PLANNING DEPARTMENT

2705 East Second Street • The Dalles, OR 97058
p: [541] 506-2560 • f: [541] 506-2561 • www.co.wasco.or.us

Pioneering pathways to prosperity.

FILE NUMBER: _____

LAND USE APPLICATION COVERPAGE

Date Received: **Planner Initials:** **Date Complete:** **Planner Initials:**

APPLICANT INFORMATION

Name: Oregon Dept. of Transportation

Address: 63055 N Hwy 97 Bldg M

City/State/Zip: Bend OR 97703

Phone: 541-388-6046

Email: michael.w.duncan@odot.state.or.us

OWNER INFORMATION

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
T 7S, R16E, Sec 5&6, TL 1300 (Identifier Pit)	14553	46.5	A-1

Property address (or location): HWY 97 MP 61.74 (Identifier)

Zoning Designation: A-1; Mineral and Aggregate Overlay **Environmental Protection District:** _____

Proposed Use: Aggregate Mining and Processing **Permitted Subject to Section:** _____

Water source: n/a **Sewage disposal method:** Portable Facilities

Name of road providing access: Hwy 97

Current use of property: Aggregate Mining and Processing **Use of surrounding properties:** Range/Ranching/Low Value Farm Land

Do you own neighboring property? ☑ NO ☐ YES (description) _____

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): _____

This site is currently approved and permitted as a quarry, and will continue to be operated in a manner consistent with the previously approved site plan. ODOT is seeking a Temporary Use Permit to temporarily augment the hours of operations. ODOT requests that the Temporary Use Permit be granted as the daytime operation requirement would impose unusual practical difficulty on the State. Specifically, current safety and mobility policy differs from that of the 1997, and requires paving and related aggregate processing activities to occur at night. (Please See Attached)

☑ **Additional description/maps/pictures attached**

LEGAL PARCEL STATUS
Partition, Subdivision, OR
***Most Recent* Pre-9/4/1974 Deed #:** Q00572 & Q03896 **Date Filed:** _____

Current Deed #: See Attachments **Date Filed:** _____

The deed and a map showing the property described in the deed(s) must accompany this application.

SIGNATURES

Applicant(s): *Michael Duncan* **Date:** December 19th, 2017

_____ **Date:** _____

Property Owner(s): _____ **Date:** _____

_____ **Date:** _____

_____ **Date:** _____

PLEASE NOTE: Before this application will be processed, you **must** supply all requested information and forms, and address **all listed or referenced criteria**. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

ALL LAND USE APPLICATIONS MUST INCLUDE:

- ❑ Application Fee – Cash or Check (credit cards now accepted with additional fee)
- ❑ Site Plan
- ❑ Elevation Drawing
- ❑ Fire Safety Self-Certification
- ❑ Other applicable information/application(s):
  - ❑ _____
  - ❑ _____

APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST *ALSO* INCLUDE:

- ❑ Scenic Area Application/Expedited Review
- ❑ Color and Material Samples
- ❑ Landscaping Plan
- ❑ Grading Plan
- ❑ Other applicable information/application(s):
  - ❑ _____
  - ❑ _____

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Legal Parcel ❑ NO ❑ YES
Deed/Land Use Action: _____

Previous Map and Tax Lot: _____

Past Land Use Actions: If yes, list file #(s) _____ ❑ NO ❑ YES

_____

_____
Subject to previous conditions? ❑ NO ❑ YES

Assessor Property Class: _____

Zoning: _____

Environmental Protection Districts – List applicable EPDs:

❑ EPD # _____

❑ EPD # _____

❑ EPD # _____

❑ EPD # _____

Water Resources
Are there bodies of water on property or adjacent properties? ❑ NO ❑ YES

Describe: _____
❑ Fish bearing (100/50 ft buffer) ❑ Non fish bearing (50 ft buffer) ❑ Not identified (25 ft buffer)
❑ Irrigation ditch (50 ft buffer)

Access:
County or ODOT approach permit on file? ❑ NO ❑ YES, # _____

Address:
Address exists and has been verified to be correct? ❑ NO ❑ YES
Address needs to be assigned after approval? ❑ NO ❑ YES

Fire District: _____

Fees (List Review Type and Cost): _____

_____

_____

Wasco County Planning Department
"Service, Sustainability & Solutions"
2705 East Second St. • The Dalles, OR 97058
(541) 506-2560 • wcplanning@co.wasco.or.us
www.co.wasco.or.us/planning

FILE NUMBER: _____

TEMPORARY USE PERMIT APPLICATION

☑ NEW TEMPORARY USE PERMIT ☐ RENEWAL OF TEMPORARY USE PERMIT

DETAILED SPECIFIC WRITTEN REQUEST

Please See Attached Narrative

Need for temporary use/structure is due to:

Please See Attached Narrative

Proposed time the temporary use/structure will remain on the property:

Please See Attached Narrative

DETAILED STRUCTURAL INFORMATION

PROPOSED Improvements				
Structure/Development	**Length**	**Width**	**Height**	**Square Footage**
Dwelling				
Accessory Structure				
EXISTING Development				
Dwelling				
Accessory Structure				

Family (Medical) Hardship Dwelling

This section only needs to be filled out if the request is for a medical hardship dwelling.

1. What is the nature of the hardship? Indicate the names of the persons who will occupy such dwelling, the relationship of the occupants of such dwelling to the residents, and the estimated period of time the dwelling will remain on the property.

_____

_____

_____

Indicate the names of those occupying the primary dwelling and the names of those occupying the temporary dwelling and state how they constitute family:

_____

_____

_____

Supporting documentation including but not limited to a letter from the primary care physician for the person(s) stating they are unable to maintain a separate residence and need to be near a family member for care and supervision is attached? ❑ Yes ❑ No

2. The additional dwelling will use the same subsurface sewage disposal system used by the existing dwelling and that said sewage disposal system is adequate to accommodate the additional dwelling. If the additional dwelling is to utilize a public sanitary sewer system, such condition will not be required.

