



Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

6/28/2010

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: Sherman County Plan Amendment
DLCD File Number 001-10

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, July 09, 2010

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Georgia Macnab, Sherman County
Jon Jinings, DLCD Community Services Specialist
Jon Jinings, DLCD Regional Representative

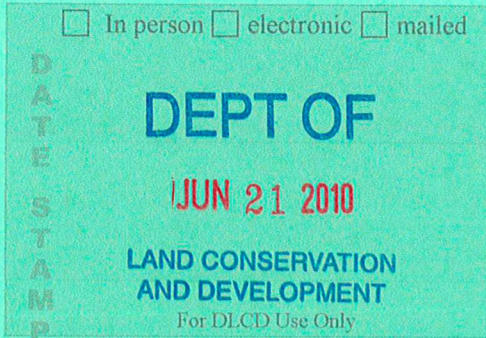
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2

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: **Sherman**

Local file number: **2010- 04**

Date of Adoption: **6/16/2010**

Date Mailed: **6/18/2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **4/28/2010**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

An application was submitted to Sherman County to rezone 19.05 acres of Commercial ground to Industrial to allow for an aggregate mining operation. The Planning Commission reviewed the proposal and after careful consideration and advice from staff recommended approval to the Sherman County court for an Industrial rezone. The Sherman County Court moved unanimously at an advertised public hearing to approve the proposed amendment.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **C-1 16.8acres & 2.25 acres**

to: **M-1**

Zone Map Changed from: **C-1 16.8acres & 2.25 acres**

to: **M-1**

Location: **Section 8, T2N, R16E, 08**

Acres Involved: **19.05**

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

DLCD File No. (18276) [16182

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Sherman County, Biggs Service District

Local Contact: **Georgia Macnab**

Phone: (541) 565-3601 Extension:

Address: **PO Box 381**

Fax Number: **541-565-3078**

City: **Moro**

Zip: **97039-**

E-mail Address: **georgiamac@embarqmail.com**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

SHERMAN COUNTY

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN/ZONING MAP)
TO REDESIGNATE CERTAIN TAX LOTS IN THE COUNTY FROM) **Ordinance #01-2010**
COMMERCIAL C-1 TO INDUSTRIAL M-1)
AND DECLARING AN EMERGENCY)

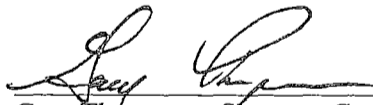
Findings of Fact:

1. Eugene Tsubota requested a Comprehensive Plan/Zoning Map Amendment to rezone 18 acres of property he owns in Sherman County from C-1 to M-1 to allow for the development of a Aggregate and Mineral operation.
2. The property is legally described as Township 2 North, Range 16 East 08, Section 8, Tax Lots 500 & 600, Sherman County, Oregon.
3. The proper notices, including notice to DLCD, notice to adjoining property owners, and notice in the local newspaper were posted by the Sherman County Planning Staff.
4. The Sherman County Planning Commission conducted a public hearing on June 14, 2010 to consider the proposed map re-designation.
5. Eugene Tsubota and Randy Dyke spoke as a proponent to the project. No opponents were heard.
6. At the conclusion of the public hearing, the Planning Commission moved unanimously to approve the proposed amendment.

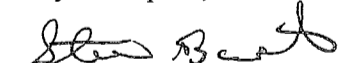
NOW, THEREFORE, the Sherman County Court hereby ordains that:

1. Township 2 North, Range 16 08 East, Section 8, Tax Lots 500 & 600 of which 18 acres are to be rezoned to M-1.
3. Inasmuch as the health, general welfare, and economic well being of the County is dependent upon allowing this mining operation to become operative, an emergency is hereby deemed to exist and this ordinance shall become in full force and effect upon its passage by the City Council.

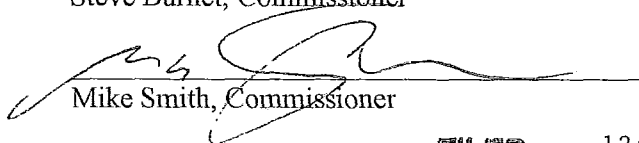
APPROVED by the Sherman County Court this 16 day of June, 2010.



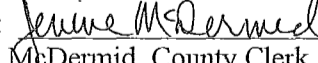
Gary Thompson, Sherman County Judge



Steve Burnet, Commissioner



Mike Smith, Commissioner

Attest: 
Jenine McDermid, County Clerk

FILED: 12:10pm

June 16, 2010

JENINE MCDERMID

SHERMAN COUNTY CLERK

BY: 

Commissioner's Journal Book E
File: 177 Page: 562 Item: 27

Sherman County
Community Development & Planning
P. O. Box 381
110 Main Street, Unit 2
Moro, Oregon 97039



(541) 565-3601
FAX (541) 565-3078

DATE: June 15, 2010
TO: Sherman County Court
FROM: Georgia L. Macnab
Sherman County Planning Department
RE: Comprehensive Zoning Map Amendment/Zone Change
Conditional Use Permit
Eugene Tsubota

On Monday, June 14, 2010 a public hearing was held by the Sherman County Planning Commission to hear a proposal for an Amendment to the Comprehensive Plan Map to rezone 18 acres of commercial property to Industrial. The project is proposed by Eugene Tsubota. The applicant also submitted a Conditional Use Permit to mine the quarry. An aggregate mining operation is not an allowed use in the commercial zone.

