FERRERO GEOLOGIC  
760 Oak St. Ashland OR 97520 (541)488-2452

VEG  
Dobson  
P.W.



To: Copeland Sand and Gravel, Inc.  
P.O. Box 608  
Grants Pass, Oregon 97528

Date: 6/23/98

Subject: Conceptual erosion control and storm drain plan, proposed New Hope rock quarry site,  
Map 37-6-24, TLs 100, 101 and 103

## Introduction

I completed a reconnaissance examination of the proposed New Hope Road quarry site on 6/15/98, and reviewed the site plan prepared by Max Hull Surveying. The purpose of the examination was to evaluate the erosion control features plotted on the site plan, and provide conceptual erosion control plan, in order to address Josephine County Land Use and Development Ordinance Article 83, as per Josephine County Planning Department instructions.

## Conceptual Erosion Control Plans

My site visit confirmed the accuracy of the topographic data on the Hull site plan, and provided a better understanding of the site conditions in relation to adjacent properties. Moderate erosion control facilities, as described ahead, will allow the site to be quarried without significant impact on adjacent properties in terms of erosion, sedimentation and storm water run-off.

The rock on the site is greenstone (metavolcanic rock) of the Applegate formation. The soils, based on field examination, are colluvial and residual, primarily well-graded, fine sand to low plastic silt (Unified Soil Classification System - SW to ML), often with a high percentage of rock fragments (USCS - GW to GM) derived from weathering of the greenstone. Soil depths vary in exposures along driveway cuts from 0.5 to 5.0 feet deep, probably averaging about 2 to 3.5 feet deep (estimate). The Soil Survey of Josephine County (SSJC) identifies the soils as unit 79F, Vannoy and Voorhies series, which are defined to have characteristics similar to those determined in the field. Erodibility factor, K, for these soils is estimated at 0.20 to 0.37 in the SSJC. K values range from 0.02 to 0.69, and so site soils would be of low to moderate erodibility. Soils

*FERRERO GEOLOGIC*  
760 Oak St. Ashland OR 97520 (541)488-2452

will be removed from the mined areas and stockpiled in berms.

The erosion and storm water control measures plotted on the Hull site plan will be adequate given the following modifications.

- 1) I am assuming that the berm along the New Hope Road edge of the property will be composed of overburden material excavated from the quarry. The typical cross-section shows a 12 foot high berm with 70 to 80 degree slopes. In reality, the material will not stand in a dry state steeper than about 35 degrees, and when wet not steeper than about 20 degrees. To assure stability of the berm during storms, berm slopes should not exceed 20 degrees.
- 2) The cuts through the proposed berm for access roads will allow water and sediment flow off-site unless designed to prevent it. The road beds should be raised 3 feet above the general grade adjacent to the north side of the berm where they pass through. The roads should rise on approach to the berm. Culverts should be installed under the raised road beds to allow water to flow to the proposed sediment basin north of the berm.
- 3) There are three surface water concentrating channels on the site. Two are smaller draws near the east and west boundaries of the property. Quarry excavations should be planned so as to maintain the existing channels.

The berm shown on the Hull site plan must be extended upslope along the east and west property boundaries sufficient to contain the flow from the smaller draws, and direct it to the sediment basin.

The middle draw is much larger and will produce substantial flow during severe storms. The flow will be directed to the sediment basin. The actual location of the basin may differ from that shown on the Hull site plan, so as to allow flow from the various sources described above.

- 4) Standard sediment basin design is shown on the attached sketch. Based on 10 year, 6 hour rain fall data from the O.D.O.T. Hydraulics Manual, and calculation methodology from Erosion and Sediment Control handbook, Goldman, et al, 1986, the sediment basin should have a surface area no less than 10,406 square feet (diameter of circular basin = 115 feet), and depth not less than 6.5 feet.

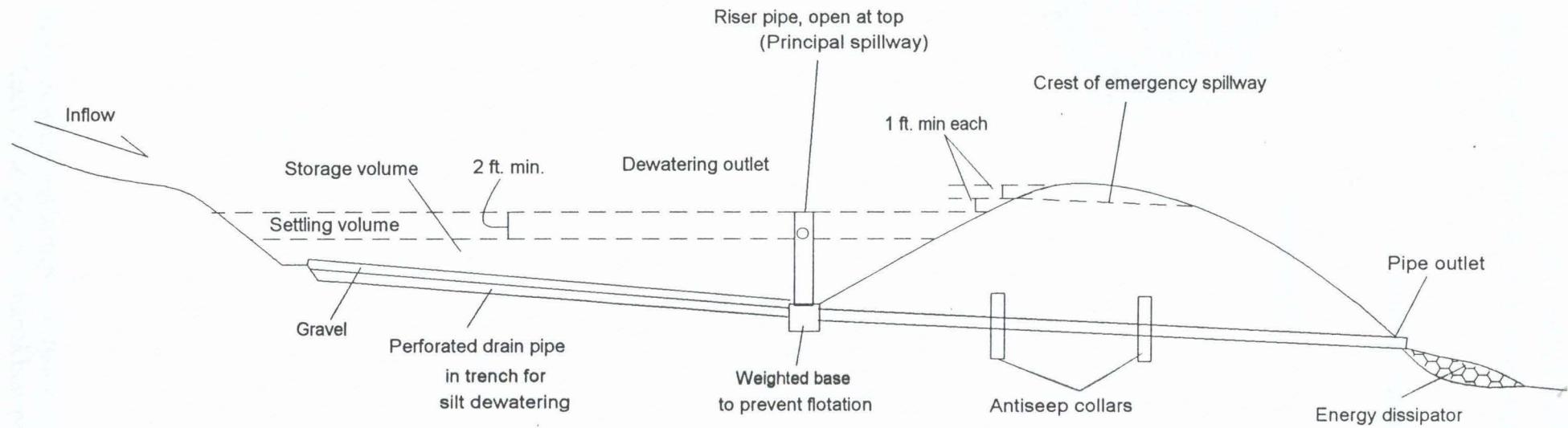
*FERRERO GEOLOGIC*  
760 Oak St. Ashland OR 97520 (541)488-2452

Please contact me if you need additional information.

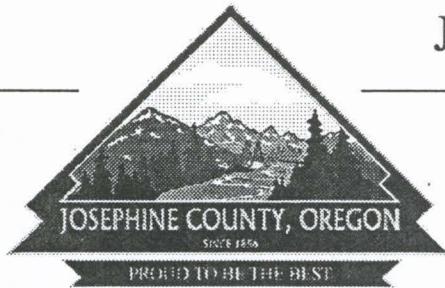
Respectfully,



Schematic, not to scale.



Typical features of a sediment basin (from Goldman, 1986, Fig. 8.1)



# Josephine County, Oregon

Board of Commissioners: Jim Brock ■ Harold Haugen ■ Frank Iverson

## THE PLANNING OFFICE

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

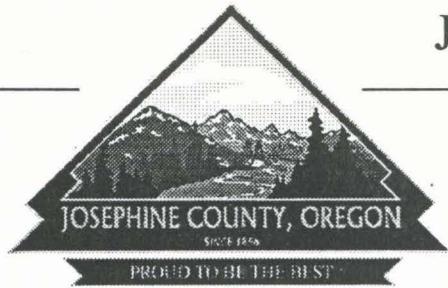
E-MAIL - [planning@co.josephine.or.us](mailto:planning@co.josephine.or.us)

February 9, 2000

## NOTICE OF LAND USE DECISION WITHOUT HEARING

Notice is given that the Josephine County Planning Director has made a land use decision regarding the following application:

<b>APPLICANT:</b>	James Bottroff
<b>LOCATION:</b>	16445 Williams Highway
<b>LEGAL:</b>	38-05-13, Tax Lot 400
<b>NATURE OF DECISION:</b>	Approval for a Conditional Use Permit to quarry granite rip-rap from two operating areas on the above described 10.5 acre parcel. The operation will involve two workmen using a D-8 Caterpiller, an excavator and dump trucks. From time to time blasting will be required to loosen material. Applicant to notify neighboring properties of intended blasting. Material will be screened on site; no crushing will take place. Less than 5,000 cubic yards of material will be quarried annually. A berm, approximately 15'high will screen the quarry site from Williams Highway.
<b>CONTACT PERSON:</b>	Additional information about this decision can be obtained at the planning office during business hours ( <i>business hours are limited; see bottom of this notice for schedule</i> ). The planner handling the file is John Renz, (541) 474-5421, Ext 3608.
<b>INFORMATION AVAILABLE:</b>	The application, supporting documents and evidence, and the standards and criteria used to approve the application, are available for inspection at the planning office during regular business hours at no cost. Copies may purchased.
<b>APPEAL INFORMATION:</b>	Any person who is adversely affected, or who is otherwise entitled to this notice according to law, may appeal the Planning Director's decision to the Josephine County Board of Commissioners by filing an appeal application with the planning office. The appeal will be heard by the commissioners as an original evidentiary ( <i>de novo</i> ) hearing. The appeal must be filed within 12 days from the date this notice is mailed and must meet the county's land use regulations for appeal applications. Pertinent sections of the land use regulations can be obtained at the planning office. The appeal must be made using an appeal application provided by the planning office. There is a \$250 filing fee. The decision will not become final until the appeal period expires without an appeal. Anyone who receives this notice cannot appeal directly to the Oregon Land Use Board of Appeals (LUBA), but must first appeal to the Board of County Commissioners. Decisions by the Board of County Commissioners can be appealed to LUBA.
<b>APPEAL DEADLINE:</b>	No later than the close of business on February 21, 2000



January 4, 2000

TO: ✓ **DOGAMI - GRANTS PASS**  
**DOGAMI - ALBANY**  
Josephine County Soil & Water District

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**AGENCY NOTIFICATION**  
**REGARDING**  
**SITE REVIEW APPLICATIONS**

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The following requests for Site Reviews are currently being reviewed by the Josephine County Site Review Committee. Agency comments regarding the development may be submitted in writing by 12:00 noon on January 25, 2000 for consideration.

1. PROPERTY OWNER: James Botroff

APPLICANT: James Botroff

TYPE OF DEVELOPMENT: Site Review for a Conditional Use Permit for an aggregate quarry. If approved, aggregate mining will be authorized at this site.

LOCATION: 16445 Williams Highway

LEGAL: 38-05-13, Tax Lot 400

ZONING: Rural Residential - Five Acre Minimum (RR-5)

PLANNER: John Renz, (541) 474-5421, Ext 3608

/cj



# Josephine County, Oregon

Board of Commissioners: Jim Brock • Harold Haugen • Frank Iverson

## THE PLANNING OFFICE

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

## SITE PLAN REVIEW APPLICATION

FEE: \$ \_\_\_\_\_

DATE PAID: \_\_\_\_\_

DATE FILE COMPLETE: \_\_\_\_\_

### PROPERTY & APPLICATION INFORMATION

#### ASSESSOR'S LEGAL DESCRIPTION:

TWN 38 RNG 5 SEC 13 QTR \_\_\_\_\_ TAX LOT(S) 400

TWN \_\_\_\_\_ RNG \_\_\_\_\_ SEC \_\_\_\_\_ QTR \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

PROPERTY ADDRESS: "16333" Williams Highway

EXISTING ZONING: RR-5 PARCEL SIZE: 10.5 Acres

#### NATURE OF SITE PLAN REVIEW:

COMMERCIAL / INDUSTRIAL USE  FLOOD HAZARD AREA

CONDITIONAL USE PERMIT  MINING  PLANNING DIRECTOR REVIEW

DESCRIBE THE DEVELOPMENT PROPOSAL \_\_\_\_\_

Exploration, mining, and processing of aggregate.

### OWNERSHIP & APPLICANT INFORMATION

OWNER'S NAME: James R. & Carolyn S. Bottroff TEL: 846-7750

MAILING ADDRESS: 15855 Highway 238, Grants Pass, OR 97527

APPLICANT'S NAME: Same TEL: \_\_\_\_\_

MAILING ADDRESS: Same

REPRESENTATIVE: Duane Wm. Schultz, Attorney TEL: 474-1161

MAILING ADDRESS: 245 N.W. B Street, Grants Pass, OR 97526

SOURCE OF WATER (Check All That Apply)	QUANTITY TO BE USED (Estimate)
<input type="checkbox"/> Surface Water Source (spring, stream, irrig district): <u>precipitation</u> <hr/> <hr/> <hr/>	<u>  </u> Gallons Per Day (Total of all uses from well(s))
<input type="checkbox"/> Reservoir or Pond: <u>  </u>	<u>  </u> Acre Feet (If storage)
<input type="checkbox"/> Ground Water:	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Individual Well(s) <input type="checkbox"/> Shared Well(s) <input type="checkbox"/> Community Well(s) ( <i>Indicate the # of wells:</i> <u>  </u> )	Remarks: Natural drainage of precipitation will be impounded in holding pond.
<input type="checkbox"/> Sump <input type="checkbox"/> Municipal Supply	
<input type="checkbox"/> Water Rights	
<input type="checkbox"/> Yes (Certificate/Permit # <u>  </u> )	
<input type="checkbox"/> No <input type="checkbox"/> Do Not Know	

----- *Attach map showing location of existing and proposed wells* -----

  
\_\_\_\_\_  
Signature of Applicant James R. Dole  
Attorney for Applicant

**- OFFICIAL USE ONLY -**

Water Right Required  Yes  No

Water Hazard Overlay Zone?  Yes  No Comment:

#### Other Remarks:

PUMP TEST REQUIRED?  Yes  No

Major    Minor    Other

Date: , 19

**Reviewed By**

# STATEMENT OF INTENDED WATER USE

Name: Copeland Sand & Gravel, Inc.  
Address: P.O. Box 608  
Grants Pass, OR 97528  
Phone: \_\_\_\_\_

Date: September 23, 1998

LEGAL: T37, R6, Sec24 - \_\_\_\_\_,  
Tax Lot 100, 103, 104

## LAND USE PROPOSAL

- Development Permit
- Land Partition (# of Lots \_\_\_\_\_)
- Subdivision (# of Lots \_\_\_\_\_)
- Planned Unit Development
- Home Occupation
- Administrative Permit
- Conditional Use Permit
- Comp Plan & Zone Change

Current Zoning: WR

Are new lots being created  Yes  No

Will any lots be less than 1 acre in size?  Yes  No

## DESCRIPTION OF WATER USE (Describe the Use)

- How many residential units will use water (# of units, single or multi-family)? None from this permit.
- Will water be used to irrigate (lawn, garden, shrubs, fields)? No.  
Total # of Acres Irrigated per Development \_\_\_\_\_
- Will water be used for livestock (kind, #)? No.
- Will water be used for one of the following:
  - Commercial (office, retail, motel)
  - Institutional (school, church)
  - Other: \_\_\_\_\_
  - Industrial (manufacturing, heavy repair)
  - Recreation (park, campground, pond)
  - # partial hookup sites \_\_\_\_\_ # full hookups \_\_\_\_\_

If so, please describe the use in detail: Natural surface drainage will run to holding pond.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Continue on back . . . . .*

# The Office of Josephine County Planning

510 N.W. 4th Street - Grants Pass, Oregon 97526-2020  
Tel (541) 474-5421 - Fax (541) 474-5422 - TDD 1-800/735-2900



Wm. Bruce Bartow  
Planning Director

## SITE PLAN REVIEW APPLICATION

FEE: \$ \_\_\_\_\_

DATE PAID: \_\_\_\_\_

### PROPERTY & APPLICATION INFORMATION

#### ASSESSOR'S LEGAL DESCRIPTION:

TWN 37 RNG 6 SEC 24 QTR \_\_\_\_\_ TAX LOT(S) 100, 103, 104

TWN \_\_\_\_\_ RNG \_\_\_\_\_ SEC \_\_\_\_\_ QTR \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_ PARCEL SIZE: \_\_\_\_\_

#### SITE PLAN REVIEW REQUIRED BECAUSE:

NEW USE/BUILDING IN COMMERCIAL ZONE \_\_\_\_\_ INDUSTRIAL ZONE \_\_\_\_\_

ADMINISTRATIVE PERMIT \_\_\_\_\_ CONDITIONAL USE PERMIT \_\_\_\_\_

FLOOD HAZARD AREA \_\_\_\_\_ FLOODWAY DEVELOPMENT \_\_\_\_\_

DESCRIBE THE DEVELOPMENT PROPOSAL Rock quarry, extraction only, no crushing.