   A copy of the existing sewage disposal permit is attached? ❑ Yes ❑ No

   Verification of adequate capacity for two dwellings on the existing legal sewage disposal system from the Health Department is attached? ❑ Yes ❑ No

_____

_____

_____

3. The additional dwelling is a mobile home or recreational vehicle as defined below.

   Mobile Home -

   a. *A residential trailer, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed before January 1, 1962.*
   b. *A mobile house, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.*
   c. *A manufactured home, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed in accordance with federal manufactured housing construction and safety standards regulations in effect at the time of construction. (revised 2/89)*

Recreational Vehicle or Camping Vehicle - A vacation trailer or other unit with or without motive power which is designed for human occupancy and to be used temporarily for recreational or emergency purposes, but not for residential purposes, and is identified as a recreational vehicle by the manufacturer

Indicate how the proposed dwelling meets either of the definitions above: _____

_____

_____

4. The additional dwelling shall be located within 100' of the primary dwelling.

   The proposed dwelling will be _____ feet from the primary dwelling at its closest point?

5. The location and use of the additional dwelling otherwise conforms to the provisions established for the zone district.

Other evidence submitted: _____

_____

_____

_____

Please Note the following requirements:

Temporary placement of an additional dwelling shall be granted for the time period specified by the Director but may be renewable upon expiration if all applicable conditions can be met. In no case shall a temporary placement be authorized for a period exceeding two (2) years, unless the temporary placement is renewed.

Upon expiration of the time period for which the temporary placement was authorized, the property owner shall have sixty (60) days (30 days in NSA) in which to remove the additional dwelling from the property, unless an extension is granted as prescribed above.

ODOT requests that the TUP become effective at the start of the paving project construction-- anticipated Summer 2018.

Oregon
Kate Brown, Governor

Department of Transportation
Region 4 Project Delivery
63055 N Hwy 97, Bldg M
Bend, OR 97703
Phone: (541) 388-6225
Fax: (541) 385-0476

TEMPORARY USE PERMIT APPLICATION
Supplemental Information

December 19, 2017

Attn: William Smith, Senior Planner
2705 E Second Street
The Dalles, Oregon 97058

Applicant/Owner:
Oregon Dept. of Transportation (ODOT)
63055 N. Hwy 97 Bldg. M
Bend, Oregon 97703

Purpose/Background

The purpose of this Temporary Use Permit (TUP) request is to allow for nighttime aggregate mining and processing activities at Garbage Pit Quarry (Wasco Co. Site No. 209) and Mountain Identifier Quarry (Wasco Co. Site No. 208) for a single, limited-duration, nonrecurring highway paving project.

In 1997, Wasco County Planning Department approved ODOT's request for a Final Development Plan review for Garbage Pit Quarry and Mountain Identifier Quarry. This land use action was consistent with Division 23 (OAR 660-23), and was part of a process that helped identify potential conflicts between the quarry and sensitive sites (if any) within the defined impact area. Prior to this land use action, ODOT had used the sites for excavation, crushing, screening, stockpiling, batching and hauling of aggregate at the existing surface mines since the early 1940's.

Twenty years ago many of the highways in Wasco County had traffic volumes low enough to allow for daytime paving practices. As such, the 1997 Development Plan approval only permitted daytime aggregate mining and processing activities. The State has recently funded a paving project between Shaniko and Trout Creek to maintain the appropriate highway pavement conditions, providing safe and efficient travel through Wasco County. This project is scheduled for the summer 2018 construction season, with paving activities lasting no more than 16 weeks. Traffic volumes have increase substantially and the State has since adopted mobility and safety policy which necessitate nighttime paving and subsequent aggregate processing activities. A TUP for nighttime aggregate processing at Garbage Pit Quarry and Mountain Identifier Quarry will allow ODOT to meet congestion targets and ensure the safety of motorists for the duration of project construction. Other than operating hours, ODOT is requesting a Temporary Use Permit identical to the 1997-approval to allow for the excavation, crushing, screening, stockpiling, batching and hauling of mineral aggregate at an existing surface mine.

Temporary Use Need

The location of the proposed temporary use is of significant strategic value to ODOT, Wasco County, and the public, in general. Garbage Pit Quarry and Mountain Identifier Quarry have been, and should continue to serve as, important aggregate sites for the maintenance and improvements of nearby State Highways and County

roads. The proposed temporary land use is located centrally to the project area and will lessen safety, environmental and economic impacts.

Please consider the following in determining the need for the proposed temporary use:

- Given current traffic volumes, daytime paving would cause severe impacts to freight and passenger mobility (congestion). Oregon Trucking Association is a key stakeholder in the Statewide Mobility Advisory Team and has voiced concerns with anticipated delays, safety, and economic impacts tied to daytime paving for this project.
- Within a realistic paving schedule (Sunday night to Friday Morning) there is no possible way to conduct daytime paving while meeting Statewide Mobility Policy. There are only several blocks of time during the week that would meet mobility targets to allow daytime paving in the project area. Limiting paving to these intervals would prolong the project schedule to the point failure- exhausting time, funding, and other Agency resources.
- ODOT has researched other possible quarries, the closest being Lyle Gap in Jefferson County. A cursory analysis of the added hauling needed to bring the materials to and from the project area, shows an additional ~$1 million dollars of project cost. This level of funding is not available, effectively terminating the project.
- ODOT has explored other staging areas to conduct asphalt batching—the US97/197 Junction, for example. Our Traffic Section has cited serious safety and operation concerns with this location and expressed that it should not be considered as an option.

Proposed Timeline of Temporary Use

ODOT request this temporary use as the proposed hours and days are consistent with the best interests of public health, safety, and welfare, and that there will be no conflict with other land uses.

The proposed temporary use requests 24 hours of operation:

- Sunday (night) through Friday (morning) for extraction, processing and hauling activities
- Crushing and other activities would occur primarily during the day,
- Asphalt batching will occur at night as required for nighttime paving.
- Nighttime paving activities are expected to be conducted between 7pm and 7am.
- ODOT anticipates occasional and infrequent Saturday use during the project.