The Planning Commission moved and passed a motion to recommend to the County Court approval of the Zone Map Amendment. A second motion was made to approve the Conditional Use Permit. The Conditional Use Permit will become automatically effective upon approval of the Amendment by Ordinance of the County Court.

See enclosed Staff Report and attachments.

Sherman County
Community Development & Planning
P. O. Box 381
110 Main Street, Unit 2
Moro, Oregon 97039



(541) 565-3601
FAX (541) 565-3078

DATE: June 8, 2010
TO: Sherman County Planning Commission
FROM: Georgia L. Macnab
Sherman County Planning
RE: Zone Change and Conditional Use Permit, Eugene Tsubota

MEETING DATE: Monday, June 12, 2010, 7:00 P.M. at the Sherman County Senior Center, Dewey Street, Moro, Oregon.

PROPOSAL

The purpose of the hearing is to consider a proposal by Gene Tsubota to rezone 18 acres of Commercial (C-1) land to Industrial (M-1) and a conditional use permit to mine and process aggregate for future industrial development. The property is described by the Sherman County Assessor's maps as T2N, R16E, O8, Section 8, Tax Lots 500 & 600, Sherman County, Oregon.

The proposed use is allowed in the SCZO in Article 8. Amendments and;

Article 3, Section 3.4 Light Industrial,

(3). Conditional Uses Permitted

(a) Operations conducted for the exploration, mining, and processing of geothermal resources, aggregate and other mineral resources or other sub-surfaces resources.

BACKGROUND INFORMATION

The public hearing on this proposal was advertised in The Dalles Chronicle on Tuesday, May 25, 2010 and notices sent out to surrounding property owners on May 2, 2010. Notice was also sent to the Department of Land Conservation (DLCD) on April 28, 2010. DLCD requires notice of the first evidentiary hearing on a proposed amendment at least 45 days in advance of the hearing.

Tax Lots 500 & 600 are 2.25 acres and 16.8 acres respectively, are currently zoned Commercial and do not allow for mining of aggregate. Mr. Tsubota would like to rezone the properties to industrial to allow for the mining and processing of aggregate. The property is located on the west end of the Biggs Service District and are the last two lots bordering the District limits. A private residence sits directly west of the property on county zoned land.

The property is accessible by Highway 30. A private well and the Biggs Service wastewater treatment plant serve the property. Fire protection is provided by the North Sherman Rural Fire District. The property under consideration for the zone change has sat vacant for many years. In 1993 the owners had considered turning the property into an RV Park. At that time the property

was zoned Industrial and it was rezoned at the owners request to Commercial to allow for an RV Park. However the partner in this plan was deceased shortly thereafter and those plans were never carried out. The viability of this property for commercial development is severely limited because of the out cropping of rock on the property. The property is more suited for mining because of the rock located on the property. The property owner would like to mine and process the rock for future road projects and in the process level the outcropping making it consistent with the rest of the area and more suitable for future use. A contractor has approached the applicant regarding the mining of the rock and intends to develop the site if approved.

No other comment has been received regarding this proposal as of the writing of this staff report.

PROPOSED MAP AMENDMENTS

The criteria for the completing an amendment is very brief and is contained in the Comprehensive Plan. The burden of proof is upon the applicant and the following criteria are applicable.

1. The applicant must show that the proposed change conforms with the Comprehensive Plan.

The goals of the County Comprehensive Plan are to encourage the County to continue to grow. The following policies from the plan are applicable:

Goal I Social Characteristics

To Improve or maintain the current level of social Services available with the County and to assure the provision of public facilities consistent with the intensity of land use.

Policy I

The County Court shall encourage the location of industries, businesses and commercial services to diversify activities within the County consistent with the desired population growth and other goals and policies.

Policy IX

The continuing loss of economic opportunities for residents of the County is of great concern to the residents. The reduction of need for agricultural based jobs due to improved farming technology and practices, the inability to keep families employed or offer employment opportunities to attract new citizens or the children of existing residents results in a stagnant or declining population. It is a matter of great urgency that the Court gives increased consideration to land use applications, which will increase economic diversity and employment opportunities. This increased consideration shall not be made to the detriment of existing residential structures. This consideration should focus on long-term job creation and should not be used as a means to allow residential and commercial uses to be located outside urban growth and rural service center (communities) boundaries.

Economics-Section XIV

There is a limited amount of industrial lands in the County and in the four incorporated cities.

Biggs Junction

There are only approximately 12 acres of industrial land lying vacant on the westerly side of the unincorporated community of Biggs. The property has served as a quarry site in the distant past and could be made available for industrial development, however, there is no community water system. Although there is a new waste water treatment facility, there is a limited amount of capacity in the plant. That is the only significant industrial land currently designated on the Sherman county Comprehensive Plan Map outside of the incorporated cities.