### OWNERSHIP & APPLICANT INFORMATION

OWNER'S NAME: Ray & Eileen Mahannah TEL: 479-8941

MAILING ADDRESS: 7637 New Hope Road, Grants Pass, OR 97527

APPLICANT'S NAME: Copeland Sand & Gravel, Inc. TEL: 476-4441

MAILING ADDRESS: P.O. Box 608, Grants Pass, OR 97528

REPRESENTATIVE: James R. Dole, Attorney at Law TEL: 476-8825

MAILING ADDRESS: P.O. Box 378, Grants Pass, OR 97528

## APPLICANT'S STATEMENT OF UNDERSTANDING

I James R. Dole, have filed an application for SITE PLAN REVIEW OR AN APPLICATION REQUIRING SITE PLAN REVIEW with the Josephine County Planning Office to be reviewed and processed according to state and county requirements. I acknowledge the following disclosures:

1. I understand that any representations, conclusions or opinions expressed by staff in the pre-application review of this request do not constitute final authority or approval, and that I am not entitled to rely upon any such expressions in the place of final approval.
2. I understand I may ask questions and receive input from planning staff, but acknowledge that I am ultimately responsible for all information and documentation submitted with this application. I further understand planning staff cannot legally bind the county to any fact or circumstance that conflicts with state or local laws, and in the event a conflict occurs, all such statements or agreements are void.
3. I understand I have the burden of demonstrating my application meets all of the applicable criteria. The criteria for approving or denying my request have been furnished to me as a part of this application and I acknowledge receipt.
4. I understand planning staff is entitled to ask for additional information or documentation any time after the submission of this application if it is determined such information is needed for the review of my application.
5. I understand my application may be reviewed by the Oregon Department of Land Conservation and Development (DLCD). If this happens, and DLCD comments on the application, I understand DLCD has the authority to appeal the county's decision to the Oregon Land Use Board of Appeals if it chooses to do so.
6. I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree it is my sole responsibility to make out the case in favor of the application.
7. I understand I am entitled to have a lawyer or a land use consultant help me with my application and to appear with me (or for me) at any appointment, conference or hearing relating to it.

DATE: September 23, 1998.

OWNER/APPLICANT \*

\* If the applicant is someone other than the owner, a power of attorney must be on file from the owners authorizing the application

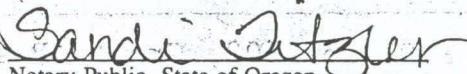
STATE OF OREGON

County of Josephine

} ss.

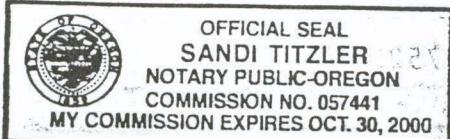
On this 23 day of September, 1998, James R. Dole, personally came before me, a Notary Public for the State of Oregon and the County of Josephine, and executed the above Statement of Understanding and acknowledged to me that it was freely and voluntarily done.

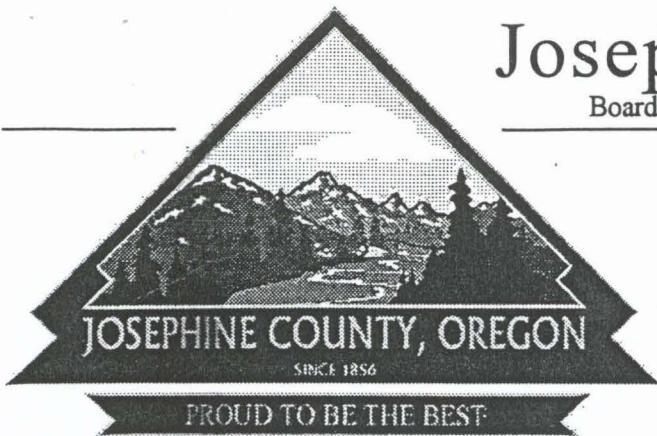
NOTARY SEAL

  
Sandi Titzler

Notary Public, State of Oregon

My Commission Expires: 10/30/2000





# Josephine County, Oregon

Board of Commissioners: Jim Brock, Harold Haugen, Fred Borngasser

## THE PLANNING OFFICE

Wm. Bruce Bartow, Director  
510 NW 4th Street / Grants Pass, OR 97526  
(541) 474-5421 / FAX (541) 474-5422  
E-MAIL - [jocopl@magick.net](mailto:jocopl@magick.net)

OFFICE HOURS  
8-12 & 1-3 (M, T, Th & Fri)  
8-12 (Wed Only)

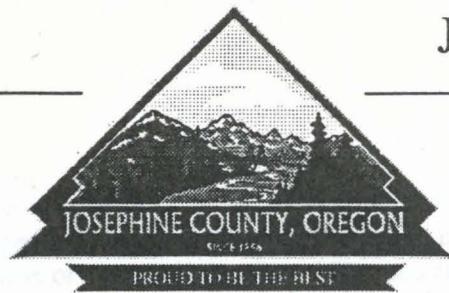
October 22, 1998

## AGENCY NOTIFICATION REGARDING SITE REVIEW APPLICATION

The following development request is currently being reviewed by the Josephine County Site Plan Review Committee. Agency comments regarding the development may be submitted in writing by 3:00 p.m. on October 28, 1998 for consideration.

PROPERTY OWNER:	Ray and Eileen Mahannah
APPLICANT:	Copeland Sand and Gravel
TYPE OF DEVELOPMENT:	Operation of a rock quarry (extraction only)
LOCATION:	7555, 7637, 7689 New Hope Road
LEGAL:	37-6-24, Tax Lots 100, 103, 104
ZONING:	Woodlot Resource (WR)
PLANNER:	Wray Maxwell (474-5421, Ext 3610) or John Renz (474-5421, Ext 3608)

/cj



March 9, 2000

**NOTICE OF DE NOVO EVIDENTIARY HEARING**  
**Josephine County Board of Commissioners**

The Josephine County Board of Commissioners will conduct a de novo (*means completely new*) evidentiary hearing on the land use request described below. This hearing will be fully open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. The hearing procedures are governed by Article 31, Public Hearings, of the Rural Land Development Code (RLDC). Anyone interested in participating in the hearing should examine or purchase a copy of Article 31 at the Planning Office (*the basic hearing format is described below*). A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and the applicable criteria can be inspected at the Planning Office during business hours without cost. Copies may be purchased. If a staff report is published, it will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased.

**REQUEST & HEARING INFORMATION**

**APPLICANT:** Louis E. Pratt

**NATURE OF REQUEST:** Appeal of a Planning Director's decision approving a Conditional Use Permit for Copeland Sand and Gravel to allow the addition of a portable jaw crusher to an approved, existing quarry operation.

**LOCATION:** 7555, 7637, 7689 New Hope Road

**LEGAL:** 37-06-24, Tax Lots 100, 103 and 104

**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request are:  
Josephine County Rural Land Development Code: Section 46.030 - Conditional Use Review Criteria

**PLACE:** Anne Basker Auditorium Annex of the Courthouse (604 N.W. 6th Street)

**DATE & TIME:** WEDNESDAY, MARCH 29, 2000, at 9:00 a.m.

**HEARING FORMAT:** The hearing will be conducted according to Article 41, Public Hearings, of the RLDC. The hearing will use the following format: [1] the Board Chair will explain hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant will make a presentation; [4] others in favor may speak; [5] opponents may speak; [6] the applicant may offer rebuttal; [7] if requested by the Board, the planner will summarize the request, criteria and evidence; [7] the Board may question participants and/or involved county staff (*participants may question staff with Board's permission*); [8] the Board will close the hearing for deliberation and decision.

**CONTACT PERSON:** The planner handling the file is John Renz, (541) 474-5421, Ext 3608

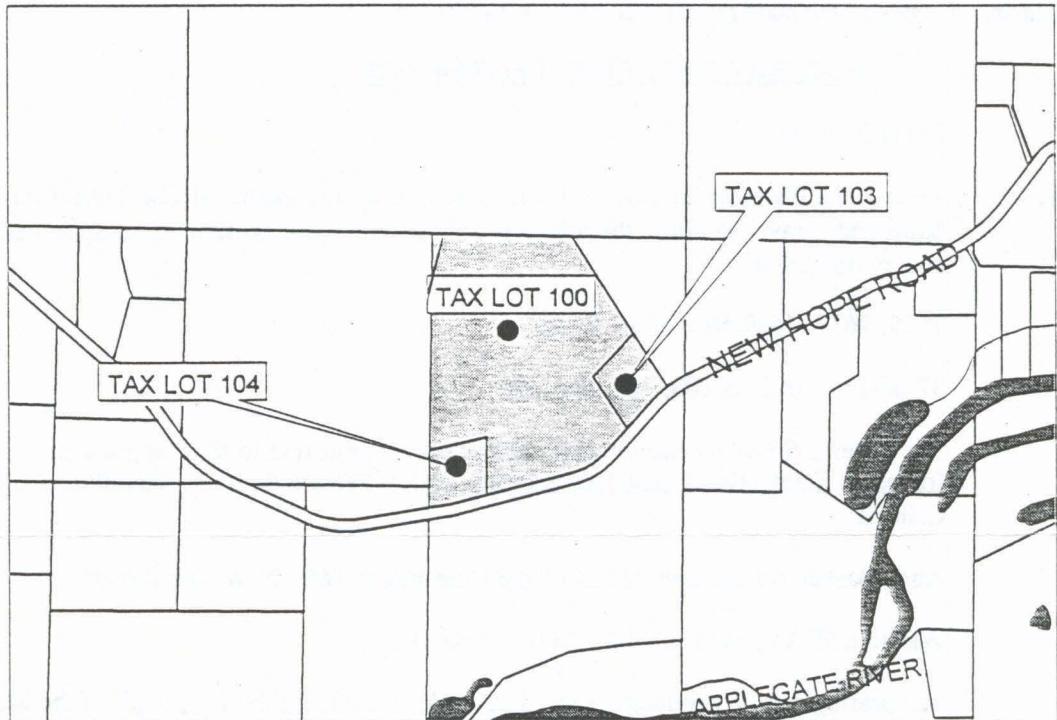
**APPEAL ISSUES:**

Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the Board to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing. The Board's decision may be appealed to LUBA within 21 days from the date notice of the Board's decision is mailed.

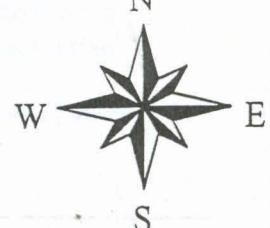
**NOTICE MUST BE  
FORWARDED:**

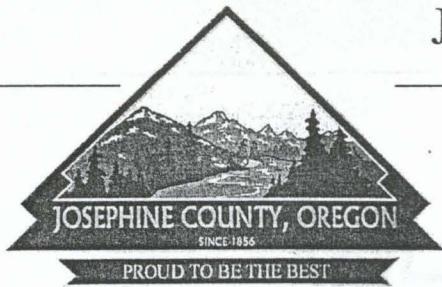
If you are a mortgagee, lienholder, vendor or seller, state law (ORS 215.513) requires that you *promptly* forward this notice to the purchaser of the property.

## APPEAL HEARING



● SUBJECT PROPERTY  
7555, 7637, 7689 NEW HOPE ROAD





# Josephine County, Oregon

Board of Commissioners: Jim Brock ■ Harold Haugen ■ Jim Riddle

## 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](mailto:planning@co.josephine.or.us)

October 9, 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: Rock N Ready Mix

LOCATION: 6790 Williams Highway

LEGAL: 37-05-19AC, Tax Lot 102

ZONE: Rural Industrial

REQUEST: Approval of this request will allow (with conditions) a portable concrete batch plant.

CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request: Rural Land Development Code: Article 42.050 - Site Review Standards & Criteria

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 October 24, 2003.

----- ATTACH MAP SHOWING LOCATION OF EXISTING AND PROPOSED WELLS -----

*Rockin Ready Mix*  
Signature of Applicant

-- OFFICIAL USE ONLY --

Water Right Required  Yes  No

Water Hazard Overlay Zone?  Yes  No Comment: \_\_\_\_\_

### Other Remarks:

PUMP TEST REQUIRED?  Yes  No

Major  Minor  Other

Date: \_\_\_\_\_, 20

---

Reviewed By

## STATEMENT OF INTENDED WATER USE

Name: Rockn Ready Mix Concrete, LLC  
Address: 6790 Williams Hwy  
Phone: Murphy, OR  
664-1054

Date: 8/18, 2003

LEGAL: T 37, R 05, Sec 19-AC,  
Tax Lot 102

### LAND USE PROPOSAL

- Development Permit
- Land Partition (# of Lots \_\_\_\_\_)
- Subdivision (# of Lots \_\_\_\_\_)
- Planned Unit Development

Current Zoning: Rural Industrial

Are new lots being created  Yes  No

Will any lots be less than 1 acre in size?  Yes  No

- Home Occupation
- Administrative Permit
- Conditional Use Permit
- Comp Plan & Zone Change

### DESCRIPTION OF WATER USE (Describe the Use)

- How many residential units will use water (# of units, single or multi-family)? None
- Will water be used to irrigate (lawn, garden, shrubs, fields)? No  
Total # of Acres Irrigated per Development \_\_\_\_\_
- Will water be used for livestock (kind, #)? No

Will water be used for one of the following:

- Commercial (office, retail, motel)
- Institutional (school, church)
- Other: \_\_\_\_\_

Industrial (manufacturing, heavy repair)

Recreation (park, campground, pond)

# partial hookup sites \_\_\_\_\_ # full hookups \_\_\_\_\_

If so, please describe the use in detail:

Water used in production of Ready Mixed concrete.

*Continue on back . . . . .*



The plant will be located in a floodplain (less than 100' from Murphy Creek) which poses no concern due to its portable nature. The office trailer has a floor height of 35" above grade, well above the base flood elevation.

Sincerely,

A handwritten signature in black ink, appearing to read "Bret Bartholomy".

Bret Bartholomy  
General Manager



# Josephine County, Oregon

Board of Commissioners: Jim Brock, Harold Haugen, Jim Riddle

## THE PLANNING OFFICE

Michael Snider, Director

510 NW 4th Street / Grants Pass, OR 97526  
(541) 474-5421 / FAX (541) 474-5422

## AGENCY TRANSMITTAL

**TO:** Rolf Pitts, Public Works  
State Water Resources  
Charles Chase, State Fire Marshal  
DEQ - Medford  
DOGAMI  
Division of State Lands  
ODOT

**DATE:** October 9, 2003

**RE:** Site Review - Portable Concrete Batch Plant

---

**APPLICANT:** Rock N Ready Mix  
**LOCATION:** 6790 Williams Highway  
**LEGAL:** 37-05-19AC, Tax Lot 102  
**ZONE:** Rural Industrial  
**REQUEST:** Approval of this request will allow (with conditions) a portable concrete batch plant.