An expected maximum number of loaded trucks leaving the site would be 100/day for a typical construction paving project (likely belly-dump type trucks) over a typical 8 to 10 weeks. This application asks for 16 weeks to account for any unanticipated delays or interruptions in construction activities.

Additional Considerations

- There are no dwellings within the impact of the site— with the nearest at 3miles from Identifier; 1.5 miles for Garbage Pit
- The site has been the location of previous surface mining operations and has not been identified as producing conditions generally unsuitable for existing surrounding land use.
- The proposed temporary use will not cause significant change or increase the cost of abutting farm practices. Farm uses on adjacent lands are limited to non-irrigated activities, primarily grazing of livestock. The pattern of the surrounding land uses is predominately livestock grazing. Land uses in proximity to the mining site consists primarily of agricultural uses; activities associated with the agricultural uses also includes the use of heavy machinery (i.e. tractors, combines, etc.) and heavy trucks used for delivering goods to/from market areas. Impacts associated with these types of equipment are similar to the noise and dust generated from mining activities.
- The proposed land use will continue to be self-sufficient, in general, requiring no new infrastructure to service the aggregate operations. This includes water, sewage, power, etc.

- ODOT traffic verifies that the existing access from the quarry is adequate to safely and efficiently handle all planned nighttime traffic entering and leaving the highway at the subject location. The access and quarry have been in existence for decades and will continue to be in conformance ODOT access, capacity, and operational rules for state highways.
- Operations of the site will be conducted in such a manner so as to comply with all DEQ regulations regarding noise and dust produced at the site as well as dust produced by the haul trucks.

See attached maps

N

SITE PLAN MAP

WASCO COUNTY

Map, Tax Lot #: T. 7S, R. 16E, TL 1300

Applicant: ODOT - Oregon Dept. of Transportation

File #: _____

SCALE: (select one)

1:50 ☐ (0 25 50)

1:100 ☐ (0 50 100)

1:200 ☐ (0 100 200)

SITE PLAN CHECKLIST

SITE PLANS MUST SHOW THE FOLLOWING:

- ☐ Property boundary & development area dimensions
- ☐ Setback distances from proposed structures to all:
  - ☐ Property lines ☐ Roadways ☐ **Waterways**
- ☐ Existing structures (location & size)
- ☐ Proposed structures (location & size)
- ☐ Septic tanks and drain fields
- ☐ Existing & proposed services including wells, electricity, etc.
- ☐ Driveway & access to public/private roads
- ☐ Significant land forms & slopes

Fire Safety Information

- ☐ Indicate driveway width, length, and grade. Long drives should provided turnouts every 400'.
- ☐ Location of a standpipe (water spigot) **at least 50'** from each building that includes plumbing.
- ☐ Indicate 50' fire break surrounding new buildings.