Finding V

There is a desire to diversify the economic base of the County. The greatest potential for diversification lies in stimulating the development of industrial and public and private community and regional service facilities outside of but within reasonably close proximity to the existing urban growth and rural service centers boundaries located within the County. By locating these uses with reasonably close proximity to such boundaries residential and commercial uses can be contained within said boundaries.

ZONING ORDINANCE CRITERIA

The SCZO also contains a limited amount of review criteria, which must be addressed by the County when considering a Zoning Map amendment. The following material presents the criteria and proposed findings.

1. The change is in conformance with the Comprehensive Plan and also the goals and policies of the Plan.

Finding

The proposal to rezone the property is supported by the Comprehensive Plan goal and policies for economic development opportunities.

2. The showing of public need for the rezoning and whether that public need is best served by changing the zoning classification on that property under consideration.

Finding

The property currently zoned C-1 has not been utilized as commercial property for quite some time. It is located such that it can make an easy transition from a Commercial property to Industrial property. The property would be better served if it was readily available for an industrial use. Rezoning these two sites would not leave the County short of Commercial properties.

3. The public need is best served by changing the classification of the subject site in question as compared with other available property.

Finding

Most of the commercial opportunities have been developed near the main intersection of Biggs which is the main arterials for Hwy 97, Hwy 30 and the off ramps for I-84. The subject property needs to be leveled and graded prior to any onsite development. The mining activity will provide a suitable development site over time.

4. The potential impact upon the area resulting from the change has been considered.

Finding

The property considered for the zone change is located some distance from the rest of the Service District and other commercial properties in the area thereby reducing the impact of a mining operation. It is located such that the noise and aesthetics is buffered by the terrain.

CONDITIONAL USE PERMIT- Mining and Processing of Aggregate

Zoning regulations

Section 3.4 Light Industrial, M-1

1. Purpose- The light Industrial Zoning District is intended to preserve and enhance areas containing a range of small-scale low impact manufacturing and related establishments. It provides for a variety of rural resources related industrial uses, which support and enhance rural communities viability and livability. It is intended to provide for development that results in rural employment opportunities. The industrial uses and activities allowed in the zoning district are intended to have a limited impact on services and surrounding land uses.

7. Industrial Use Characteristics-

- a. Employment impacts must be consistent with the expressed population growth policies as set forth in the Sherman County Comprehensive Land Use Plan.
- b. 50 percent of the total labor force would be drafted from the local labor market (Mid-Columbia area).
- c. Would have negligible impacts upon water and air quality and would not negatively impact the health and welfare of the County citizenry.
- d. Comply with conditions believed necessary by the Planning Commission to adequately assure that adjoining non-industrial uses will not be negatively impacted by the industrial use. Special consideration will be given to those industries which directly utilize or provide utilization of solar or wind resources, are especially sensitive to transportation resources, will provide significant opportunities for seasonal employment during the agricultural industries off-season, will provide a product which will be utilized by the local agricultural industry and/or will consume a locally grown agricultural product.

PROPOSED FINDINGS OF FACT-submitted by applicant

- 1) **Name and address of the landowner and site operator**
Land Owner: Eugene Tsubota -10 Tsubota Rd – Goldendale, WA 98620
Site Operator: Pacific Excavation LLC – PO Box 1387 – Goldendale, WA 98620
- 2) **Legal description and map of the property to be mined and included as the property base for the proposed use.**
T.2N R.16 Section 8D Tax Lots 500 & 600 See map: Map 15.e.2 –
Tax lots 500 & 600
- 3) **Identification of existing or proposed roads providing access to the site that lead from a public thoroughfare to the property, and a description of the existing conditions and proposed improvement/maintenance standards for such access.**
Ingress & egress will be off Hwy 30 in and out of Tax Lot 600. Current road conditions are dirt. Propose to gravel current road.

- 4) **A list of known materials for which the use and/or operation is to be conducted, and qualified evidence that specifications applicable to intended uses can be met by materials onsite.**
Pit run, dirt, rock, processed basalt, and jasper. The products will be for road base, top coarse, foundation base, asphalt and cement rock product, gem stone, decorative and landscaping rock.
- 5) **If the use and/or operation is intended for a specific project, evidence that materials on-site will meet project specifications; identification of the specific project and the responsible agency or party; the estimated beginning and completion dates of said project; and the estimated materials/quantities required.**
N/A
- 6) **A site development and operation plan showing:**
 - A. **Areas to be mined or excavated.**
See map: Map 15.e.6.A
 - B. **Areas for settling ponds and washing plants.**
N/A
 - C. **Areas for processing and stockpiling.**
See map: Map15.e.6.C
 - D. **Location of building and other structures.**
We do not anticipate the need for any buildings or structures at this time.
- 7) **A site and vicinity map showing:**
 - A. **Location and names of all streams, roads, railroads and utility facilities within or adjacent to the site. See map: Map 15.e.7.A**
 - B. **An area land use map showing adjoining and area land uses and structures by use type. See map: Comprehensive Plan-Zoning Map - Sherman**
 - C. **Identification of any other significant resources within or in the general area of the site. See map: Map 15.e.7.C**
 - D. **Topographical and vegetative conditions of the general area. See map: Map 15.e.7.D**
Areas affected for stockpiling are flat with sparse sagebrush. Area to be processed has a slight elevation change and vertical rock (exposed wall) face. Previous mining & excavation has left boulders & hazards from vertical faces. Access is good with a rock entry.
- 8) **A general description of the modes of excavation, the types of equipment to be used, and the disposition of overburden.**
Rock drill, dozer, loaders, trac hoes and trucks. Any over burden will be stockpiled on site for reclamation purposes.
- 9) **A starting and ending date for the operation.**
Start date will be upon approval of Zone Change/Conditional Use. End date is unknown, as this will depend upon market conditions.

