

# JOSEPHINE COUNTY PLANNING OFFICE



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

## SITE REVIEW AGENDA

JOSEPHINE COUNTY PLANNING DEPARTMENT

THURSDAY, APRIL 30, 1992 - 3:30 P.M.

### WASHINGTON ANNEX

1. Request approval for rock processing and crushing in the WR (Woodlot Resource) zoning district for property located at 10678 Redwood Highway; more specifically described as 37-7-10-30, TL 100. Property Owner: Fred and Jerry Bertagnolli.
2. Request approval for a cabinet shop for restoration, reproduction, manufacture and retail sales of antiques and cabinetry; bookkeeping services and an impound lot for towed vehicles with a watchman's quarters in the RI (Rural Industrial) zoning district for property located at 483 Pleasant Valley Road; more specifically described as 35-6-21-2, TL 300. Property Owner: David and Helen Ayers.
3. Request approval for a 50 space RV park with 47 septic hookup sites and 7 dry sites in the RCC (Rural Commercial Convenience Center) zoning district, for property located near the I-5 south exit in Wolf Creek on Pacific Highway; more specifically described as 33-6-22-10, TL 100 and 33-6-15, Tls 2000 & 2100. Property Owner: Marita Strong.

RURAL JOSEPHINE COUNTY  
CONDITIONAL USE PERMIT  
ROCK PROCESSING AND CRUSHING, CEMENT AND ASPHALT BATCHING,  
EXPLORATION, MINING, PROCESSING AGGREGATE OR MINERALS OR  
SUBSURFACE RESOURCES  
Application Form

Fee \$165.00

Paid \_\_\_\_\_

JOSEPHINE COUNTY ZONING ORDINANCE SECTIONS: 3.025(3) and (7);  
3.041; 4.025(3) and (7); 4.041; 5.020(4)\*; 6.025(2); 6.041;  
7.025(5); 7.041; 8.025(4) and (5); 12.020(5)\*; 14.136; 14.137;  
14.138; 15.213 through 15.219 (\* = Permitted)

\*\*\*\*\*

LEGAL: TWN 37, RNG 7, SEC 10, QS 30, Tax Lot 100  
TWN \_\_\_\_\_, RNG \_\_\_\_\_, SEC \_\_\_\_\_, QS \_\_\_\_\_, Tax Lot \_\_\_\_\_

PROPERTY LOCATION: 10678 Redwood Highway

EXISTING ZONING: WR COMP PLAN: Forest

PARCEL: ACRES 40.00 WIDTH \_\_\_\_\_ DEPTH \_\_\_\_\_

OTHER INFORMATION/APPLICATIONS SUBMITTED: \_\_\_\_\_

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

\*\*\*\*\*

OWNER(S): Fred & Jerry Bertagnolli TELE: 479-3955


MAILING ADDRESS: 343 NE Scenic, Grants Pass, OR 97526

APPLICANT: Cathy Nash TELE: 474-4357

MAILING ADDRESS: PO Box 1130, Grants Pass, OR 97526

ATTORNEY/REPRESENTATIVE: \_\_\_\_\_

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



Owner/Applicant

Representative  
(Power of Attorney)