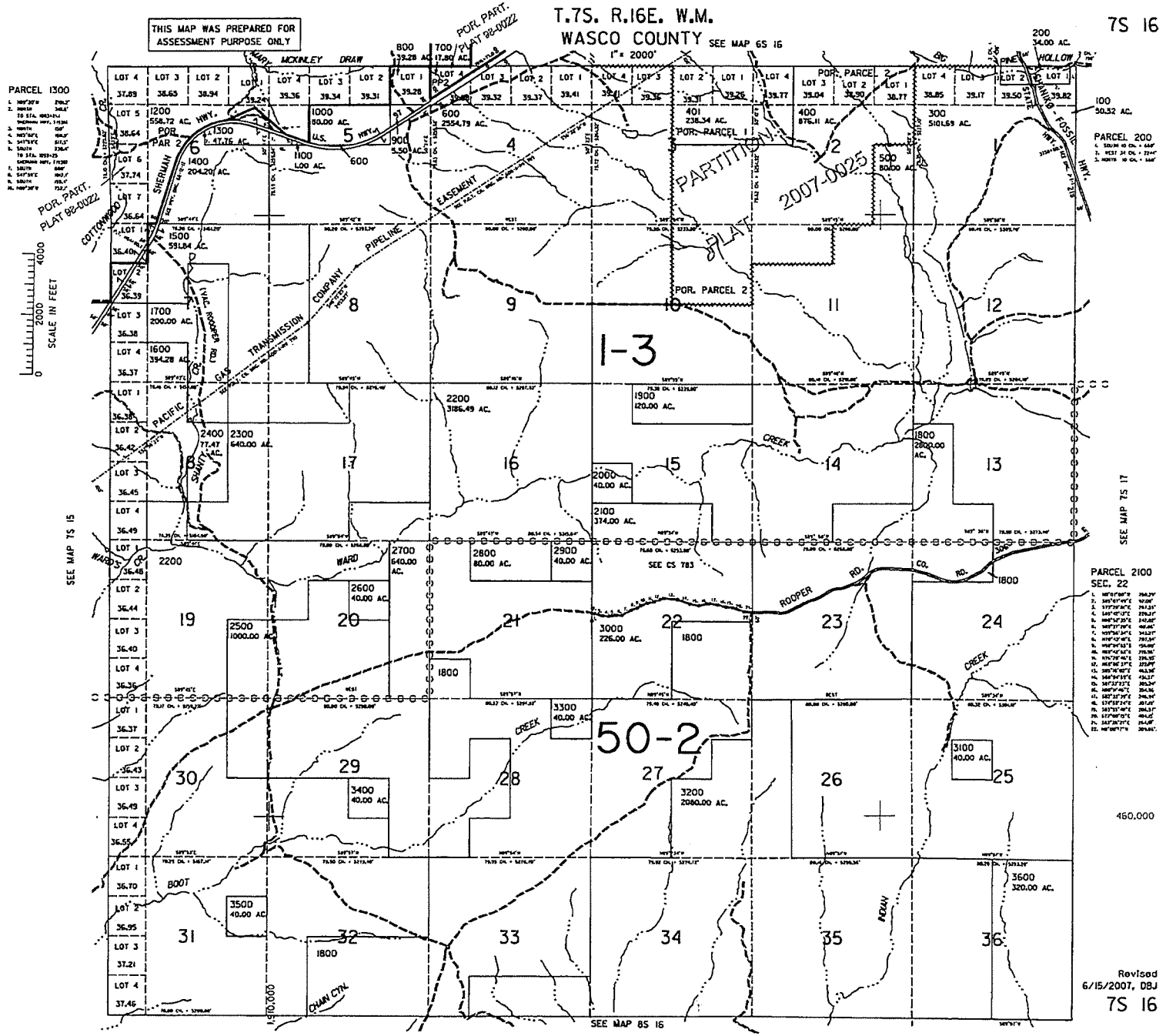
NATIONAL SCENIC AREA APPLICATIONS MUST ALSO **SHOW THE FOLLOWING:**

- ☐ Location & depth of proposed grading, filling, ditching and excavating
- ☐ Outside lighting fixtures
- ☐ All proposed signs
- ☐ Location & height of outdoor storage & screening devices

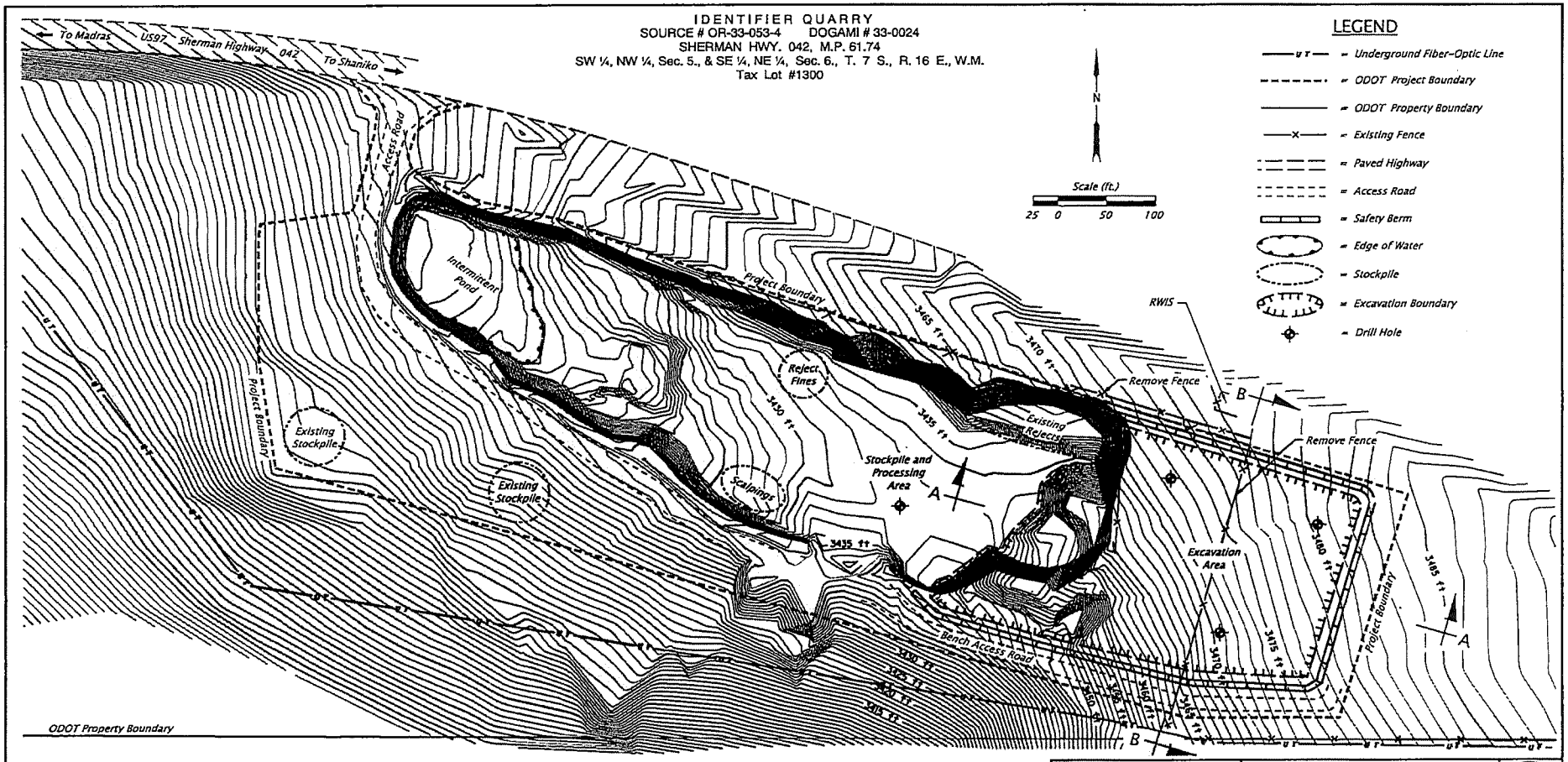
Landscaping Plan

- ☐ Location, height and species of existing & proposed individual trees & **vegetation.** Indicate if any are proposed to be removed.
- ☐ Location of irrigation systems

DISCLAIMER: The Planning Department may require additional site plan elements depending on development specifics.