- 10) **An estimate of the total volume of material to be excavated and processed.**
200,000 – 400,000 Tons
- 11) **A reclamation plan meeting the requirements of DOGAMI and providing the following information:**
Pursuant to ORS 517.750 through 517.990 as amended this site has been granted an exemption from the requirements for a reclamation plan and a bond for this site by DOGAMI.
- A. **Rehabilitation of stream channels and banks to prevent erosion, sedimentation, and other water polluting effects.**
 - B. **Sloping and other controls to stabilize final surfaces and minimize public hazards.**
 - C. **Proposed vegetating of disturbed areas in a manner conducive to restoring them to natural state or to a state consistent with the future use of the site.**
 - D. **Methods of preventing pools of water from becoming public nuisances or health hazards.**
 - E. **Proposals for the removing of structures and equipment that otherwise would be abandoned after termination of the operation.**
- 12) **Proposed methods of controlling contaminants and disposing of wastes and refuse.**
Industry environmental rules will be adhered to while hazardous materials are on site. Spill kits will be on site. Any hazardous waste material produced on site will be land-filled according to DEQ/EPA standards.
- 13) **Provisions where applicable or feasible for visual screening by use of native plants and trees, or other plants and trees with a demonstrated or known ability to thrive under natural conditions, and/or use of natural topographical features or man-made berms for such visual screening.**
Sagebrush between Hwy 30 and the road approaching the affected areas can be left if this is a requirement of the county for visual screening.
- 14) **In the case where the applicant does not own the land on which the mining is to take place, the written consent of the owner for the operation to take place, and the owner's written acknowledgement of the owner's obligation to insure that the site is reclaimed after the mining ceases if the operator fails to do so, and the owner's written consent for the County to impose on the land, if necessary as security, a lien for expense the County may necessarily incur in reclaiming the land.**
N/A. Landowner is applying.
- 15) **Any or all of the information required for applications for the same operation to DOGAMI that meets any of the foregoing requirements may be submitted in the same format as required for DOGAMI as a part of the application to the County; i.e. duplications of such information in a different format is not intended, necessary or required by these provisions.**

- (a) **No processing shall be permitted within a Commercial C-1 or Residential R-1 Zone, nor on a site within 200 feet from a lot or parcel within said Zones.**
Processing will take place over 200 feet away from property lines.
- (b) **Equipment and access roads shall be constructed, maintained and operated in such a manner as to eliminate, as far as practicable, noise, vibration or dust which is injurious or substantially annoying to persons living in the vicinity, or to crops or livestock being raised in the vicinity; an access or service road, while being used for mining and/or processing operations shall be maintained dust-free for 300 feet from public thoroughfares and from residences, crops or livestock substantially impacted.**
Base rock will be put on roadways and water will be used for dust control.
- (c) Permanent asphalt, mineral/aggregate processing, concrete products manufacturing, and cement batch plants shall not be permitted in A-1 or (SR) Zoned areas.
- (d) Screening of mining sites may be required to obscure the view or minimize dust and other annoyances from adjoining occupied properties and from public thoroughfares.
- (e) All such operations shall be maintained in compliance with applicable noise, air and water pollution standards administered by DEQ.
- (f) **All vehicular and equipment parking, loading and maneuvering areas for such uses shall be maintained off public thoroughfares, and such areas shall be maintained for all employees, customers, visitors and associated operations.**
Onsite parking is available for all vehicles and equipment.
- (g) An entire perimeter fence may be required to control access to a mining site to minimize public safety hazards.
- (h) Compliance with applicable standards and regulations administered by DOGAMI and other state and federal agencies shall be a continuing condition of permit holders under this Subsection.
- (i) In addition to the bonds or other assurances that may be required by DOGAMI and other state or federal agencies for such operations, the County may require a bond; property lien or other security assurance to assure permits compliance and site reclamation.

Staff would ask the commission to discuss screening and/or fencing the site as outlined in (d) and (g). Is this a concern since the site is near a residence and a commercial zone?