**PLEASE RESPOND TO GRACE ZILVERBERG ON OR BEFORE: OCTOBER 20, 2003**

PLANNING DEPARTMENT  
510 NW 4TH STREET  
GRANTS PASS, OR 97526  
PHONE: 474-5421, Extension 5427  
FAX: 474-5422

May 1, 2003, Operational Plan

Kerbyville Industrial Center Gravel Removal Site

Proposed location is on township 39 range 8 section 17 on tax lot 300. The removal area consists of gravel riverbed and banks of the main stream of the Illinois River. The removal area would be confined to 10 acres which has little or no vegetation. The haul route would be approximately 1500 feet long from the deposit site to the public road access. The removal area would require the use of several trucks and the use of a front-end loader or excavator for loading. No processing would occur on this site. No water would be used at this site. A safe parking area will be available for the approximate 4-6-person work force and visitors. A portable toilet and a trash can would be used at this parking location. The existing road on the property would be used for a haul road. The public road area would be buffered from public view by utilizing an existing strip of timber along the river and the frontage of Westside road. This buffer would be more to keep noise levels of trucks down as the only way for the public to see any trucks would be close to impossible (they would have to stop on a road with no parking shoulders). Westside road is the access point to the public road systems (Please see attached map.) This road would go approximately one mile where it would intersect with Finch Road and then meet up with 199 at Kerby. For the most part this public road area is surrounded by farm and forest land use with a small number

of homes and an industrial park near Finch road and Highway 199 in Kerby. All mining, erosion and drainage standards will be met as imposed by DSL. The excavation shall be set back from property lines so the angle of repose of the geologic deposit will not undermine or intrude on adjoining lands. These will be based on DSL requirements. Stream setbacks will also be observed as required by DSL.

The mining operation itself would be consistent with current best management practices. Environmental concerns would also be addressed with the mining of gravel. The method of gravel removal would be a "leave strip-bar scalping" method, in which a strip of gravel bar would be left intact separating the mining area and the live stream of the river. This method controls sedimentation of the river, and effectively eliminates any possible smolt or adult salmonoid entrapment by using a cut out at the lowest end of the excavation and thus connecting with the river. The operator agrees to work with all government agencies to provide the best management practices possible on an ongoing basis. At no time will equipment be in contact with the river flow. The hours of operation are from 8am and 6pm. This will allow enough time to remove the aggregate resources within ESL's in work period. The days of operation shall be Monday through Saturday, excluding the following holidays; New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. The location, size, design and

operating characteristics of the proposed use will not result in significant impacts on the neighborhood. No public facilities will be needed at this site. The existing road will serve the proposed development. This rock removal use would make very good use of the rock resource which would be renewable due to the dynamics of the river flows. The yearly flooding will enable the site to be renewed with an influx of more gravel. The use of plantings along the river will also aid in gravel return and would be done if DSL would so require.

The proposed application would be for a maximum of 40,000 yards per year. This maximum yardage amount will be harvested by excavating approximately 4-6 feet from the permit area. (Please see attached map.) The permit would fall under total exemption from DOGAMI based on Oregon Administrative rule 632-030-0016-subsection C. This exemption would be pursuant to DSL permits.

The nearest dwelling of the proposed gravel removal site is approximately 500'. The landowner (Irine Ollis) has been contacted about the proposed mining operation, and has approved the operation in kind. During operation noise levels would be monitored and if necessary, mitigating devices, such as earthen berms, would be implemented.

The applicant's main use of surrounding area is primarily forest use. A small house is located on the property that is presently in use by family members of the applicant. An irrigation ditch easement for the Q-X Ranch runs from the south to

north through the property and will be unaffected by the rock operation. The only other easement is the power line which comes in on the southwest corner of the property for the applicants home. The applicants recognize the preexisting rights of farm and forest properties in the application for conditional use and would state that this operation will have no effect on these uses.

In the final analysis, this operation will provide the much-needed aggregate to the local economy and aid in the rehabilitation of the Cabax mill site in Kerby thus providing its greatest economic potential at the lowest possible impacts to the environment.



# Josephine County, Oregon

Board of Commissioners: Jim Raffenburg, Dave Toler, & Dwight F. Ellis

## 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](mailto:planning@co.josephine.or.us)

## AGENCY TRANSMITTAL

TO: Nora Schwartz, Public Works  
DEQ, Medford  
ODOT  
Kathy Smith, State Water Resources  
City of Cave Junction  
DOGAMI  
ODFW  
DSL  
Oregon Parks & Recreation (Fort Briggs Historic Site)

DATE: March 5, 2007

OWNER-  
APPLICANT: Barlow Sand & Gravel, Inc, for the Illinois Valley Ranch LLC

CONTENT: Comprehensive plan amendment to add a proposed aggregate site on farm zoned land to the county's inventory of significant aggregate sites. The proposed inventory amendment is required to implement a pending conditional use application to mine less than 500,000 cubic yards of aggregate on farm zoned land (notice of the conditional use application has already been given). The property is located at 2612 Holland Loop Road, Cave Junction (39-8-35, TL 901)

CONTACT: The contact planner is Dick Converse of the Rogue Valley Council of Governments (541-423-1373, PO Box 3275, Central Point, OR 97502.

DUE: Comments are due by **March 15, 2007**

NOTE: Application materials are available for downloading from the county's website at <http://www.co.josephine.or.us>; then select "Departments"; click on "Planning"; then select "Documents for Distribution" from the light green menu on the left; look for PDF file for *Illinois Valley Ranch Aggregate Inventory Application*.

Thank You!

PLANNING DEPARTMENT  
510 NW 4<sup>TH</sup> STREET  
GRANTS PASS, OR 97526  
PHONE: 474-5421 FAX: 474-5422

OFFICE HOURS 8-12 & 1-3 (Mon & Fri) 8-12 (Tues & Thurs) Closed Wed

"Josephine County is an Affirmative Action/Equal Opportunity Employer and complies with Section 504 of the Rehabilitation Act of 1973"

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## Property Information

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**North Latitude**  
42 8 04.3

**West Longitude**  
123 36 56.5



<b>MAP NUMBER</b>	39083500000901
<b>OWNER NAME</b>	ILLINOIS VALLEY RANCH LLC
<b>SITUS</b>	2612 HOLLAND LOOP RD
<b>OWNER ADDRESS</b>	695 SE J STREET
<b>CITY</b>	GRANTS PASS
<b>STATE</b>	OR
<b>ZIP</b>	97526-3271
<b>ZONE</b>	EF
<b>ACRES</b>	66.55
<b>PROPERTY FLAGS</b>	Flood Way, 100 yr Flood, Unsurveyed Flood, Slopes > 15%
<b>IMPROVEMENTS</b>	CARPORT DETACHED GABLE GARAGE DETACHED MOBILE SINGLE WIDE HAY COVER CARPORT DETACHED GABLE MAIN AREA ( 2 BEDROOMS ) CONCRETE FLAT WORK HAY COVER CARPORT ATTACHED BUILT GARAGE DETACHED GENERAL PURPOSE BUILDING GARAGE ATTACHED ROOF COVER FIBERGLASS LEAN-TO



# Josephine County, Oregon

Board of Commissioners: Jim Riddle, Jim Raffenburg, Dwight Ellis



## 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

## COMPREHENSIVE PLAN AMENDMENT AND/OR ZONE CHANGE

Pre-Application Fee: \$950 With Exception to State Goals: \$5,000 Without Exception: \$3,750

### OWNER, APPLICANT & REPRESENTATIVE

Owner: Illinois Valley Ranch, LLC Tel 541 476-4441  
Mailing Address: 695 SE "J" Street Grants Pass OR 97526  
Applicant: Barlow Sand and Gravel, LLC Tel 541 659-0788  
Mailing Address: P.O. Box 385 Murphy OR 97533  
Representative: William A Peterson Jr Tel 541 659-0788  
Mailing Address: P.O. Box 385 Murphy OR 97533

### PROPERTY

Address: 2612 Holland Loop  
Legal: Twn 39 Rng 08 Sec 35 - Qtr        Tax Lot(s) 901  
      Twn        Rng        Sec        - Qtr        Tax Lot(s)         
Parcel Size(s): 66.55 Acres

### REQUEST

Present Designations: Inventory Proposed Designations: Include as Significant Aggregate Site on Inventory

Based on: Existing Exception Area Non-Resource Land  
New Exception (Reasons        Physically Developed        Irrevocably Committed       )  
Specific State Goals Subject to Exception (by #):       

The following must be completed before this application can be processed:

A written statement demonstrating compliance with all applicable criteria is attached.

Pre-application review signed off.

## COMPREHENSIVE PLAN AMENDMENT SUBMITTAL ADD PARCEL TO AGGREGATE INVENTORY

**Requested Action:** Add Tax Lot 901 in Assessor's Map 39-08-35 to the Inventory of Significant Aggregate Sites

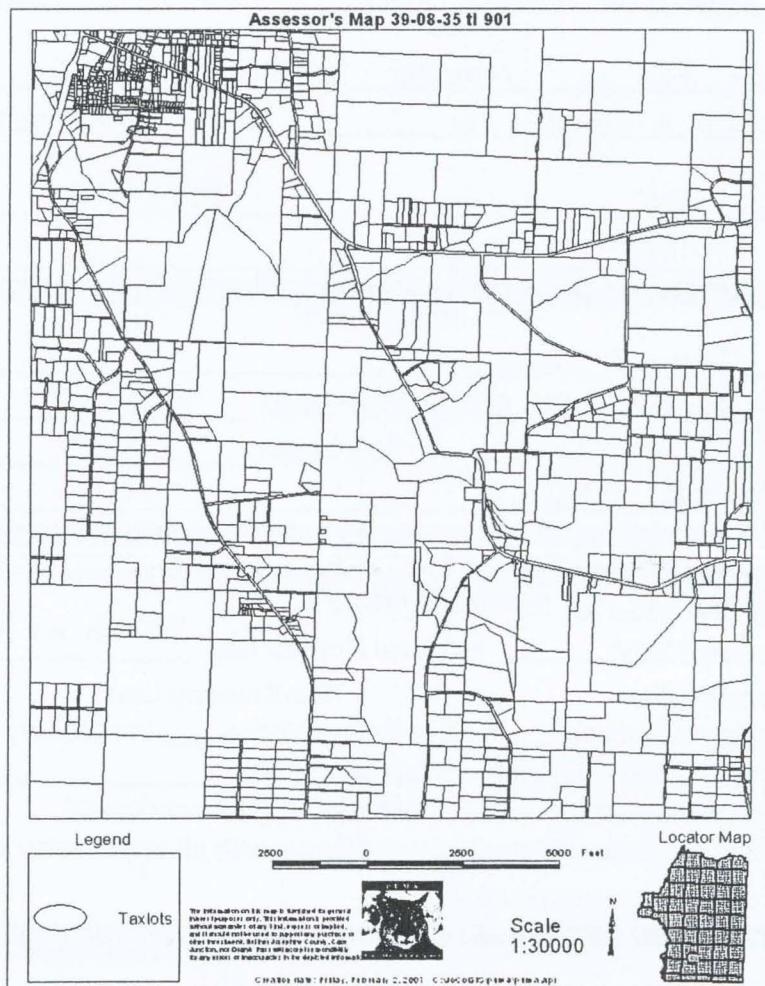
**Owner Information:** Illinois Valley Ranch, LLC., Jennifer Ausland  
Representative of Owner

**Applicant Information:** Barlow Sand and Gravel, LLC, Bill Peterson  
Representative

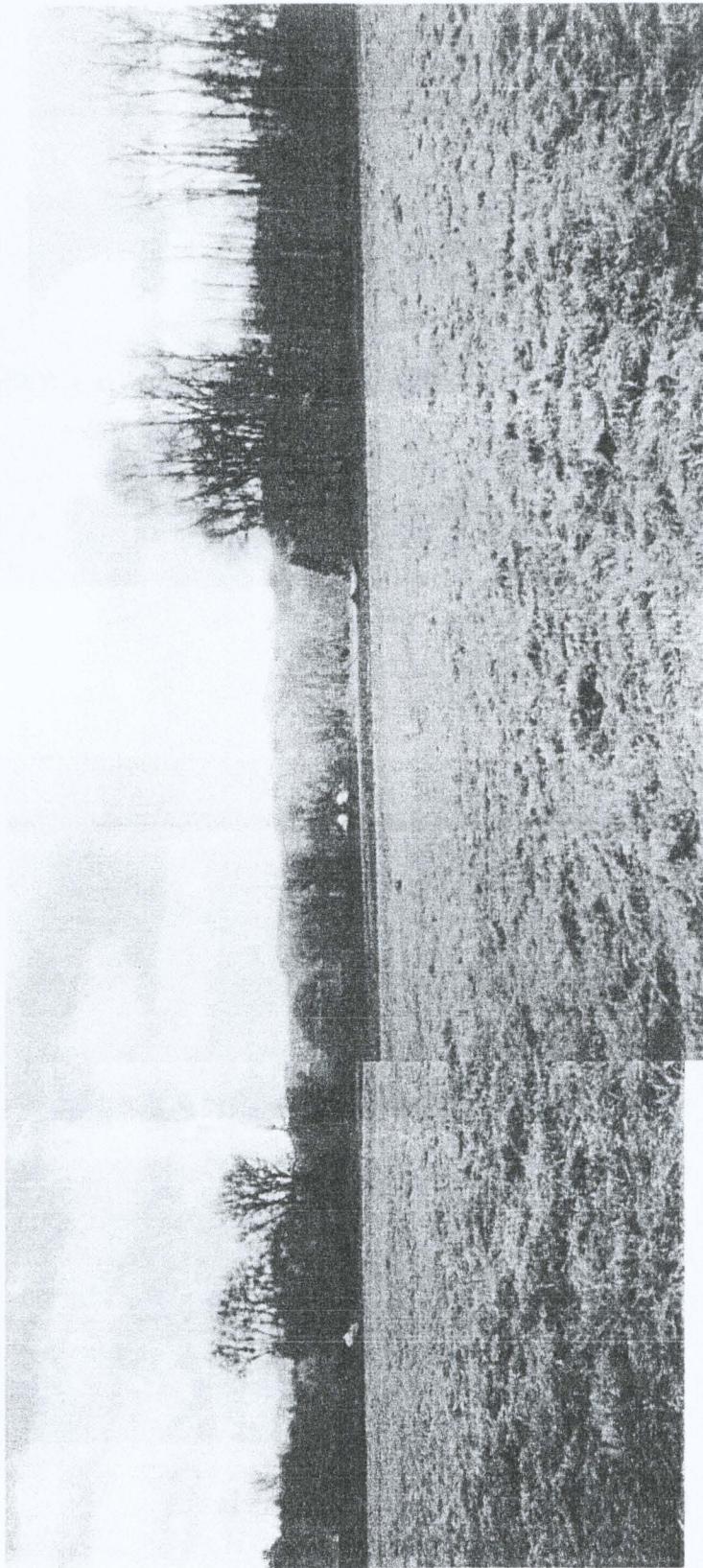
**Parcel Identification:** Tax Lot 901; Assessor's Map Identification  
39-08-35

**Parcel Zoning:** EF, Exclusive Farm

The following is the vicinity map for the property:



BARLOW



View of site, looking toward the south from near the northern boundary

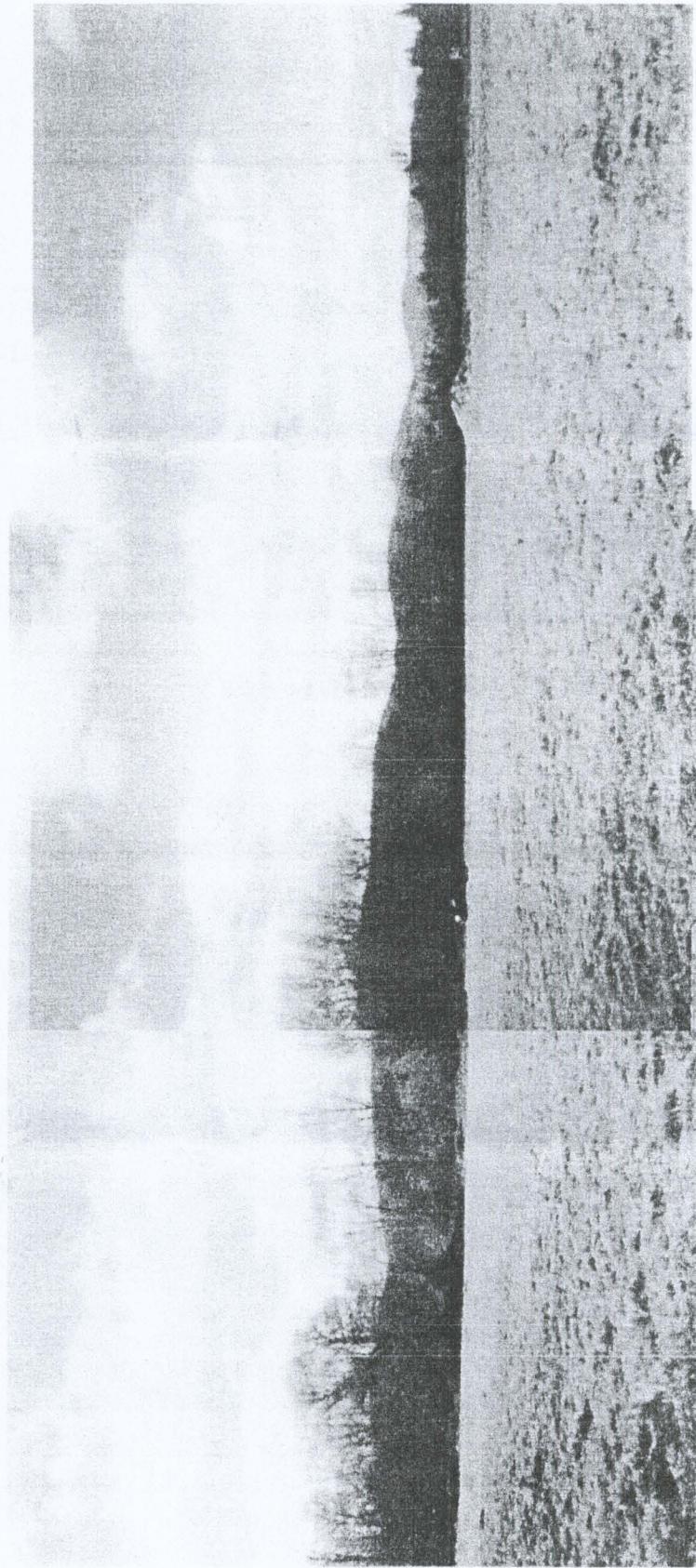


Digging Test Pit TP-2  
Looking West to East

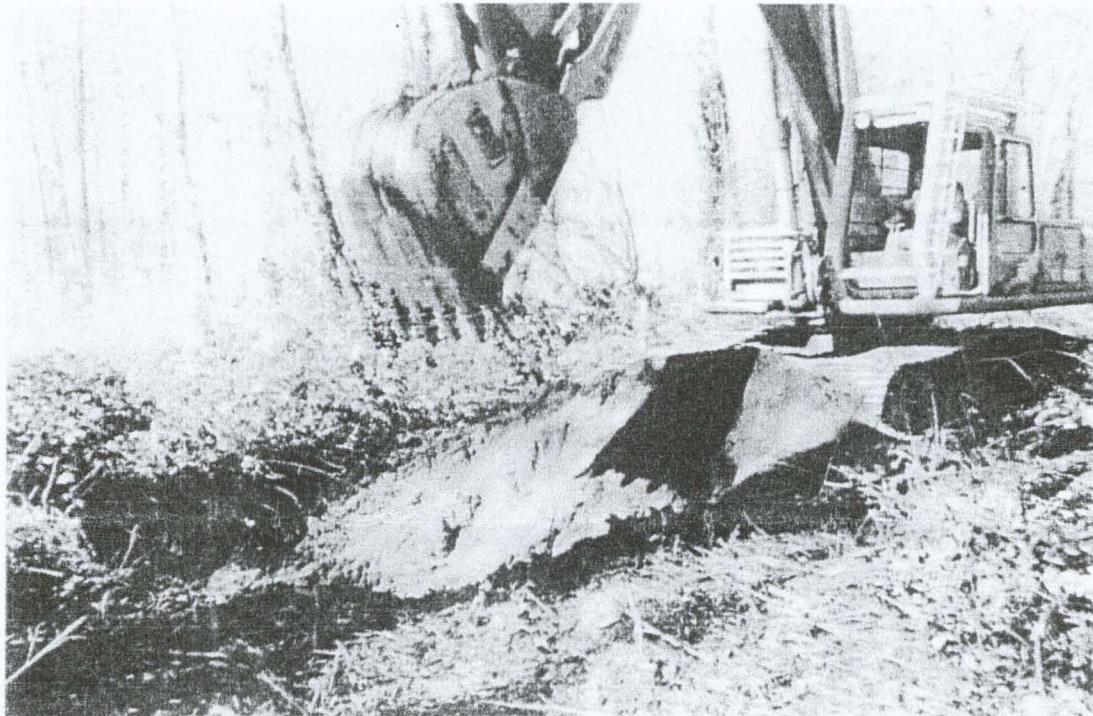


Test Pit TP-2 Resource Gravels

BARLOW



View of site, looking west from eastern boundary



Test Pit on edge of tree line



Test Pit inside of tree line

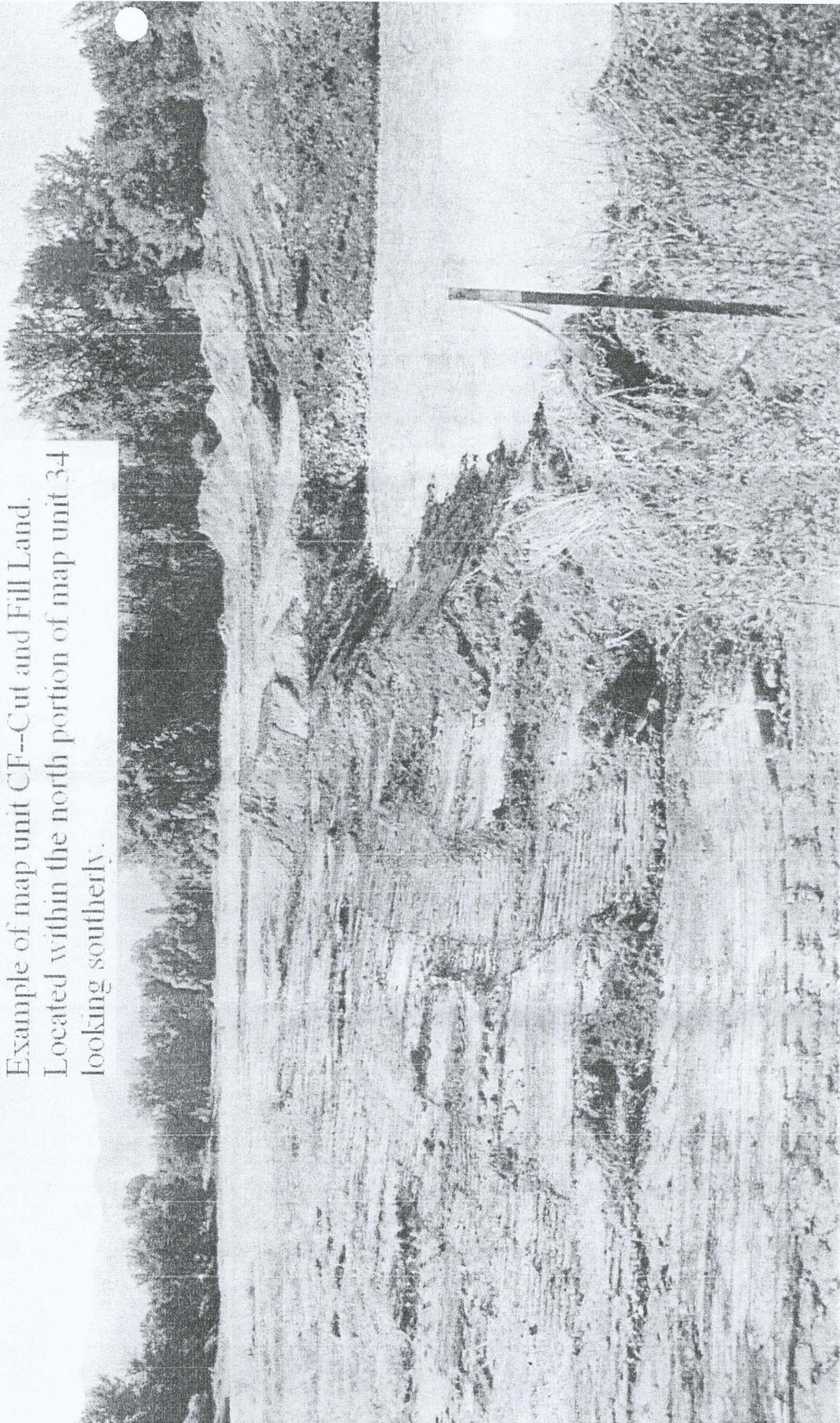
Barlow Project, Tax Lot 901.



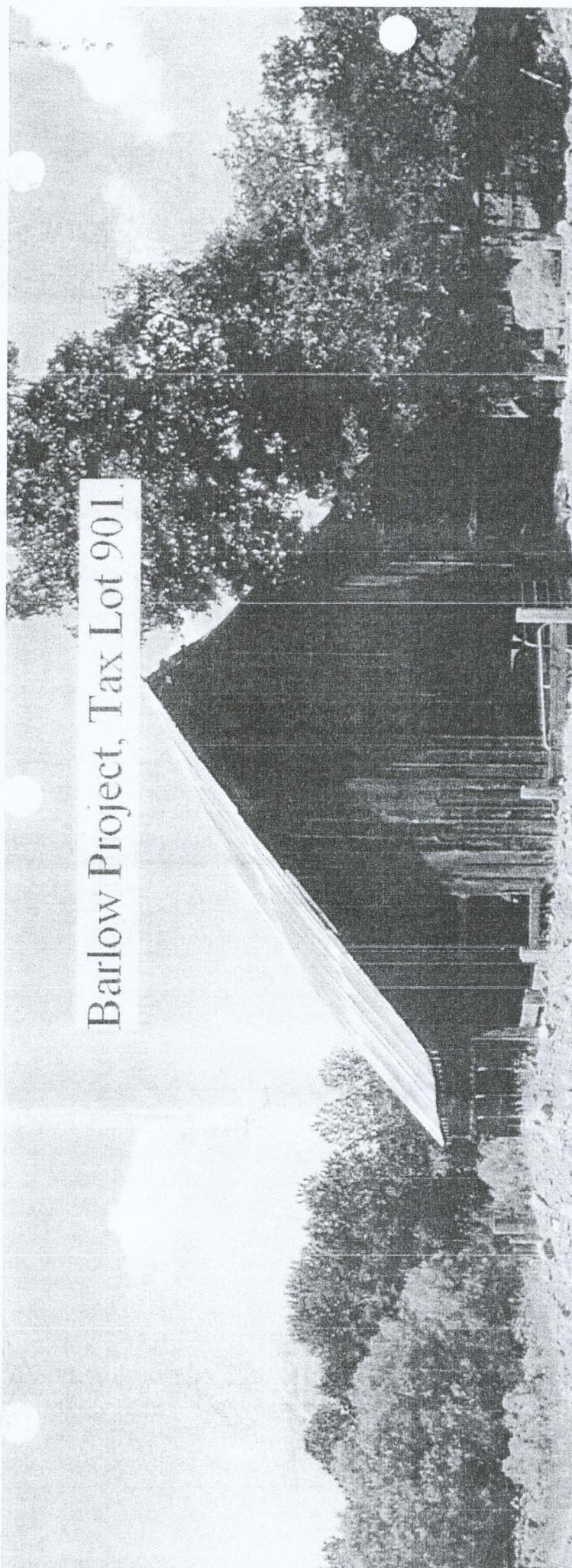
Example of the extremely gravelly cobbly inclusions found in map unit 34—Evans loam. These inclusions occupy about 25% of the unit.

## Barlow Project, Tax Lot 901.

Example of map unit CF--Cut and Fill Land.  
Located within the north portion of map unit 34  
looking southerly.

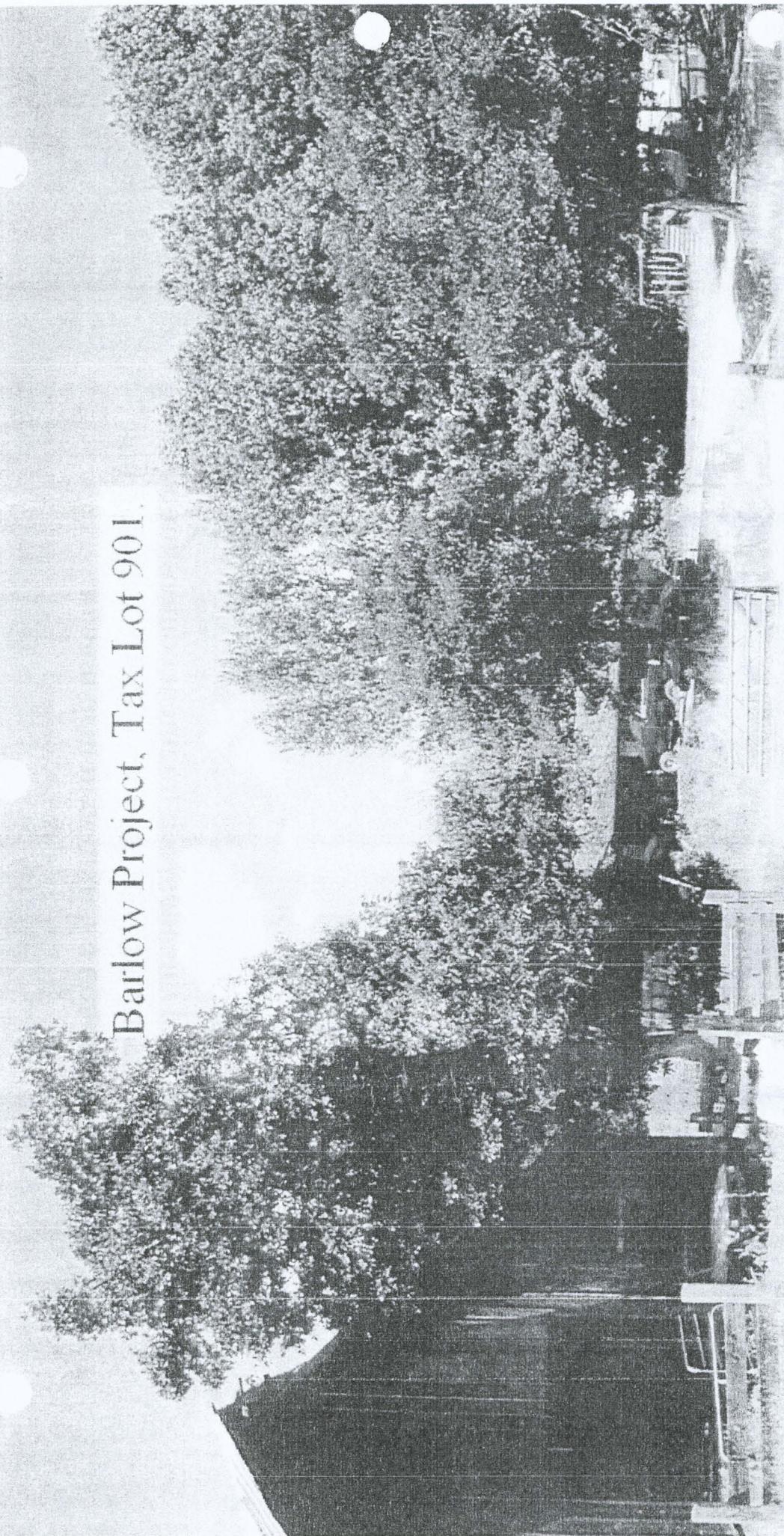


Barlow Project, Tax Lot 901.