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY
T.7S. R.16E. W.M.
WASCO COUNTY
1" = 2000'
7S 16
SEE MAP 6S 16
PARCEL 1300
POR. PART. PLAT 98-0022
PARTITION PLAT 2007-0025
POR. PARCEL 1
POR. PARCEL 2
PARCEL 200
PARCEL 2100 SEC. 22
SEE MAP 7S 15
SEE MAP 7S 17
SEE MAP 8S 16
SEE CS 783
I-3
50-2
SCALE IN FEET
Revised 6/15/2007, DBJ
7S 16

Sec. 6, T. 7 S., R. 15 E., W.M.
97
Tax Lot 1300
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



PLAN
Scale: 1"=100'

NOTES:

1. For "Section A-A" and "Section B-B", see sheet "GE02".
2. Elevations shown are based on North American Vertical Datum 1988 (NAVD88)

SCALE WARNING
If scale bar doesn't measure one inch then drawing is not to scale

CERTIFIED OREGON CURTIS C. [illegible] ENGINEERING GEOLOGIST
FINAL REVIEW PLANS
EXPIRES: JAN. 31, 2018

HWY: 42	
M.P.: 61.74	
COUNTY	Wasco
DATE	NOV/2017

OREGON DEPARTMENT OF TRANSPORTATION

US97: SHANIKO - TROUT CREEK BRIDGE SEC.
THE DALLES - CALIFORNIA AND SHERMAN HIGHWAYS
WASCO AND JEFFERSON COUNTIES

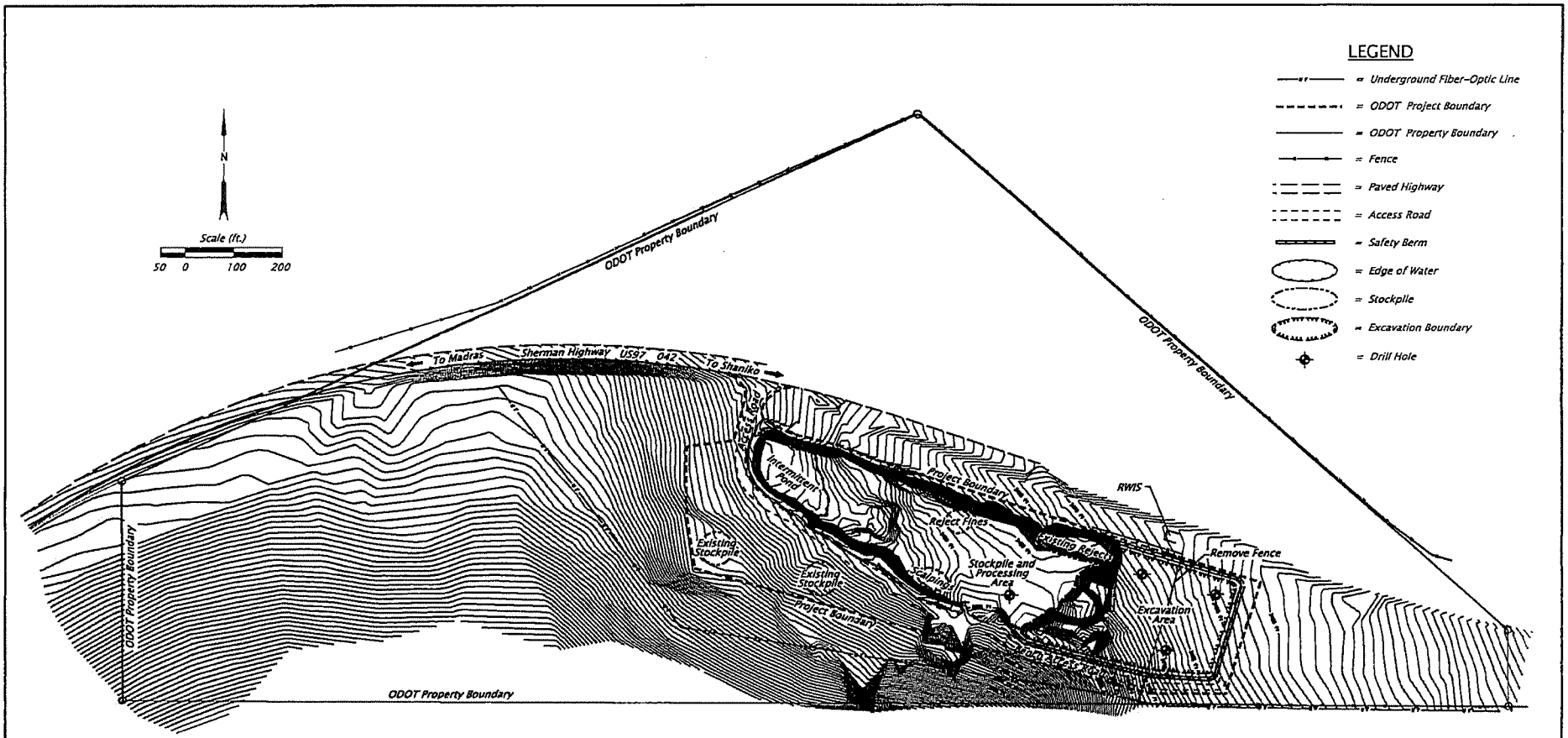
Designer: Emerald K. Shirely | Reviewer: Russell G. Frost
Drafter: Michael L. Graves | Checker: N/A

PROSPECTIVE MATERIAL SOURCE SITE PLAN | SHEET NO. GE01

FINAL ELECTRONIC DOCUMENT AVAILABLE UPON REQUEST

GE_K20012_mspl_01.dgn :: Default 11/2/2017 8:22:41 AM hwye78x

Scale: 1"=100'



PLAN
Scale: 1"=200'

SCALE WARNING
If scale bar doesn't measure one inch then drawing is not to scale

OREGON DEPARTMENT OF TRANSPORTATION

IDENTIFIER QUARRY
SHERMAN HIGHWAY 042 M.P. 61.74
WASCO COUNTY

Designer: N/A	Reviewer: N/A
Drafter: MLGreves	Checker: N/A

SITE PLAN — SHEET NO. GE01

IdentifierQuarry_2017.dgn :: Default 11/3/2017 8:54:27 AM hwye78x

PLANNING DEPARTMENT

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FIRE SAFETY STANDARDS
SELF CERTIFICATION FORM

This checklist certifies that Applicant/Owner has reviewed, understands, and commits to maintain compliance with Wasco County Fire Safety Standards. The information contained in this form shall be recorded with the Wasco County Clerk.