PLANNING PROCESS

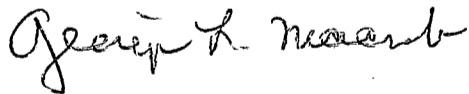
The planning commission may take one of the following actions upon conclusion of public testimony: recommend or deny to the county court the zone change with or without conditions; the motion would be to recommend to the County Court approval of the zone change and the CUP would become automatically effective upon approval; or recommend denial to the County Court or table or recess the hearing to a set time and place.

STAFF RECOMMENDATION and CONDITIONS

Staff recommends approval of the proposal based on the location of the property and the best use for the property with the conditions as follows:

1. No abandoned vehicles or equipment or materials not associated with mining operations will be stored on site when operations are suspended.
2. Compliance with applicable standards and regulations administered by state and federal agencies will be a continuing condition of permit holders under this permit. Evidence of compliance with permitting agencies are to be submitted to the Planning office.
3. All such operations shall be maintained in compliance with applicable noise, air and water pollution standards administered by DEQ.
4. Points of access from a public street or way to properties and uses in this Zone shall be so located, constructed, maintained, and controlled as to minimize traffic congestion, noise, and dust pollution, and avoid directing traffic into residential streets or onto streets passing directly through residential, school, hospital, or other noise sensitive use areas and safety zones. The access road used for the plant will be dust free for 300 feet from public thoroughfares and residences, crops or livestock that would be substantially impacted.
5. All parking demand created by any use permitted in this Zone shall be accommodated entirely on-premises or off-street on other areas or adjoining premises shared by one or more uses permitted in this Zone. In no case shall the location of the off-premises area require pedestrian crossing of an arterial or collector street or highway to obtain access to the subject use except as approved by the County.
6. No use in this Zone shall require the backing of traffic onto a public right-of-way to accommodate ingress and egress to the subject use except as otherwise approved by the Planning Commission.
7. Applicant will control potential weeds on this site. Applicant can contact the Sherman County Weed Department for assistance in identifying or controlling noxious weeds.
8. Materials shall be stored and grounds shall be maintained in a manner, which will not attract or aid in the propagation of insects, rodents, or otherwise create a health hazard.
9. Others as may be determined by the planning commission.