Example of the high rock fragment content found along the contact zone between map unit ML and map unit 74. This condition is common in map unit 74.

Barlow Project, Tax Lot 901.



Example of map unit ML. From the SE portion of the unit looking to the NW.



# Josephine County, Oregon

Board of Commissioners: Jim Raffenburg, Dave Toler, & Dwight Ellis

## 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](mailto:planning@co.josephine.or.us)

## AGENCY TRANSMITTAL

**TO:** Assessor's Office  
Building & Safety  
DEQ  
Nora Schwartz, Public Works  
Water Resources  
Charlie Chase, State Fire Marshal

**DOGAMI I & II**  
Dept of Oregon Fish & Wildlife  
BLM  
Williams Fire District  
Josephine Soil & Water Cons Dist/NCRS  
ODOT

**DATE:** February 26, 2007

**RE:** Replat

**APPLICANT:** Jack H Smith

**LOCATION:** 16333 Williams Hwy

**LEGAL:** 38-05-13, TL 400

**ZONE:** Rural Residential 5 (RR-5)

**REQUEST:** If approved, this request will allow, with conditions, a replat of Tax Lot 400 into two parcels: Parcel 1 ~ 5.08 acres and Parcel 2 ~ 5.26 acres. Both parcels will have access off Williams Highway.

**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: ***Rural Land Development Code:*** Sections 50.050 - Tentative Plan Review Standards & Criteria

IF YOU HAVE COMMENTS OR CONCERNS, PLEASE RESPOND TO  
JAMES BLACK ON OR BEFORE

*March 13, 2007*

THANK YOU!

PLANNING DEPARTMENT  
510 NW 4<sup>TH</sup> STREET  
GRANTS PASS, OR 97526  
PHONE: 474-5421, Extension 5418  
FAX: 474-5422

OFFICE HOURS 8-12 & 1-3 (Mon & Fri) 8-12 (Tues & Thurs) Closed on Wed



# Josephine County, Oregon

Board of Commissioners: Jim Raffenburg, Dave Toler, & Dwight Ellis

## PLANNING OFFICE

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

E-MAIL - [planning@co.josephine.or.us](mailto:planning@co.josephine.or.us)

February 26, 2007

## 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:** Jack H Smith

**LOCATION:** 16333 Williams Hwy

**LEGAL:** 38-05-13, TL 400

**ZONE:** Rural Residential 5 (RR-5)

**REQUEST:** If approved, this request will allow, with conditions, a replat of Tax Lot 400 into two parcels: Parcel 1 ~ 5.08 acres and Parcel 2 ~ 5.26 acres. Both parcels will have access off Williams Highway.

**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: ***Rural Land Development Code:*** Sections 50.050 - Tentative Plan Review Standards & Criteria

**PLANNER:** The planner handling the application is James Black (541) 474-5421, Extension 5418.

**DEADLINE:** Comments must be submitted no later than ***March 13, 2007***

**OFFICE HOURS 8-12 & 1-3 (Mon & Fri) 8-12 (Tues & Thurs) Closed on Wed**



**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](mailto:planning@co.josephine.or.us)

April 19, 2005

**NOTICE OF DE NOVO EVIDENTIARY APPEAL HEARING**  
**Before the Josephine County Board of Commissioners**

The Josephine County Board of Commissioners will conduct a de novo (*means completely new*) appeal hearing to review a decision made by the planning director without a hearing. This hearing will be fully open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. The hearing procedures are governed by Article 31, Public Hearings, of the Rural Land Development Code (RLDC). Anyone interested in participating in the hearing should examine or purchase a copy of Article 31 at the planning office (*the basic hearing format is described below*). A copy of the application, all documents and evidence relied upon by the applicant, and the applicable criteria can be inspected at the planning office during business hours without cost. Copies may be purchased. If a staff report is published, it will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased.

**APPEAL & HEARING INFORMATION**

**OWNER:** Copeland Sand and Gravel, Inc.

**REQUEST:** To operate a rap plant to crush old asphalt.

**PETITIONER:** David Clearwaters

**APPEAL:** Petitioner is appealing Planning Director's approval of a temporary permit for Copeland Sand and Gravel, Inc. to operate a rap plant to crush old asphalt.

**LOCATION:** 481 South Side Road      **LEGAL:** 37-05-19, Tax Lot 701

**ZONING:** Rural Industrial

**STANDARDS:** The standards (*listed by citation and caption only*) applicable to the request are: Article 42.050.A - Site Review Standards.

**PLACE:** Anne Basker Auditorium, 604 NW 6th Street, Grants Pass

**DATE & TIME:** **WEDNESDAY, MAY 11, 2005 - 9:00 A.M.**

**HEARING:** The hearing will be conducted according to Article 31, Public Hearings, of the RLDC. The hearing will use the following general format: [1] the Board Chair will explain hearing procedures; [2] a planner will summarize the request, identify the applicable standards and explain the issues; [3] the original applicant will make a presentation; [4] others in favor may speak; [5] the appellant and other opponents may speak; [6] the applicant may offer rebuttal; [7] if requested by the Board, the planner will summarize the request, standards and evidence; [8] the Board may question participants and/or county staff (*participants may question staff with Board's permission*); [9] the Board will close the hearing for deliberation and decision.

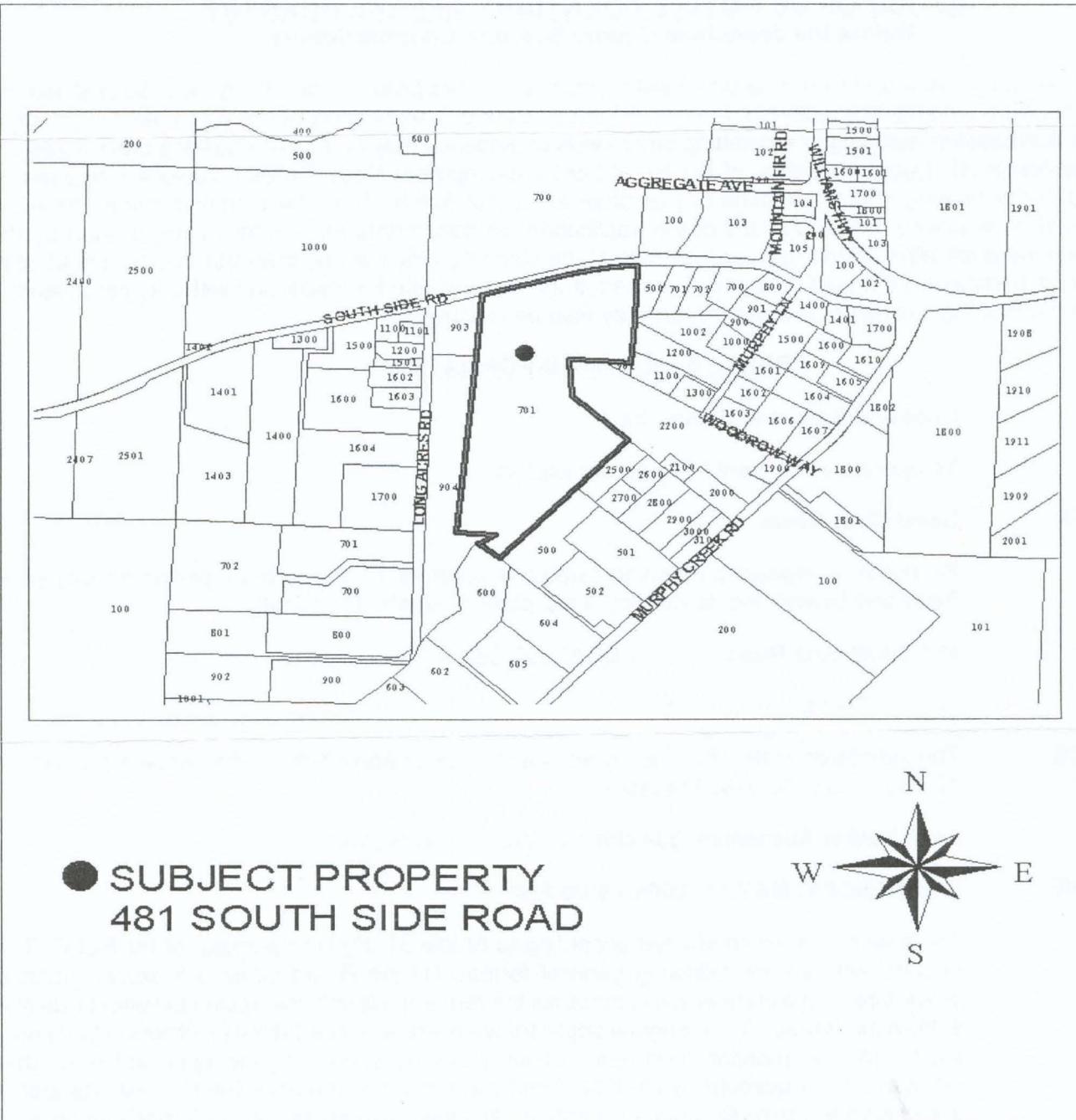
**CONTACT:** The planner handling the file is Grace Zilverberg, (541) 474-5421, Extension 5427.

## ISSUES:

Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the Board to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing.

**NOTICE:**

If you are a mortgagee, lienholder, vendor or seller, state law (ORS 215.513) requires that you promptly forward this notice to the purchaser of the property.





**Josephine County, Oregon**  
Board of Commissioners: Jim Brock • Harold Haugen • Jim Riddle

**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

## AGENCY TRANSMITTAL

TO:

✓ Rolf Pitts, Public Works  
Building & Safety  
Charlie Chase, State Fire Marshal  
✓ DEQ  
ODOT  
✓ State Water Resources

✓ ODFW  
✓ DSL  
✓ DOGAMI

DATE:

8-3-04

CONTENT: PRE-APPLICATION: SITE REVIEW

IF YOU HAVE COMMENTS OR CONCERNS, PLEASE CONTACT

BY: 8-13-04

James Black

PLANNING DEPARTMENT  
510 NW 4<sup>TH</sup> STREET  
GRANTS PASS, OR 97526  
PHONE: 474-5421 X 5418  
FAX: 474-5422





# Josephine County, Oregon

Board of Commissioners: Jim Brock • Harold Haugen • Jim Riddle

## THE PLANNING OFFICE

Michael Snider, Director

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E-MAIL - planning@co.josephine.or.us

## SITE PLAN REVIEW APPLICATION

FEE: \$ 75

DATE PAID: \_\_\_\_\_

DATE FILE COMPLETE: \_\_\_\_\_

### PROPERTY & APPLICATION INFORMATION

#### ASSESSOR'S LEGAL DESCRIPTION:

TWN 36 RNG 06 SEC 30-00 QTR 00 TAX LOT(S) 001000

TWN \_\_\_\_\_ RNG \_\_\_\_\_ SEC \_\_\_\_\_ QTR \_\_\_\_\_ TAX LOT(S) \_\_\_\_\_

PROPERTY ADDRESS: APPLE GATE AVE (Map = 36063000001000)

EXISTING ZONING: AR PARCEL SIZE: 10.0 ACRES

#### NATURE OF SITE PLAN REVIEW:

COMMERCIAL / INDUSTRIAL USE  FLOOD HAZARD AREA  ACCESSORY STRUCTURE  
 CONDITIONAL USE PERMIT  MINING  PLANNING DIRECTOR REVIEW  
 EROSION CONTROL  FIRE SAFETY

DESCRIBE THE DEVELOPMENT PROPOSAL RECREATIONAL USE PARK  
Picnic Area Around New Fish Pond  
STOCKED WITH Fish For ~~FISH~~ FISHING.  
ALSO BOAT LAADING For LAFTING. ALL Public Use

### OWNERSHIP & APPLICANT INFORMATION

OWNER'S NAME: MYRA ANDRESEN TEL: \_\_\_\_\_

MAILING ADDRESS: Po Box 195 WILDERVILLE

APPLICANT'S NAME: JAMES Ball TEL: 541-862-2421

MAILING ADDRESS: Po Box 2510 Grants Pass OR 97528

REPRESENTATIVE: JAMES Ball TEL: 541 862-2421

MAILING ADDRESS: Po Box 2510 Grants Pass OR 97528

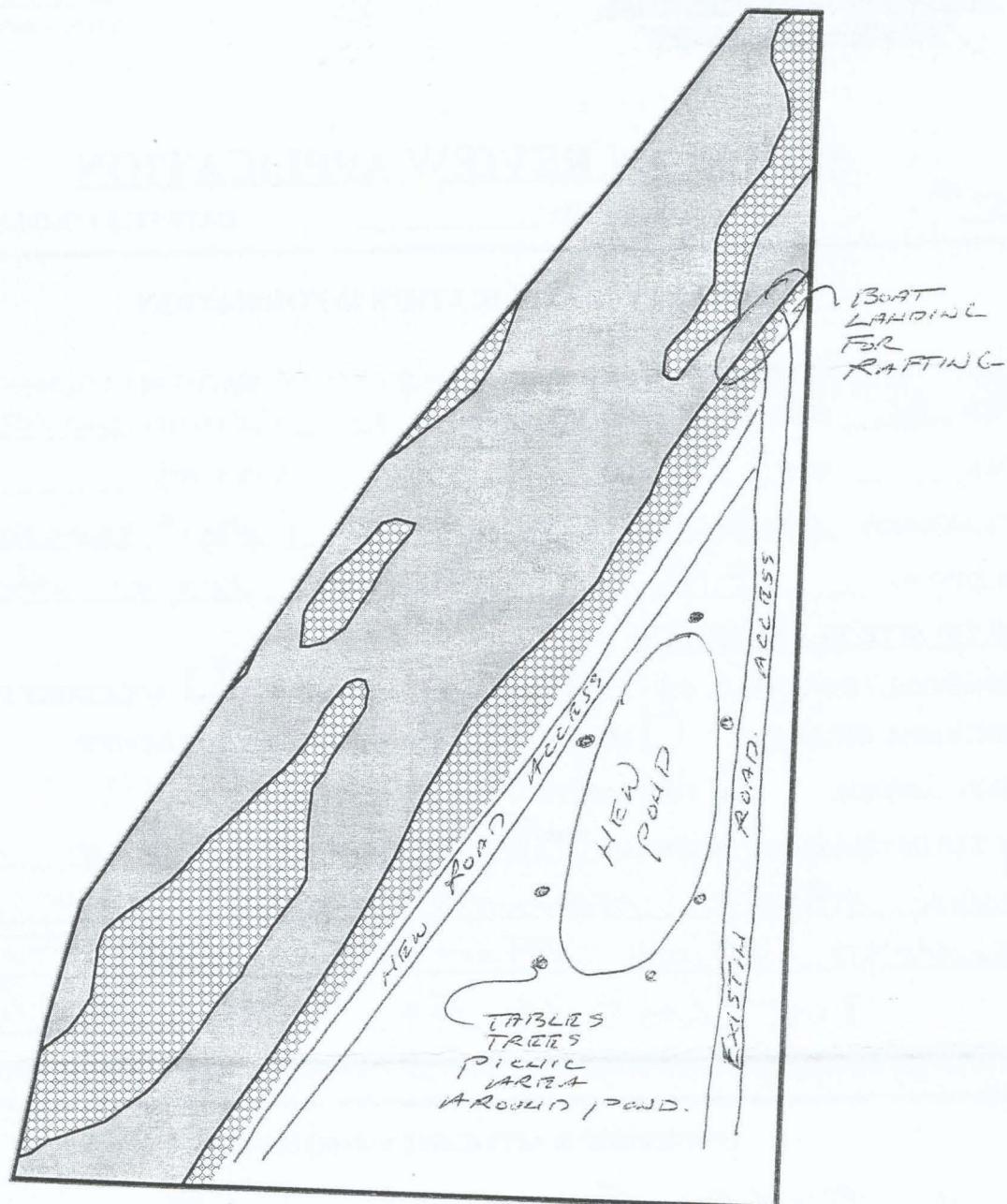
Date: Monday, July 26, 2004

T 36, R 06, SEC 30 - 00, TL# 001000

Name: ANDERSON, MYRA L & MARSHALL, MARJORIE A

Address: APPLEGATE AVE

## Plot Plan



Structure Location:

Zone: AR Minimum Setbacks:

Front: 30' Side: 30'

Rear: 30' Centerline: 60'

Stream: \_\_\_\_\_

200

0

200

400 Feet

Legend

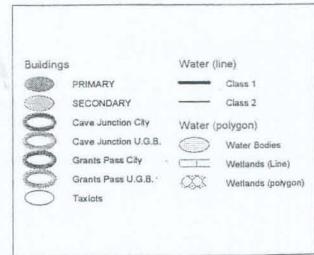
Planner: \_\_\_\_\_

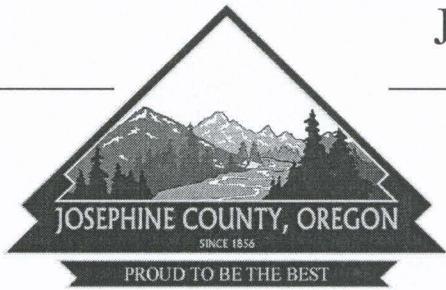
Applicant Signature: \_\_\_\_\_

The information on this map is furnished for general interest purposes only. This information is provided without warranties of any kind, express or implied, and it should not be used to support any purchase or other investment. Josephine County will not accept responsibility for any errors or inaccuracies in the depicted information.



Scale  
1:2400





**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](mailto:planning@co.josephine.or.us)

May 2, 2001

TO: State Water Resources  
Gordon Dunkeld, Division of State Lands  
Josephine Soil & Water Conservation District  
DOGAMI

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## AGENCY NOTIFICATION

### REGARDING

### SITE REVIEW APPLICATION

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The following request for Site Reviews are currently being reviewed by the Josephine County Site Review Committee. Agency comments regarding the development may be submitted in writing by **12:00 NOON ON MAY 15, 2001** for consideration.

#1. APPLICANT: Copeland Sand & Gravel

REQUEST: Gravel mining and the creation of new fish habitat.

LOCATION: 10199 North Applegate Road

LEGAL: 37-5-27, Tax Lot 520

PLANNER: John Renz (541) 474-5421, Extension 3611

#2. APPLICANT: Copeland Sand & Gravel

REQUEST: Gravel extraction, which will create alcoves for fish habitat.

LOCATION: 9815 Williams Highway

LEGAL: 37-5-27, Tax Lot 800

PLANNER: John Renz (541) 474-5421, Extension 3611

**APPLICATION NUMBER**  
**37-5-27-00-000800**

**COPELAND PAVING SAND AND GRAVEL**  
**PRE-APPLICATION REVIEW / SITE PLAN REVIEW**  
**RODGERS PROPERTY**  
**T5W R37S SEC.27**  
**9815 WILLIAMS HWY**  
**SORENSEN BAR PROJECT**

**OPERATIONS PLAN  
SORENSEN BAR  
COPELAND PAVING SAND AND GRAVEL**

Copeland Paving Sand and Gravel has a proposed starting date of July 1, 2000. The working hours for excavation at the Sorensen Bar will be from 7:00am to 6:00pm, Monday thru Friday.

Equipment on site will include a track hoe, front-end loader, grader, water truck, and between 7-15 gravel trucks plus ponies.

Daily we will remove between 1500 – 2000 cubic yards of aggregate , depending on site conditions. Our proposal calls for the removal of 38,000 cubic yards in total. We have a finish date of September 15, 2000.

**ACCESS AND HAUL ROUTE  
SORENSEN BAR  
COPELAND PAVING SAND AND GRAVEL**

The public road access to Sorensen Bar is located on Williams Highway at the Copeland Sand and Gravel Moore Bar gated entrance. The Moore Bar is located 2.6 miles from the Murphy Crushing Plant.

The private haul road to the mining site is located on property owned by Robert Copeland, Don Jackson, Jeanne and June Rodgers, and Chris and Peggy Sorensen. At the time we have verbal agreements with the landowners to lengthen a previously used road (Area B alcove site). We will obtain signed landowner agreements if required.

Roads will be maintained by using the water truck, grader and broom to control dust and keep roads clean.

**SORENSEN BAR / COPELAND PAVING SAND & GRAVEL  
ARTICLE 91 – AGGREGATE STANDARDS**

**91.020 – DEVELOPMENT STANDARDS**

- A. Copeland Paving will have a water truck, road grader, and broom continuously on site to control dust and keep the roads clean.
- B. At this time there are no plans for buffering at the site, the site is over 1000 ft. from the nearest residence and the public road, a stand of trees is between site and Williams Highway.
- C. A safe parking place will be provided for employees and visitors.
- D. The main road into site is through the Moore Bar gated fence and the rest of the site is fenced.
- E. The projects objective is to remove aggregate and increase anadromous fish habitat by creating alcoves along the Applegate River. Sediment control and re-vegetation are integral components of the project.
- F. Property lines will be clearly marked and monitored at all times during excavation. Landowners are paid by the amount of material removed from their property.
- G. One of our objectives of this project is to relieve some of the pressure off the banks along both sides of the river, at this time both sides have 6-8 ft. cut banks, and are in danger of losing more prime agriculture land.
- H. The Applegate River has re-claimed several acres of agricultural land due to high water occurrences over the last five years. The adjoining

land is currently covered with a 3-4 ft. layer of river rock and is unsuitable for agricultural use.

I. N/A

J. N/A

K. Copeland Paving will comply with all applicable Federal, State and County laws, rules, and requirements.

**SORENSEN BAR / COPELAND PAVING SAND & GRAVEL**  
**ARTICLE 42 – SITE PLAN REVIEW**

**42.050 – SITE REVIEW STANDARDS AND CRITERIA**

**B. CRITERIA**

1. N/A
2. Copeland Paving will do everything reasonable to lessen the impact of this operation by using a water truck to keep dust down, set strict speed limits on vehicles, and keep roads graded to alleviate some of the noise.
3. The use does not exceed the carrying capacity of the land as defined in Section 11.030.
4. N/A
5. N/A
6. Pacific Habitat Services did a wetlands survey on the site and surrounding property, no wetlands will be disturbed during the term of this project. We have a plan developed to increase riparian vegetation on site after aggregate removal is finished, we will also be monitoring the project site for vegetation growth, alcove temperature, sediment loading, and fish presence over the next five years.



# Josephine County, Oregon

Board of Commissioners: Jim Brock • Harold Haugen • Frank Iverson

## 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 12, 2001

### **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: Copeland Sand and Gravel

LOCATION: In the 6800 Block of Redwood Highway and Neill Road

LEGAL: 36-6-31, Tax Lot 1500 and 2200

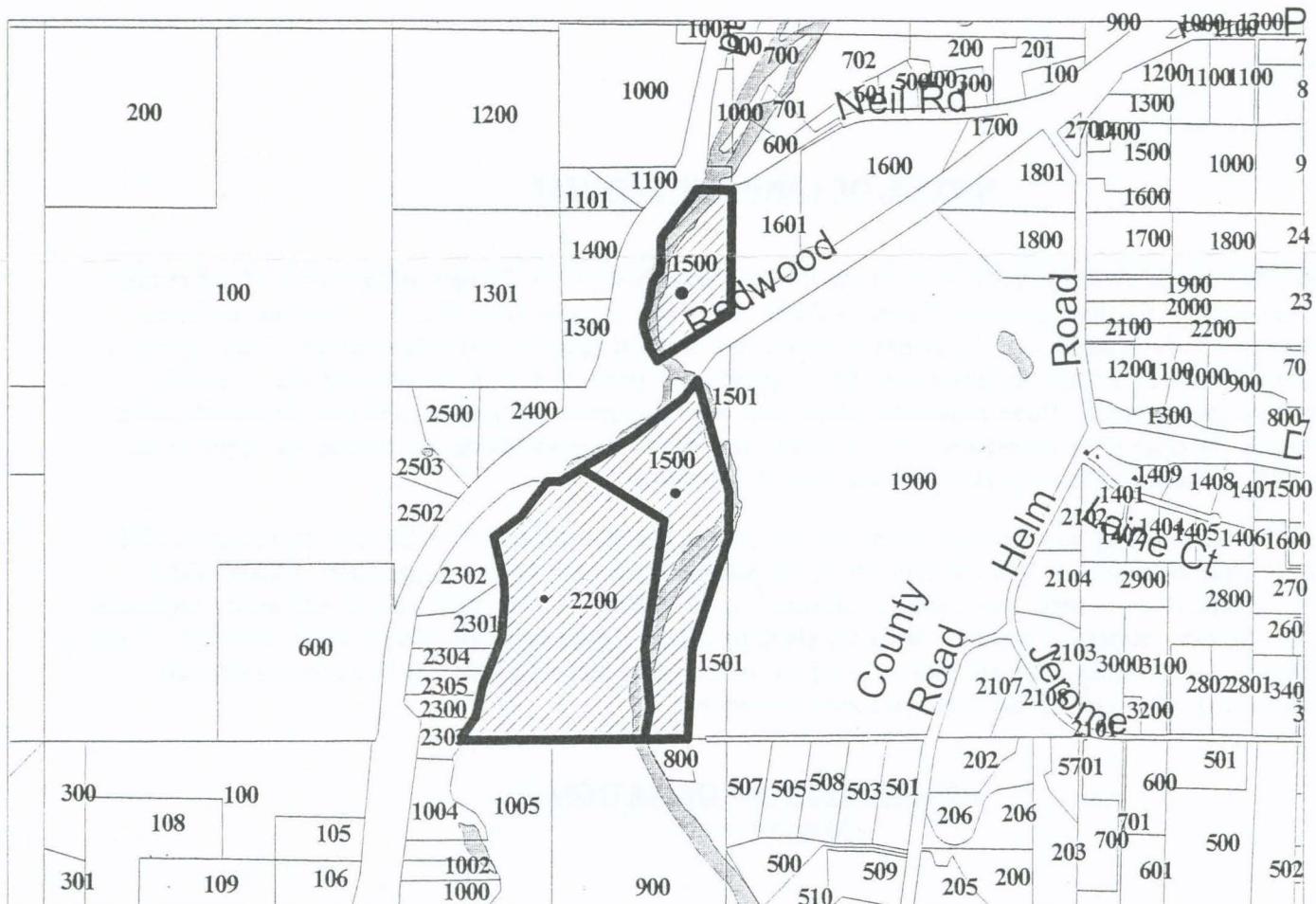
REQUEST: Approval of this request for a site plan review will complete one step in authorizing gravel mining at this location.

CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request: Rural Land Development Code: Section 42.050 - Site Review Criteria.

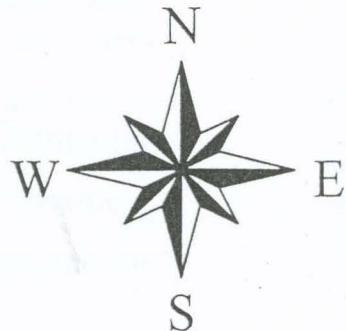
PLANNER: The planner handling the file is John Renz (541) 474-5421, Extension 3608.

DEADLINE: Comments must be submitted no later than the close of business on June 27, 2001.

# SITE REVIEW



## ● SUBJECT PROPERTY NEILL ROAD & REDWOOD HWY





# Josephine County, Oregon

Board of Commissioners: Jim Brock, Harold L. Haugen, Frank Iverson

## 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](mailto:planning@co.josephine.or.us)

## OFFICE HOURS

8-12 & 1-3 (Mon & Fri)  
8-12 (Tue, Wed & Thur)

August 21, 2001

## NOTICE OF PUBLIC HEARING Josephine County Planning Commission

The Josephine County Planning Commission will conduct a public hearing on the land use request described below. This hearing will be fully open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. The hearing procedures are governed by Article 31, Public Hearings, of the Rural Land Development Code (RLDC). Anyone interested in participating in the hearing should examine or purchase a copy of Article 31 at the Planning Office, although the basic hearing format is described below. A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and the applicable approval criteria can be inspected at the Planning Office during business hours without cost. Copies may be purchased. If a staff report is published, it will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased.

### REQUEST & HEARING INFORMATION

**APPLICANT:** Copeland Sand and Gravel

**NATURE OF REQUEST:** For a Comprehensive Plan Change from Agriculture to Aggregate Resource and a Zone Change from Exclusive Farm to Aggregate Resource for 67.3 acres of property (all of Tax Lot 2200 and a portion of Tax Lot 1500).

**LOCATION:** Adjacent to the Applegate River, upstream from Highway 199 bridge.

**LEGAL:** 36-6-31, Tax Lots 1500 and 2200

**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request are: **County Goals and Policies:** Goal 11, Policies 1 and 2 - The Comprehensive Plan Shall be Maintained, Amended, and Updated as Necessary. Goal 7, Policy 7 - Preserve Valuable Limited Resources, Unique Natural Areas and Historic Features. Goal 10 - Policy 1B, 2D - Aggregate Resource. **Statewide Goals and Policies:** Goal 5 - Natural Resources, OAR 660-23-180 - Aggregate Resources.

**PLACE:** Anne Basker Auditorium Annex of the Courthouse (604 NW 6th Street)

**DATE & TIME:** **MONDAY, SEPTEMBER 10, 2001 - 7:00 P.M.**

**HEARING FORMAT:** The hearing will be conducted according to Article 41, Public Hearings, of the RLDC. The hearing will use the following format: [1] the chair of the Commission will explain hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant will make a presentation; [4] others in

favor may speak; [5] opponents may speak; [6] the applicant may offer rebuttal; [7] if requested by the Commission, the planner will summarize the request, criteria and evidence; [8] the Commission may question participants and/or involved county staff (*participants may question staff with the Commission's permission*); [9] the Commission will close the hearing for deliberation and decision.