Fire standards are listed in their entirety, with illustrations, in **Chapter 10** of the Wasco County Land Use & Development Ordinance (WC LUDO) and **Chapter 11** of the Wasco County National Scenic Area Land Use & Development Ordinance (NSA LUDO). Please confirm compliance by marking the appropriate box and providing written comment if necessary. If compliance with applicable standards cannot be certified by Applicant, please contact the Planning Department to request a modification to Fire Safety Standards.

File Number: _____

PROJECT DESCRIPTION: Quarry

APPLICANT INFORMATION

Name: Oregon Dept. of Transportation
Address: 63055 N. Hwy 97, Bldg M
City/State/Zip: Bend OR 97703
Phone: 541-388-6186
Email: Russell.g.Frost@ODOT.state.OR.US

OWNER INFORMATION

Name: Same
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
T. 7S. R.16E. Sec 5&6, T.L 1300		46.5	A-1

Property address (or location): Hwy 97, MP 61.74

***SITING* 10.110/11.110** – *Please show approximate areas of steep slopes and proposed building locations relative to the slopes on the site plan. Information shall be sufficient to demonstrate the following:*
NOTE: Select either B(1) or B(2). Topo map attached, No structures proposed

A. You have identified site(s) for your building(s) that are not steeper than 40%.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B(1). If your property is located in a Resource (A-1, F-1 or F-2) or Large Lot Residential Zone please show, on the site plan, that you have identified site(s) for your building(s) that are at least 50 feet back from the top of any slopes steeper than 30%;
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B(2). If your property is located in a Resource or Large Lot Residential Zone please show you have identified site(s) for your building(s) that are at least 30 feet back from the top of any slopes steeper than 30% on the site plan and certify that you will be implementing the structural techniques for increasing fire resistance discussed in **10.110(B)(2)/11.110(B)(2)** of the ordinance.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

***DEFENSIBLE SPACE* 10.120/11.120** – *Please show building location(s) including a boundary for the 50 foot fire fuel break boundary on the site plan. Information shall be sufficient to demonstrate the following:*
NOTE: Select either A or B. N/A

A. You have identified site(s) for the proposed building(s) that allow for a full 50 foot fire fuel break either on the parcel or by easement over the necessary portion of an adjoining parcel;
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B. Your property is located in an exception area or smaller lot residential zone and building(s) are located to accommodate a 30 foot fire fuel break where a full 50 foot fire fuel break cannot be provided for.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

***CONSTRUCTION STANDARDS* 10.130/11.130** – *Please provide the following information about construction details you will implement to increase the fire resistance of your proposed building(s):*
N/A

A(1). Fire resistant roofing will be installed to the manufacturers' specifications. Please confirm the type of roofing and that the rating of the roof material by Underwriter's Laboratory Classification system is Class A, B, or its equivalent.
❑ Ye s – Comment _____

A(2). Please verify that all spark arrestors will be installed to cap all chimneys and stove pipes. (The spark arrestors must meet NFPA standards)
❑ Yes – Comment _____

B(1). Please verify the following for all decks: N/A No structures

Decks will be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals.

☐ Yes – Comment _____

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings ¼" or less in size.

☐ Yes – Comment _____

When required by standard **10.110(B)(2)/11.110(B)(2)** decks will be built of fire resistant material.

☐ Yes – Comment _____

All flammables will be removed from the area immediately surrounding the structure to be stored 20' from the structure or enclosed in a separate structure during fire season.

☐ Yes – Comment _____

B(2). Please confirm that all openings into and under the exterior of the building including vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with openings of ¼" or less. N/A

☐ Yes – Comment _____

B(3). Please acknowledge that you will limb up all trees overhanging the building to 8' above the ground, as required by fire fuel break requirements, that vegetation will be trimmed back 10 feet away from any chimney or stove pipe, and that trees overhanging the building will be maintained free of all dead material.

☐ Yes – Comment _____

B(4). Please verify that the utilities will: No utilities required

Be kept clear along their route if your private utility service lines are not underground

☐ Yes – Comment _____

Have a single point of access to the building if service is not provided underground.

☐ Yes – Comment _____

Include a clearly marked main power disconnect switch at the pole or off grid power source for all electrical service to new buildings and structures. This has been located on the site plan.

☐ Yes – Comment _____

B(5). Please confirm that a stand pipe will be provided 50 feet from the dwelling and any structure served by a plumbed water system. This has been located on the site plan.

☐ Yes – Comment _____

No proposed change of access

***ACCESS* 10.140/11.140** – *Please confirm that access onto and through your property meets the following standards (Note: please show route, width, and alignment of access drives on the site plan):*

A(1). New or improved driveways will be built and maintained to all weather design standards. (2-3" of ¾ minus over 6-8" of pitrun base rock OR capable of supporting 75,000 lbs GVW)
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

A(2). Minimum widths – 12' to 16', depending on number and severity of curves – will be maintained.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B(1). Corners will meet the minimum curve radius (20' or 48') required for large vehicles.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B(2). Average grade or slope will be 10% or less. Short sections, 100' or less, may reach 12%.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B(3). Turnouts 40' long by 20' wide will be provided at least every 400'.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

C(1). Minimum clearance of 13' vertical and 14' horizontal will be maintained for emergency vehicles.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

C(2). Fire fuel break extending 10' both sides of driveway center line will be maintained.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

D. Driveways longer than 150' will end with a 95' diameter turnaround (or 120' hammerhead).
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

E. Bridges and culverts will support 75,000 lbs gross vehicle weight.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

F. Gates will provide minimum clearance width of 14' and will be operable by emergency responders in accordance with access standards.
❑ Yes – Comment _____

G. Legible signs will be installed to identify parking limitations, fire lanes, on site water source, electrical service shut off, and any necessary posted weight limits. Signs will be maintained in accordance with requirements.
❑ Yes – Comment _____

H. Roads leading to the property will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

OR..... The following improvements to public and private roads have been determined to be necessary:

_____

_____

All necessary improvements will be made and maintained to ensure basic access to the property.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

***ON-SITE WATER* 10.150/11.150** – *On site water requirements will be met in the following way:*
NOTE: Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes. currently no on site source of water ✓

A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.
❑ Yes – Comment _____ ❑ No, See Attached Fire Safety Plan

I/we acknowledge receipt of the full **WC LUDO Chapter 10/NSA LUDO Chapter 11 – Fire Safety Standards** text and illustrations applicable to the land use or building permit request at the time of application. I/we have reviewed and certify that the standards have been reviewed and understood. I/we further certify that all responses to the above questions and improvement designs and locations shown on the site plan are true and accurate, and that all planned future compliance will be achieved within one year and maintained in perpetuity.