Respectfully submitted

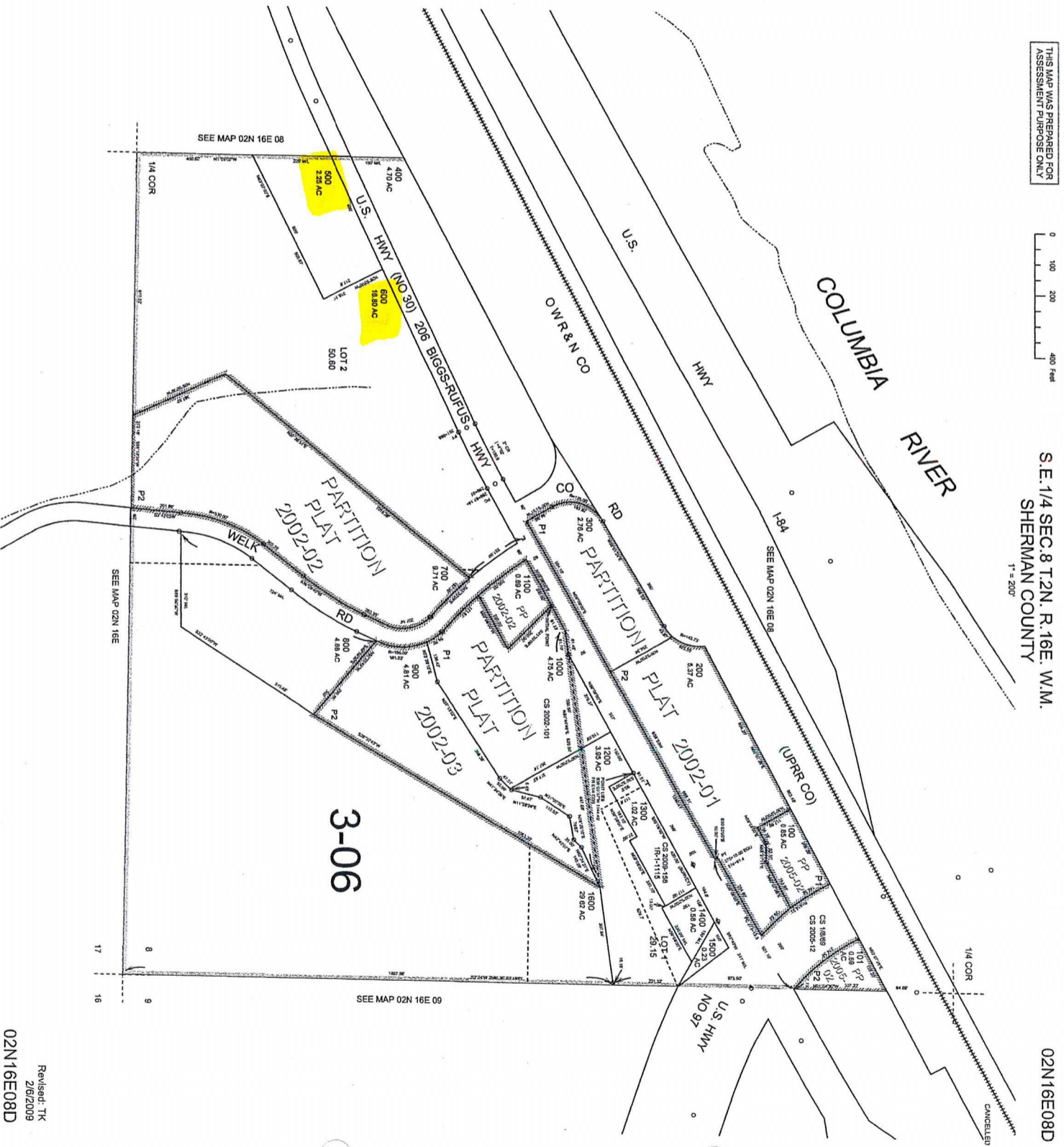


Georgia L. Macnab
Sherman County Planning Director

Tsubota

Map: 15, (e) 2

Tax lots 500 & 600



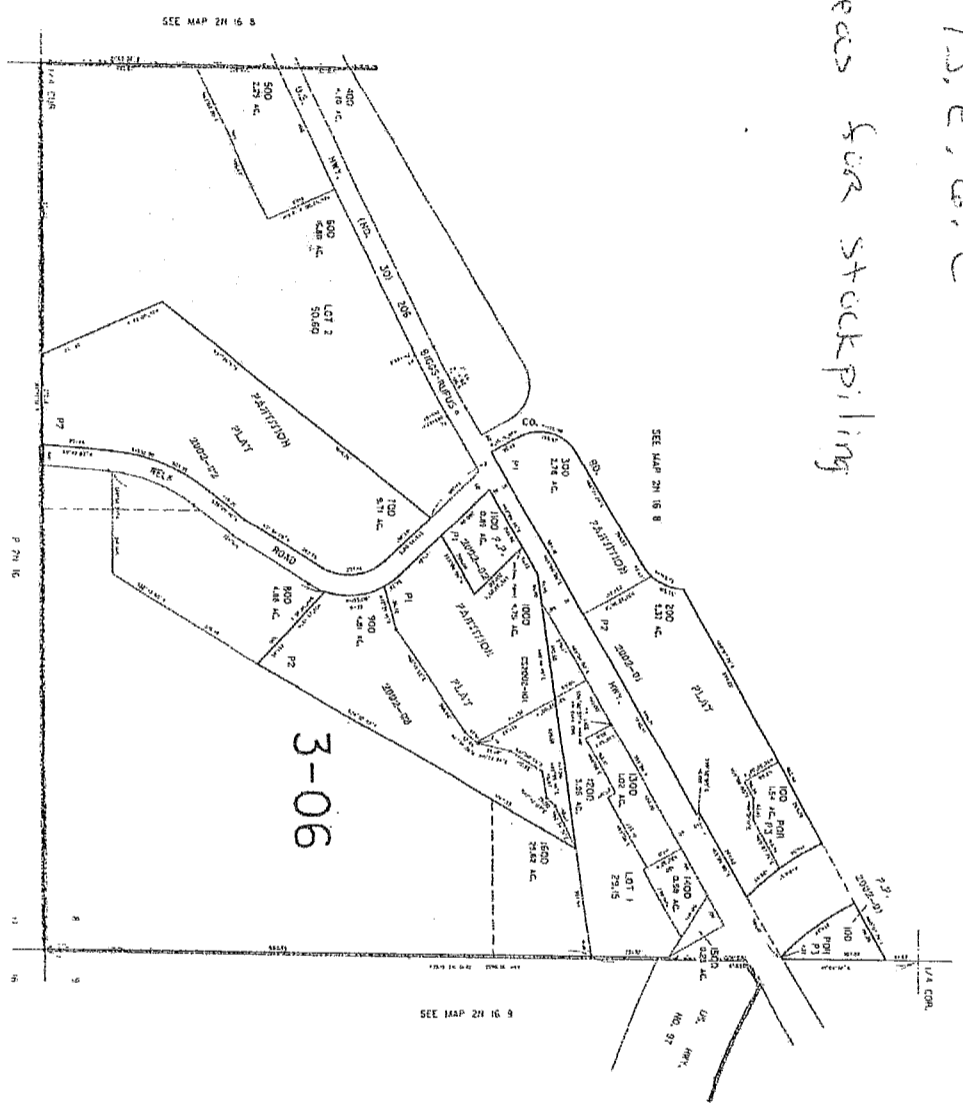
Revised: TK
2/6/2009
02N16E08D

Map: 15, e, 6, C
Areas for stockpiling

1/4 SEC. 8 T. 2N. R. 16E. W.M.