**CONTACT PERSON:**

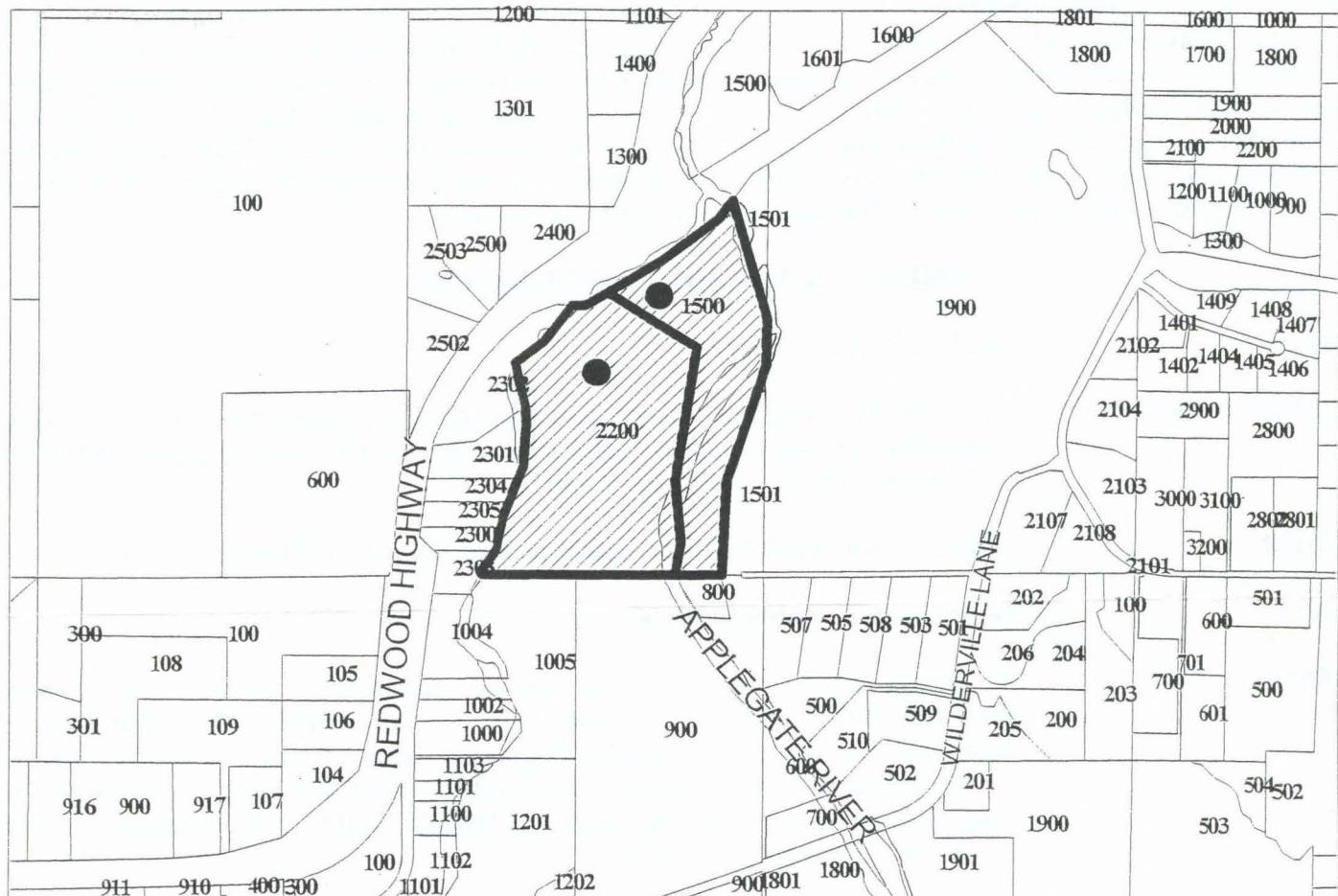
The planner handling the file is John Renz (541) 474-5421, Ext. 3608.

**APPEAL ISSUES:**

Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the Commission to respond to the issue, precludes a later appeal on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing.

**NOTICE MUST BE  
FORWARDED:**

If you are a mortgagee, lienholder, vendor or seller, state law (ORS 215.513) requires that you promptly forward this notice to the purchaser of the property.



● SUBJECT PROPERTY



Josephine County Planning Office  
Wm. Bruce Bartow  
510 NW 4<sup>th</sup> St  
Grants Pass, OR 97526

#### Notice of Violations of Conditional Use Permit

I am providing written notice that a Conditional Use Permit issued by the Josephine County Planning Office has several violations, and requesting that enforcement actions be immediately taken to stop or bring activities into compliance.

Permit Information:      Applicant: James Botroff  
                                    Location: 16445 Williams Highway  
                                    Legal: 38-05-13, Tax lot 400

#### Violations Description:

- 1) James Botroff Construction has committed a factual error for personal gain, and may be evading business tax on sale of goods. According to Section 6.1, "...The owner has recently reopened the quarry ostensibly for his personal use." This statement is in conflict with the fact that James Botroff Construction is allegedly selling quarried rock and gravel to Copeland Sand and Gravel.
- 2) James Botroff Construction is in violation of Sections 7.1 and 8.1(1): James Botroff Construction has been making in excess of 10 trips per day with a 10+ yard capacity truck for over two months. This means James Botroff Construction is not entitled to a Grant of Total Exemption from DOGAMI, and must comply with all provisions of a gravel quarry operating above the "Exemption" level. Furthermore, James Botroff Construction has disturbed more than one acre of land in year 2001, so James Botroff Construction is not entitled to be classified as a small scale operation.
- 3) James Botroff Construction is in violation of Section 8.1(7), having operated equipment before 7:00AM (PST), and having operated on Sunday, September 30, 2001. Several neighbors have attested to this fact.
- 4) James Botroff Construction is in violation of Section 8.1(10), having blasted on his property on Wednesday, October 17<sup>th</sup> at 12:08PM, without proper traffic control. Josephine County Public Works department did not issue permission to control traffic. In fact, a 2.5 ft boulder fell to the east shoulder of the highway adjacent to the Botroff property, because of blasting or grading operations, presenting a clear danger to passing motorists.
- 5) James Botroff Construction is in violation of Section 8.1(14), having not placed a safety fence to control access to upper edge of the quarry cut face, either in the existing quarry area, or the expansion quarry area to the south. The Permit is silent on the timeline for placing a fence; the cut face already presents a danger so a fence is needed immediately.

Sincerely,



Michael Howell  
829 Powell Creek Road  
Williams, OR 97544  
541-846-0123 ph / 541-846-1704 fax  
mhowell777@earthlink.net

CC: DOGAMI, Grants Pass



**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](mailto:planning@co.josephine.or.us)

October 30, 2001

**NOTICE OF PUBLIC HEARING**  
**Josephine County Planning Commission**

The Josephine County Planning Commission will conduct a public hearing on the land use request described below. This hearing will be fully open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. The hearing procedures are governed by Article 31, Public Hearings, of the Rural Land Development Code (RLDC). Anyone interested in participating in the hearing should examine or purchase a copy of Article 31 at the Planning Office, although the basic hearing format is described below. A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and the applicable approval criteria can be inspected at the Planning Office during business hours without cost. Copies may be purchased. If a staff report is published, it will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased.

**REQUEST & HEARING INFORMATION**

**APPLICANT:** Copeland Paving

**NATURE OF REQUEST:** Approval of this application would add Tax Lot 1400, a seven-acre parcel zoned Exclusive Farm, to the list of inventoried aggregate sites, thereby amending the County's general aggregate resource inventory as contained in *Aggregate Resources of Josephine County, Oregon*.

**LOCATION:** The north side of the Applegate River at 12579 North Applegate Road

**LEGAL:** 37-5-35, Tax Lot 1400

**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request are: Josephine County Goals and Policies: Goal 11 - The Comprehensive Plan Shall be Maintained, Amended and Updated as Necessary, Policy 1. Statewide Goal 5 - Natural Resources, Scenic and Historic Areas and Open Spaces. OAR 660-023-0030 - Inventory Process [for Goal 5 Resources].

**PLACE:** Anne Basker Auditorium Annex of the Courthouse (604 N.W. 6th Street)

**DATE & TIME:** MONDAY, NOVEMBER 19, 2001 AT 7:00 P.M.

**HEARING FORMAT:** The hearing will be conducted according to Article 41, Public Hearings, of the RLDC. The hearing will use the following format: [1] the chair of the Commission will explain hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant will make a presentation; [4] others in favor may speak; [5] opponents may speak; [6] the applicant may offer rebuttal; [7] if requested by the Commission, the planner will summarize the request, criteria and evidence; [8] the Commission may question participants and/or involved county staff (*participants may question staff with the Commission's permission*); [9] the Commission will close the hearing for deliberation and decision.

**CONTACT PERSON:**

The planner handling the file is John Renz, (541) 474-5421, Ext. 3608.

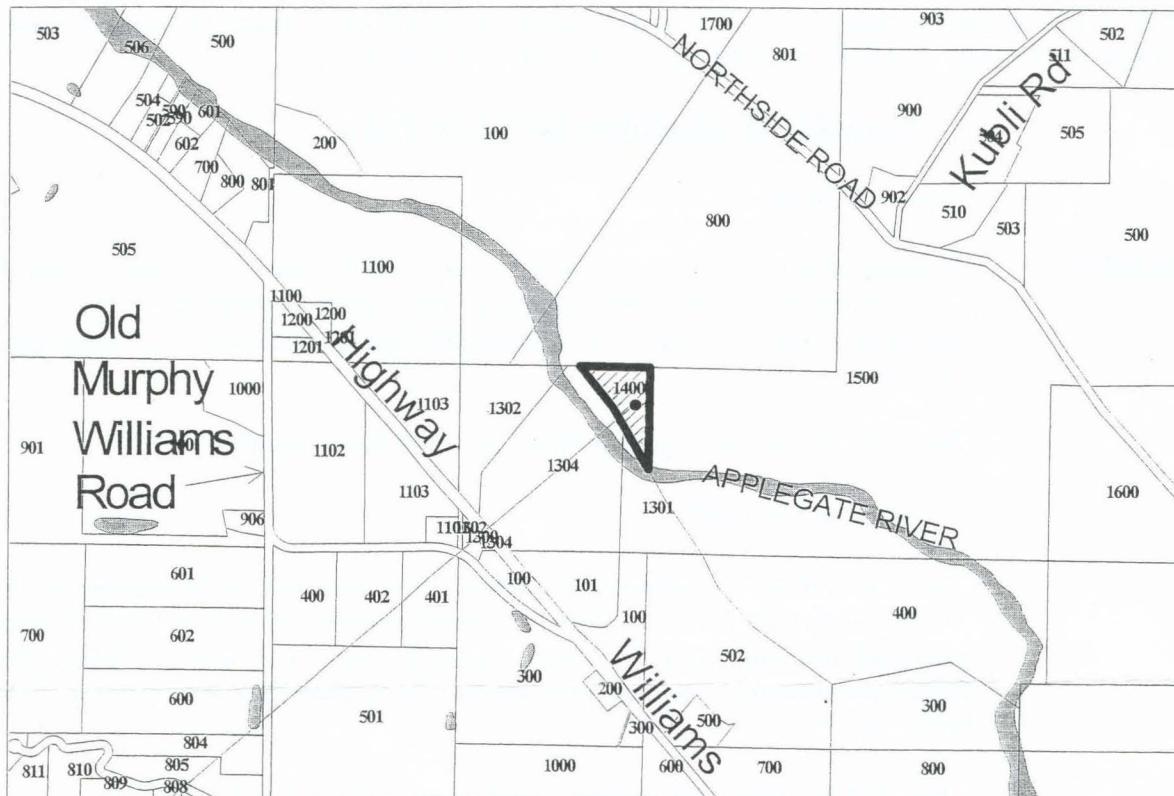
**APPEAL ISSUES:**

Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the Commission to respond to the issue, precludes a later appeal on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing.

**NOTICE MUST BE  
FORWARDED:**

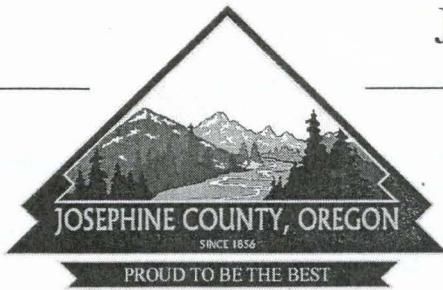
If you are a mortgagee, lienholder, vendor or seller, state law (ORS 215.513) requires that you promptly forward this notice to the purchaser of the property.

# AMENDMENT TO COMPREHENSIVE PLAN



**SUBJECT PROPERTY**  
North Side of Applegate River  
at 12325 North Applegate Road





## 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](mailto:planning@co.josephine.or.us)

October 25, 2001

## NOTICE OF PUBLIC HEARING

### Josephine County Planning Commission

The Josephine County Planning Commission will conduct a public hearing on the land use request described below. This hearing will be fully open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. The hearing procedures are governed by Article 31, Public Hearings, of the Rural Land Development Code (RLDC). Anyone interested in participating in the hearing should examine or purchase a copy of Article 31 at the Planning Office, although the basic hearing format is described below. A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and the applicable approval criteria can be inspected at the Planning Office during business hours without cost. Copies may be purchased. If a staff report is published, it will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased.

### REQUEST & HEARING INFORMATION

**APPLICANT:** Copeland Sand and Gravel

**NATURE OF REQUEST:** For a Comprehensive Plan Change from Agriculture to Aggregate Resource and a Zone Change from Exclusive Farm to Mineral and Aggregate Resource for 67.3 acres of property (all of Tax Lot 2200 and a portion of Tax Lot 1500).

**LOCATION:** Adjacent to the Applegate River, upstream from Highway 199 bridge.

**LEGAL:** 36-6-31, Tax Lots 1500 and 2200

**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request are: **County Goals and Policies:** Goal 11, Policy 1 - The Comprehensive Plan Shall be Maintained, Amended, and Updated as Necessary. Goal 7, Policy 1 - Preserve Valuable Limited Resources, Unique Natural Areas and Historic Features. Goal 10 - Policy 1B, 1K - Mineral and Aggregate Resource. **Statewide Goals and Policies:** Goal 5 - Natural Resources, OAR 660-23-180 - Aggregate Resources.

**PLACE:** Anne Basker Auditorium Annex of the Courthouse (604 NW 6th Street)

**DATE & TIME:** **WEDNESDAY, NOVEMBER 14, 2001 - 7:00 P.M.**

**HEARING FORMAT:** The hearing will be conducted according to Article 41, Public Hearings, of the RLDC. The hearing will use the following format: [1] the chair of the Commission will explain hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant will make a presentation; [4] others in favor may speak; [5] opponents may speak; [6] the applicant may offer rebuttal; [7] if requested by the Commission, the planner will summarize the request, criteria and evidence; [8] the Commission may question participants and/or involved county staff (*participants may question staff with the Commission's permission*); [9] the Commission will close the hearing for deliberation and decision.