Russell Frost 11/06/2017

Owner Signature Date

_____

Owner Signature Date

P:\Development Applications\FireSafety_Self-Certification.doc **Last Updated 7/13/2017**

AmeriTitle

Property Profile

Prepared For:
Mary Whitaker
Oregon Department of Transportation

Property Address:
07S16E- 1300, NO SITUS NO SITUS, Tygh Valley, OR 97063
Property Parcel Number:
07S16E- 1300

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by:
Danielle McCorkle

Please email your customer service requests to thedalles@amerititle.com

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

WASCO COUNTY

Property Account Summary

Parcel Number	14553	Situs Address	NO SITUS ADDRESS , NO SITUS CITY, OR 00000

General Information	
Alternate Property #	07S16 E00 01300 00
Property Description	SECTION 0 TOWNSHIP 7S RANGE 16E QUARTER PRCL 1300 MapTax Lot: 07S16 E00 01300 00
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	13
Remarks	

Tax Rate	
Description	Rate
No Values Found	

Property Characteristics	
Property Class Category	960: EX STATE VAC or EX ST VAC
Neighborhood	607: AA6/VA7 RURAL
Acreage	47.760

Related Properties
No Values Found

Parties			
Role	Percent	Name	Address
Taxpayer	100	STATE HIGHWAY COMMISSION	4040 FAIRVIEW INDUSTRIAL DR SE MS #2, SALEM, OR 97302-1142 USA
Owner	100	STATE HIGHWAY COMMISSION	4040 FAIRVIEW INDUSTRIAL DR SE MS #2, SALEM, OR 97302-1142 USA

Property Values					
Description	2015	2014	2013	2012	2011
Assessed Value Regular (AVR)	5,010	5,010	5,010	5,010	5,010
Total Exemption Amount Regular (EAR)	5,010	5,010	5,010	5,010	4,996
Taxable Value Regular (TVR)	0	0	0	0	14
MKLND + SAMKL (MKLTL)	5,010	5,010	5,010	5,010	5,010
MKIMP + SAMKI (MKITL)	0	0	0	0	0
Real MKT Total (MKTTL)	5,010	5,010	5,010	5,010	5,010
Market Land (MKLND)	5,010	5,010	5,010	5,010	5,010
Display Only (M5SAV)					
Market Improvement(MKIMP)	0	0	0	0	0
SA Por Only-Exc Val Not Incl (SAVL)					
Market Portion BMAV + EAV (MAVMK)	5,160	5,160	5,160	5,010	0
Exception Base Value NEWCN+OEV (EBV)	0	0	0	0	0
Exception Assessed Value (EAV)	0	0	0	0	0

Active Exemptions
State Property

Events			
Effective Date	Entry Date-Time	Type	Remarks
No Events Found			

Receipts						
Date	Receipt	Amount Applied	Amount Due	Tendered	Change
No Events Found					

Sales History					
Transfer Date	Recording Number	Sale Amount	Deed Type	Grantee	Grantor

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

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#45083 ✗
J. E. HINTON ET UX
TO
STATE OF OREGON....
Quitclaim Deed
Filed for Record Jun. 24, 1938 at 1:47 P.M.

KNOW ALL MEN BY THESE PRESENTS, That We, J.E. Hinton and Leone Hinton, husband and wife, in consideration of Seventy-two and 70/100 ($72.70) Dollars, to us paid by the State of Oregon, do hereby remise, release and forever QUITCLAIM unto thesaid State of Oregon, by and through its STATE HIGHWAY COMMISSION and unto its successors and assigns all our right, title, and interest in and to thefollowing described parcel of real estate, together with the tenements, hereditaments and appurtenances, situate in the County of Wasco, State of Oregon, to-wit:

A parcel of land lying in the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 5, Township 7 South, Range 16 East, W.M., Wasco County, Oregon, and being a portion of the following described property: The said parcel being described as follows:

Beginning atthe quarter section corner on the west line of said Section 5; thence North along the west line of said Section 5 a distance of 600 feet to Engineer's Station 1059+25 on the Sherman Highway; thence continuing North along said West line a distance of 230.4 feet; thence South 47° 59' East a distance of 1012.1 feet to Engineer's Station 1050+00 on the Sherman Highway; thence South a distance of 159.4 feet; thence North 89° 30' West along the line between the Northwest Quarter (NW¼) and the Southwest Quarter (SW¼) of said Section 5 a distance of 752.1 feet to the point of beginning.

The parcel of land to which this description applies contains 8.54 acres, of which 1.27 acres lie within the existing right of way; and 7.27 acres lie outside of the existing right of way.

PROVIDED, that grantors reserve to themselves the right to all natural gas and petroleum oils discovered upon the said property, together with rights of ingress and egress to prospect, drill for, develop, and remove any natural gas or petroleum oils which may be found thereon or supposed to be contained therein; provided, further, however, that in the exercise of such rights grantors shall not interfere with the use of the premises hereby granted and conveyed for highway or other public purposes.

TO HAVE AND TO HOLD the same to thesaid State of Oregon, by and through its State Highway Commission and to its successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of June, A.D. 1938.