SHERMAN COUNTY

1/4 SEC. 8 T. 2N. R. 16E. W.M.
SHERMAN COUNTY

2N 16 30



1/4 COR.
P. 2N 16

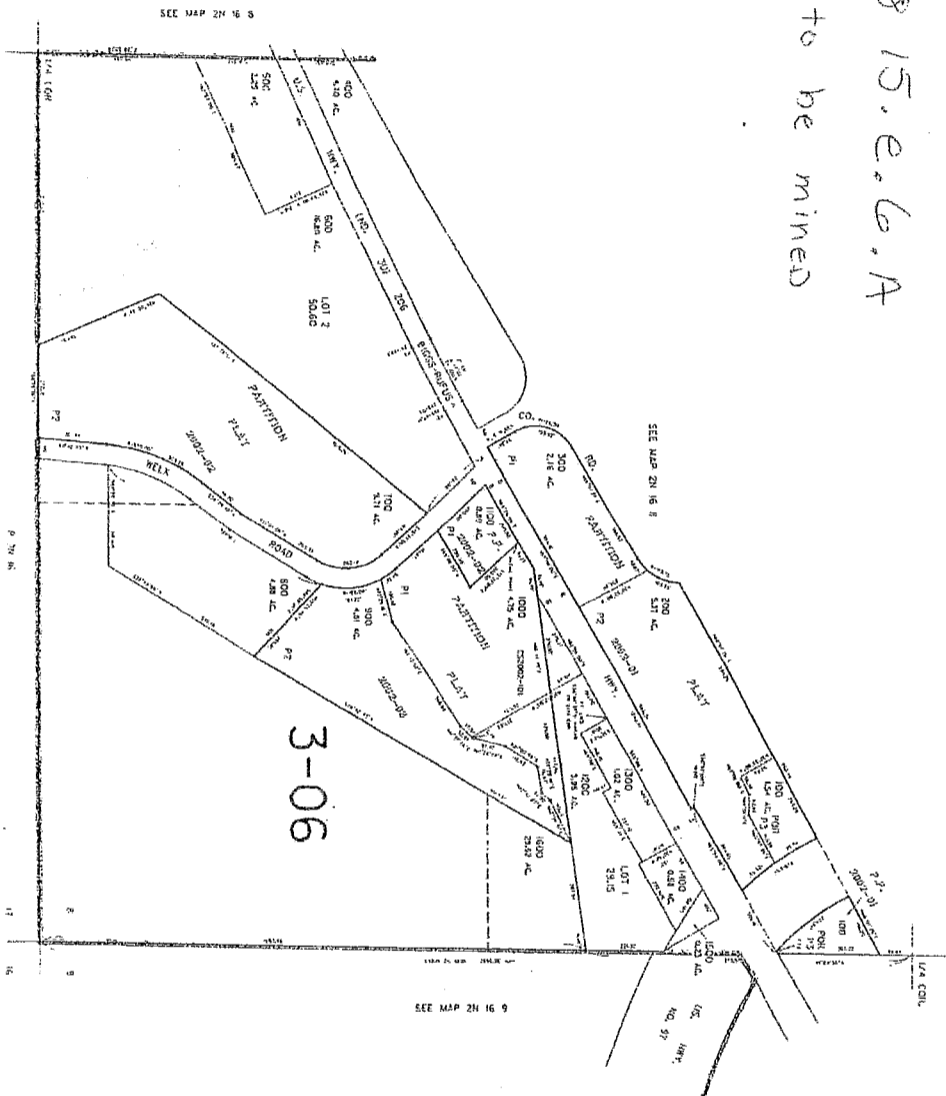
Map: ~~3~~ 15.e.6.A
Areas to be mined

1917 MAP 425 HIGHLAND T1M
2000 SCALE OF PLANNING DIST. 1"

1/4 SEC. 8 T2N. R16E. W1M.
SHERMAN COUNTY
1" = 200'