Attorney



2. How will you limit other annoyances to adjoining, occupied, public or private property, State Scenic Waterways and adjacent public roads? Any annoyances will be well limited by natural buffer zones - the rock processing will be done facing into the side of a draw, protected from facing view by trees.
3. Screening will be provided. What type of screening material? hillside forest Height? \_\_\_\_\_  
Sight Obscuring? a stand of trees obscures view
4. Are the surrounding parcels are occupied or near State Scenic Waterways. no
5. Safe parking shall be available on site for employees, customers and visitors to the mining site. Safe parking has been provided. How many spaces? 3  
Type of surface? shale How marked? \_\_\_\_\_
6. A safety fence to control access to the pit may be required at least 10 feet outside a pit that is within 200 feet of a public street or road, or of a residence that is located off the property wherever the mining takes place.  
N/A  
Will a Safety fence be provided to control access.  
Height? N/A Material? N/A
7. Is the pit is more than 200 feet from a public street or road or residence? No (No fence required.)
8. Erosion control and reclamation of the site shall be accomplished in accordance with the standards of this Regulation, and any applicable permit from the Oregon State Department of Geology and Mineral Industries and the Department of Environmental Quality. Has an erosion control and reclamation plan been developed and (has it been, will it be) submitted to the Planning Office for review? Yes, an erosion control & reclamation plan will be submitted to the Planning Office upon completion.
9. Permits have been applied for from the Oregon State Department of Geology and Mineral Industries and the Department of Environmental Quality. In process of doing so.
10. Excavation shall be away from the property line a distance adequate to maintain a fence on the property line if needed, and such additional distance as is necessary to allow a normal safe angle of repose during the operation, and to provide the slopes identified in the operation plan pursuant to Section 3.075, the standards of this Regulation for the depth of final excavation. Excavation will be approx. 80 feet from property lines.



Conditional Use  
Cement and Asphalt Batching

11. The excavation will meet the slope standards identified in the operation plan. Yes - a 10' bench for every 40' of slope will be provided
12. The proposed development is compatible and shall not adversely impact agricultural or forestry uses on any adjoining lands. Is the proposed development setback a distance of 80 feet from agricultural or forest lands and will not cause an adverse impact? No adverse impact on adjoining property
13. Where the proposed development is located in a resource zone, are the soils on the property rated for agricultural or forest use? Vannoy-Voorhies soils, steepness of slope & erosion hazards for timber harvest
14. The proposed site is unsuitable for agricultural or forest uses because minimal ground cover-slow reproductive rate, steep hillside.
15. If impacts will result from the proposed use, why adjoining property owners should bear the inconvenience of a change in land use? No impact will result
16. Will the advantages of the proposed use outweigh the disadvantages to the immediate neighborhood? The disadvantages
17. Will impacts result to residents on adjoining properties? No impacts to adjoining properties
18. In resource zones, a conditional use requires findings that the use will not be injurious to property and improvement in the area of the request. Use will only affect subject property - the topsoil will be reserved for reclamation
19. The use is \_\_\_\_\_ feet from any adjoining residential use and will therefore not have a significant effect on those uses.
20. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the area where the proposed use would be located. The use will not have a significant detrimental effect to persons residing or working in the area because Proposed operation will be such a small one - only three employees.
21. That the use is compatible with resource uses in the nearby area in that the nearest resource uses are \_\_\_\_\_ feet away and will therefore not be affected by the proposed use.  
No other resource uses in immediate area

22. The use will not cause any reduction in resource quality of the neighboring parcels. Explain No - the proposed use will only affect resources on subject property and in no way will affect neighboring parcels.
23. That the use does not interfere seriously with accepted forest or agricultural practices on adjacent lands devoted to resource use. There will be no reduction in area of resource management caused by the proposal. Explain Proposed use only affects subject property.
24. The proposed use will not interfere with or prohibit any agricultural or forestry uses on adjacent lands. Explain Proposed use will not interfere w/ adjacent land
25. That the use does not materially alter the stability of the overall land use pattern of the area and the area utilized for the conditional use shall be limited to the size necessary for the proposed use. The existing uses in the area are No existing uses in the area at present
26. The proposed use will not significantly affect the overall land use pattern. Why? The topsoil will be reserved for reclamation, will conform w/ DEQ requirements
27. The proposal involves 20 acres which is the minimum amount of land necessary for the use, and would not be sufficient in size to alter the stability of the overall land use pattern. This amt of acreage represents only half of the subject property, and will be well buffered on all sides of operation by trees, hillsides.
28. Other mining or rock processing already exists in this area. Explain Nearest rock-crushing site is Applegate Aggregate, approximately 2 miles from proposed site
29. That a disclosure statement is signed and recorded with the County which recognizes that agricultural and forest uses for the land zoned forest conservation have priority over all land uses. The statement has been signed and is part of the application? \_\_\_\_\_