**CONTACT PERSON:**

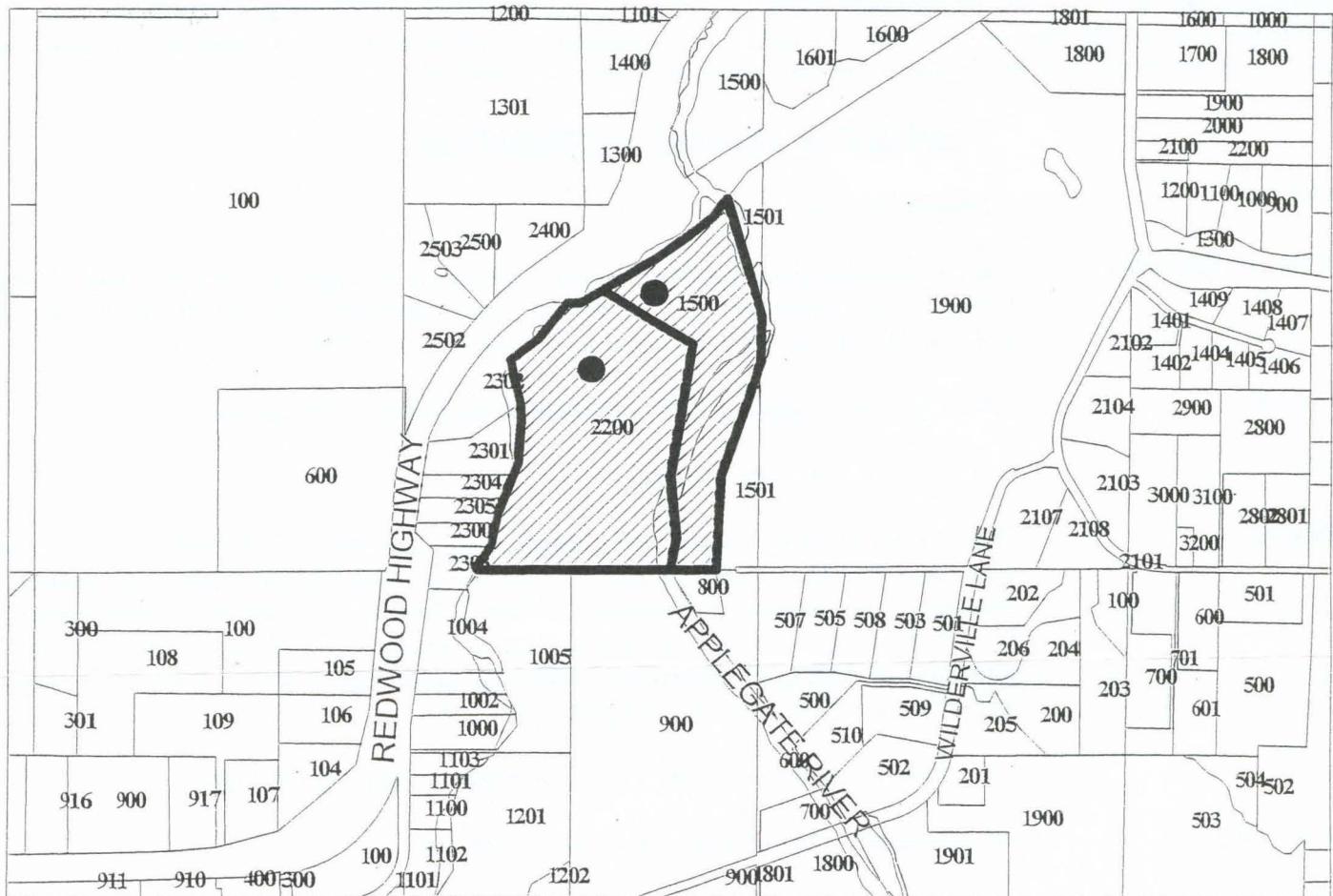
The planner handling the file is John Renz (541) 474-5421, Ext. 3608.

## APPEAL ISSUES:

Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the Commission to respond to the issue, precludes a later appeal on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing.

**NOTICE MUST BE  
FORWARDED:**

If you are a mortgagee, lienholder, vendor or seller, state law (ORS 215.513) requires that you promptly forward this notice to the purchaser of the property.



## SUBJECT PROPERTY





**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

March 14, 2002

**NOTICE OF DE NOVO EVIDENTIARY HEARING**

**Josephine County Board of Commissioners**

The Josephine County Board of Commissioners will conduct a de novo (*means completely new*) evidentiary hearing on the land use request described below. This hearing will be fully open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. The hearing procedures are governed by Article 31, Public Hearings, of the Rural Land Development Code (RLDC). Anyone interested in participating in the hearing should examine or purchase a copy of Article 31 at the Planning Office (*the basic hearing format is described below*). A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and the applicable criteria can be inspected at the Planning Office during business hours without cost. Copies may be purchased. If a staff report is published, it will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased.

**REQUEST & HEARING INFORMATION**

**APPELLANT:** Louis E. Pratt

**NATURE OF APPEAL:** This is an appeal of a Planning Director's decision approving a Conditional Use Permit for Copeland Sand and Gravel to allow the addition of a portable jaw crusher to an approved, existing quarry operation.

**LOCATION:** 7555, 7637, 7689 New Hope Road

**LEGAL:** 37-06-24, Tax Lots 100, 103 and 104

**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request are: ***Rural Land Development Code***: Article 46.030 - Conditional Use Review Standards & Criteria

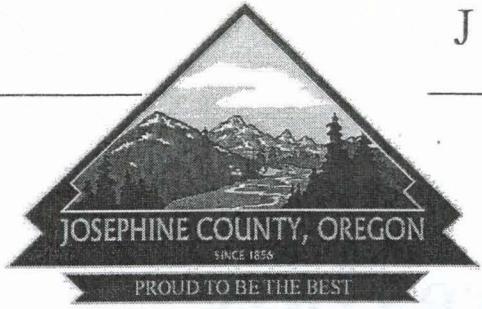
**PLACE:** Anne Basker Auditorium, 604 N.W. 6th Street, Grants Pass

**DATE & TIME:** **WEDNESDAY, APRIL 3, 2002 AT 9:00 A.M.**

**HEARING FORMAT:** The hearing will be conducted according to Article 41, Public Hearings, of the RLDC. The hearing will use the following format: [1] the Board Chair will explain hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and may question participants and/or involved county staff (*participants may question staff with Board's permission*); [9] the Board will close the hearing for deliberation and decision.

**CONTACT PERSON:** The planner handling the file is John Renz, (541) 474-5421, Ext 3608.

**APPEAL ISSUES:** Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the Board to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing. The Board's decision may be appealed to LUBA within 21 days from the date notice of the Board's decision is mailed.



# Josephine County, Oregon

Board of Commissioners: Jim Brock, Harold Haugen, Frank Iverson

## THE PLANNING OFFICE

Michael Snider, Director

510 NW 4th Street / Grants Pass, OR 97526  
(541) 474-5421 / FAX (541) 474-5422

## AGENCY TRANSMITTAL

**TO:** Rolf Pitts, Public Works

DEQ - Medford Office

✓ DOGAMI-II

BLM

Josephine Soil & Water Conservation District

**DATE:** May 3, 2002

**RE:** APPLICANT: James and Carolyn Bottroff

LOCATION: 16333 Williams Highway

LEGAL: 38-5-13, Tax Lot 400 (Bottroff) and 38-5-13, Tax Lot 200 (BLM)

REQUEST: If approved, this request will permit the existing conditional use (quarry) to expand into the adjoining BLM property.

PLEASE RESPOND TO JOHN RENZ ON OR BEFORE: 5/13/02

PLANNING DEPARTMENT  
510 NW 4TH STREET  
GRANTS PASS, OR 97526  
PHONE: 474-5421, Extension 3608  
FAX: 474-5422

# AGGREGATE OPERATION

## Site Review

### Condensed Version

Legal: 38-5-13 Tax Lots 200 & 400  
"16333" Williams Highway, Williams, Oregon

Owners: Tax Lot 200  
Bureau of Land Management  
3040 Biddle Road  
Medford, OR 97504

Owners: Tax Lot 400  
James R. and Carolyn S. Bottroff  
15855 Highway 238  
Grants Pass, Oregon 97527

## February 2002

Applicant: James Bottroff

Attorney: Duane Schultz  
245 Northwest B Street  
Grants Pass, Oregon 97526

Consultant: Rick Riker  
Planning and Research Services  
560 Northeast F Street, PMB # A 224  
Grants Pass, Oregon 97526

## BOTTROFF - MINING AND GRAVEL OPERATION

REQUEST: This is a request to expand an approved aggregate-mining operation onto BLM land, near the town sites of Provolt and Williams. The application will address all applicable standards, criteria and regulations.

*The following materials are enclosed:*

### APPLICATION

- Title Page
- Request and Table of Contents
- Summary Sheet
- Site Review Application Sheet
- Statement of Understanding
- Response to the Site Review criteria
- Response to Erosion
- Response to Section 91 - Mining criteria

### EXHIBITS

Site Plan  
Site Profile  
Vicinity Maps  
USGS Contour Map  
Contour Map (Conceptual)

Soils Map and Description  
Assessor's Map  
Assessor's Info. & Fly Sheets  
Tax Lot Card copy  
Zoning Map

DOGAMI Permit  
Land Use Map  
Aerial Photo 1995  
Aerial Photo - Detail  
Erosion Control Plan

Photo Exhibits  
County Road Approach Info.  
Official Street Map  
Flood Hazard

Pre-application Letter  
Letter from BLM  
Deer Winter Range  
Reclamation Concept  
Watermaster Info.

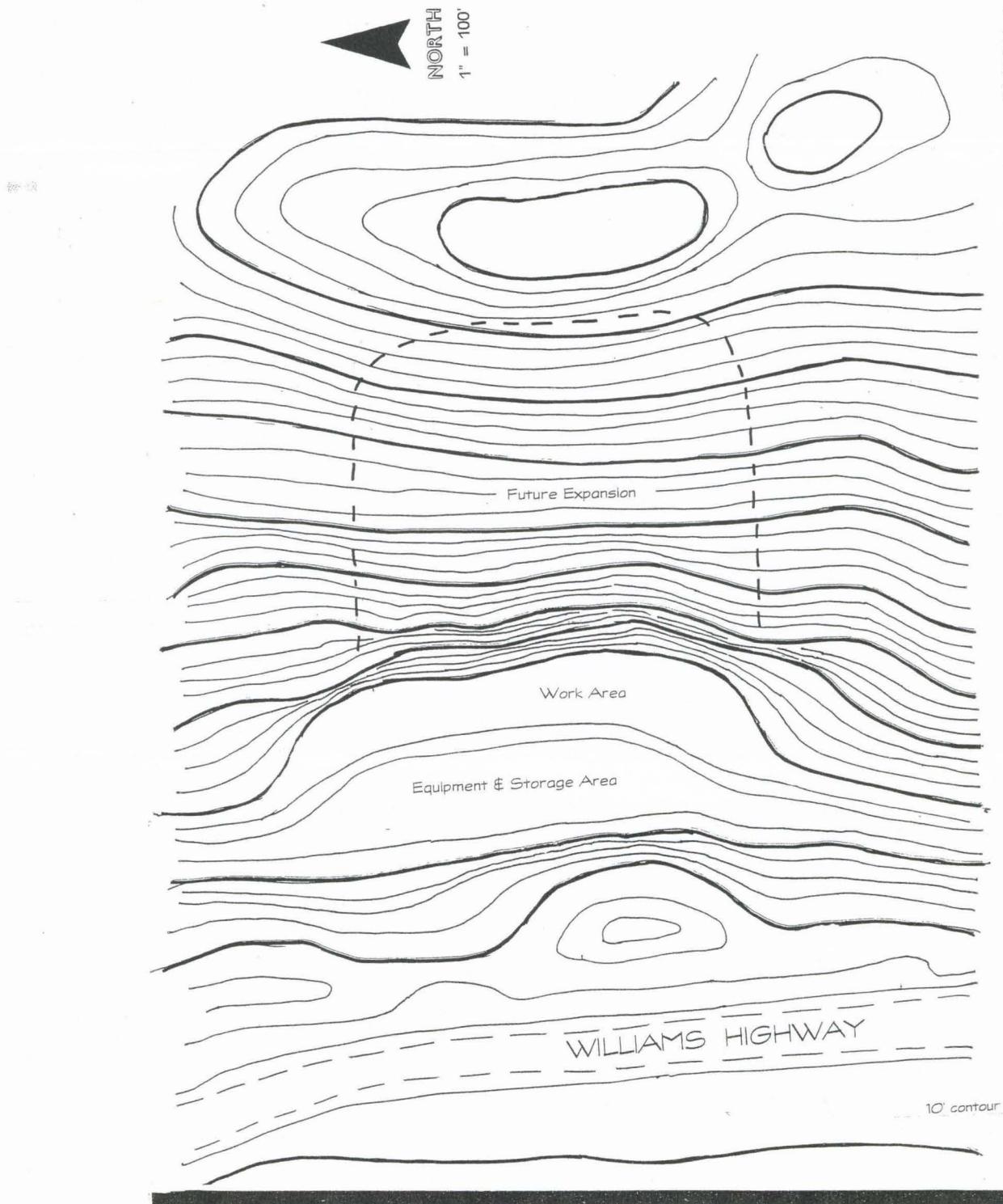
## SUMMARY SHEET:

**Request:** This is a request to expand an existing aggregate operation onto BLM land. The BLM land, Tax Lot 200, is located directly to the east of the subject parcel known as Tax Lot 400.

### Proposed Operation:

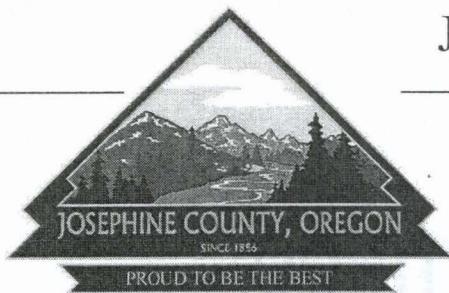
The proposal is to continue the current operation at the same intensity, with 2 on-site employees;  
Truck traffic up to 100 loads per day;  
The size of the operation is around 400 feet wide, and 300 feet deep into the BLM parcel;  
The operation includes vertical drilling then blasting;  
This operation is for large boulder rip-rap;  
Less than 5,000 cubic yards per year;  
One acre or less per year;  
Hours 7 AM to 6 PM, Mon - Sat, no Sundays, no holidays;  
Removal would be over the next ten to twenty years;  
There would be three phases for the rock removal;  
Initial vertical back slopes up to 40 feet w. benches;  
Phase III back slopes to be cut around a 45 degree angle;  
If required a reclamation plan will be furnished;  
Ultimately the soil will be redeposited on the benches then planted with trees;  
An erosion control plan will be activated for the driveways and access points, or where soil conditions warrant attention;  
A safety fence will be placed above the face cut on the BLM property;  
The overburden top soil will be stored on-site;  
Storage area for the rock will be on-site normally on the first level;  
Dust control when needed will include water wetdowns, with proper permits for the water rights;

We have contacted BLM and they are willing to consider the application with confirmation of proper approval from Josephine County Planning. Planning indicates that a site review application approval is required for the expansion of the operation.



CONCEPTUAL CONTOUR PLAN

Based on USGS



**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](mailto:planning@co.josephine.or.us)

May 3, 2002

**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: James and Carolyn Bottroff

LOCATION: 16333 Williams Highway

LEGAL: 38-5-13, Tax Lot 400 (Bottroff) and 38-5-13, Tax Lot 200 (BLM)

REQUEST: If approved, this request will permit the existing conditional use (quarry) to expand into the adjoining BLM property.

CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request: Rural Land Development Code: Section 42.050 - Standards and Criteria for Site Plan Review.

PLANNER: The planner handling the file is John Renz (541) 474-5421, Extension 3608.

DEADLINE: Comments must be submitted no later than the close of business on May 17, 2002.



# Josephine County, Oregon

Board of Commissioners: Jim Brock, Harold Haugen, Jim Riddle

## THE PLANNING OFFICE

Michael Snider, Director

510 NW 4th Street / Grants Pass, OR 97526

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

## AGENCY TRANSMITTAL

**TO:** Rolf Pitts, Public Works

Water Resources

DEQ (Eugene)

**DOGAMI (2)**

Division of State Lands

Fish and Wildlife

Illinois Valley Soil & Water District

ODOT

**DATE:** June 24, 2003

**RE:** Conditional Use Permit

**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.

**PLEASE RESPOND TO GRACE ZILVERBERG ON OR BEFORE: JULY 7, 2003**

PLANNING DEPARTMENT  
510 NW 4TH STREET  
GRANTS PASS, OR 97526  
PHONE: 474-5421, Extension 5427  
FAX: 474-5422