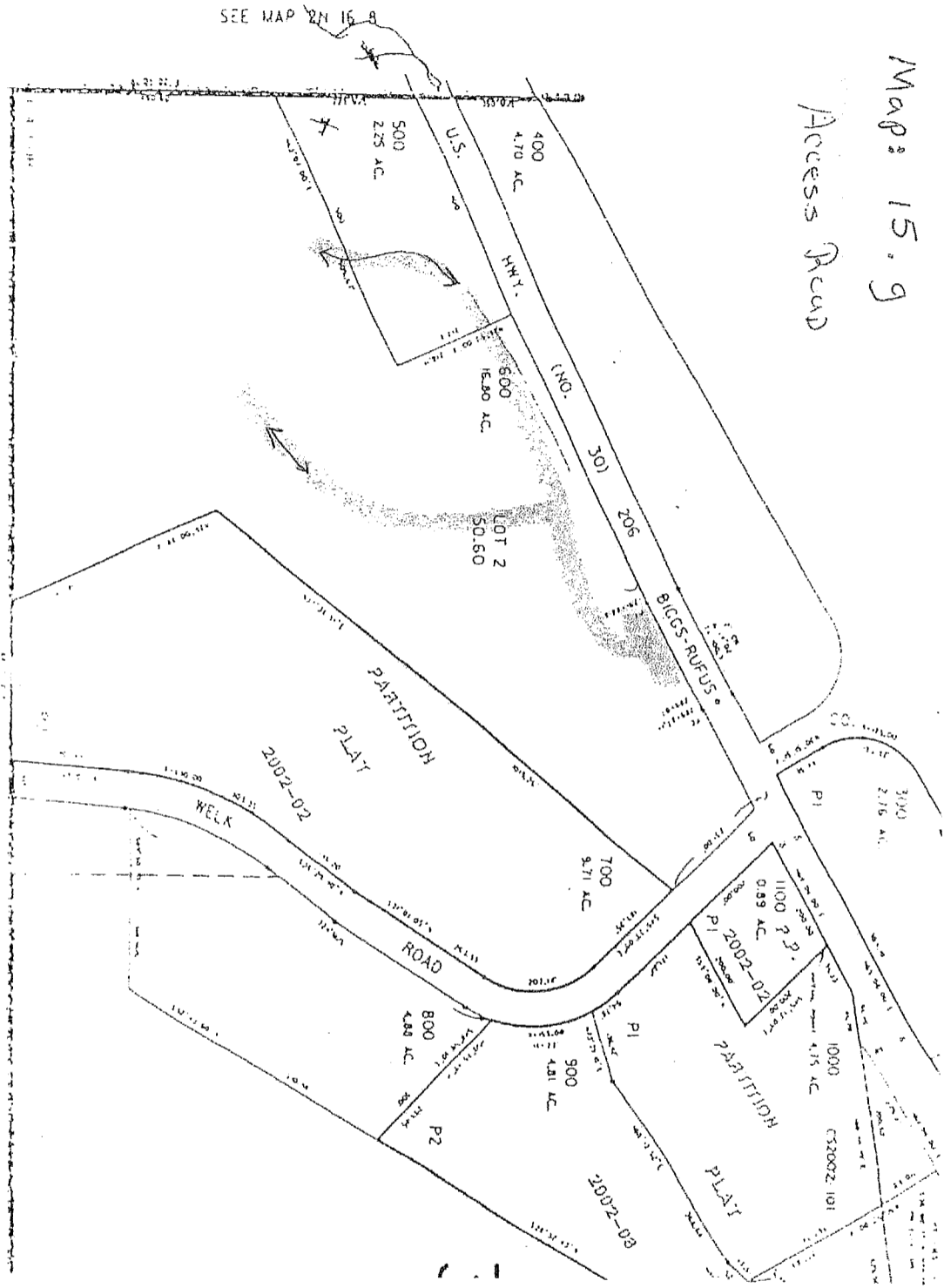
ZN 16 8D

ZN 16 8D



1917 MAP 425 HIGHLAND T1M
2000 SCALE OF PLANNING DIST. 1"

Map 15.9
Access Road

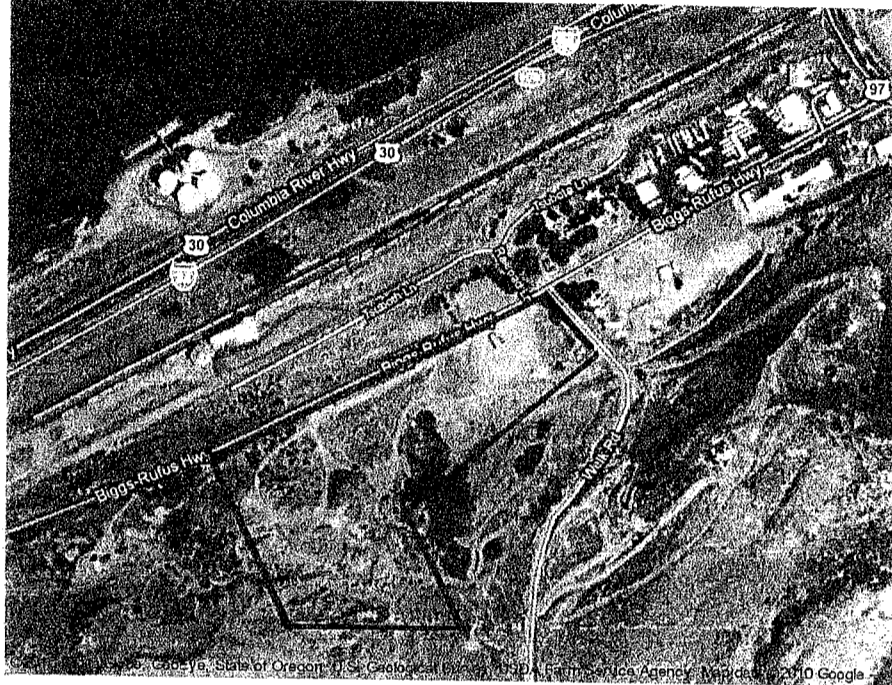


Google maps Address

To see all the details that are visible on the screen, use the "Print" link next to the map

[Get Directions](#) [My Maps](#)

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15e.7.D Topo / Vegetation
15e.7.A Roads

Sherman County
Community Development & Planning
P.O. Box 381
Moro, OR 97039



PORTLAND, OR 97211
FRI 19 JUN 2010

Attn: Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capital Street NE, Suite 150
Salem, OR 97301-2510