Executed in the presence of

J. E. HINTON (SEAL)
LEONE HINTON (SEAL)

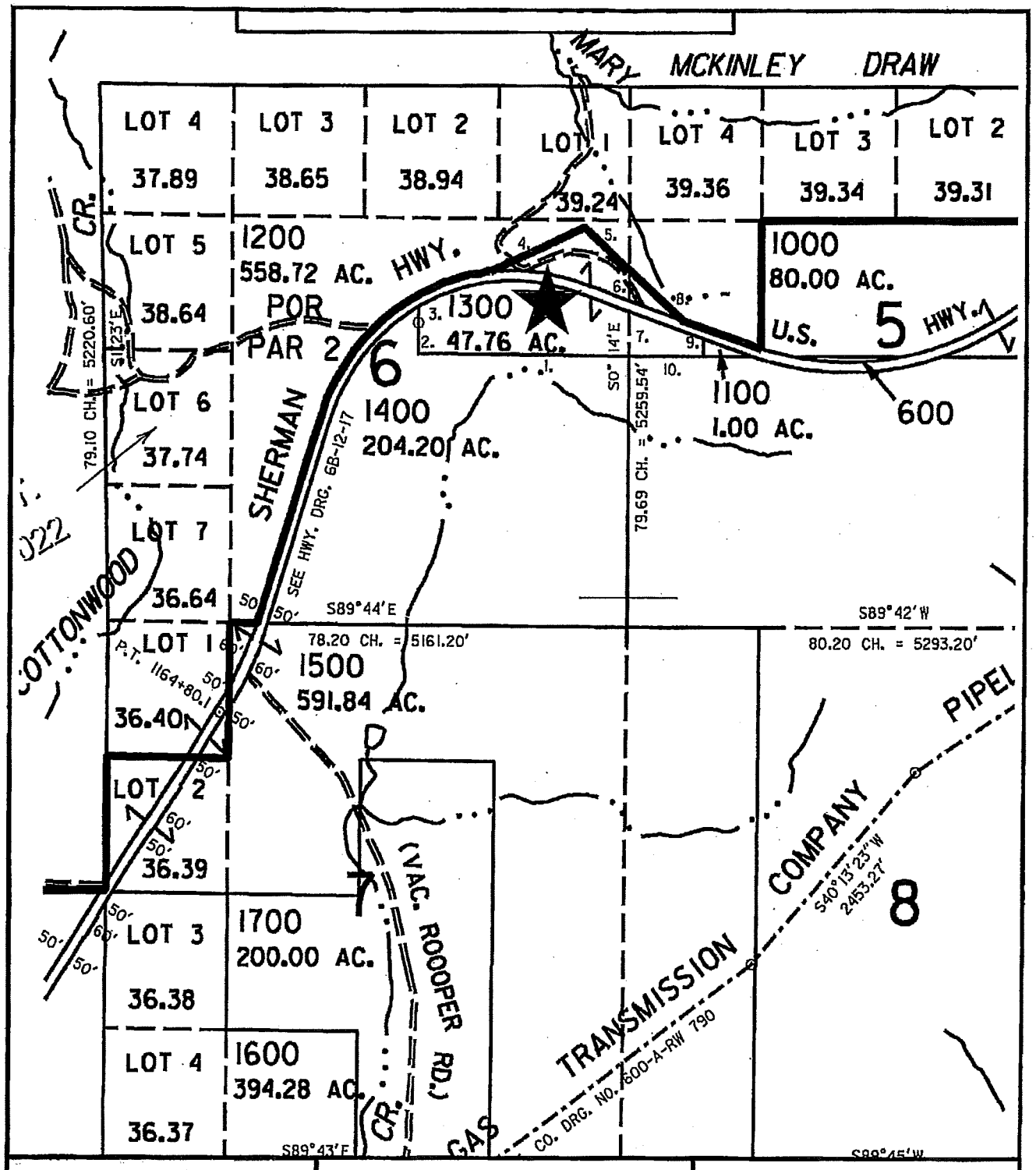
STATE OF OREGON }
} SS.
COUNTY OF WASCO }

On this the 2nd day of June, A.D. 1938, personally appeared before me, a Notary Public in and for said County and State, the within named J.E.Hinton and Leone Hinton, husband and wife, to me personally known to be the identical persons described therein and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

CARLTON L. PEPPER
Notary Public for Oregon
My commission expires Aug. 11, 1939

(NOTARIAL SEAL)



AmeriTitle

07S16E- 1300, NO SITUS NO SITUS
Tygh Valley, OR 97063

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

900572a
3896

STATE OF OREGON }
} SS.
COUNTY OF WASCO

BE IT REMEMBERED, That on this 14th day of December, 1933, before me the undersigned, a notary public in and for said county and state, personally appeared the within named F.W.Sims, Trustee, who is known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he did, both personally and as such trustee, execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year in this certificate written.

(NOTARIAL SEAL)

FRANCIS V. GALLOWAY
Notary Public for Oregon
My commission expires July 13, 1935.

BK 89
pg 198

#44700 Y
J.E. HINTON ET UX
TO
STATE OF OREGON
Warranty Deed
Filed for Record Apr. 27, 1938 at 8:35 A.M.

3896

WARRANTY DEED

THIS INDENTURE WITNESSETH, That we, James E. Hinton, also known as J.E. HINTON AND LEONE HINTON, husband and wife, grantors, for the consideration of the sum of THREE HUNDRED NINETY-TWO and 20/100 ($392.20) Dollars, to us paid, have bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described premises, to-wit:

A parcel of land lying intheSouth half (S½) of the Northeast quarter (NE¼) of Section 6, Twp. 7 South, Range 16 East, W. M., Wasco County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to J.E. Hinton and Leone Hinton, recorded inBook 37/page 317, Wasco County Record of Deeds. The said parcel being described as follows:

Beginning at the quarter section corner on the east line of said Section 6; thence North 89° 30' West along the line between the Northeast quarter (NE¼) and the Southeast quarter (SE¼) of said Section 6, a distance of 2101.2 feet; thence North a distance of 310.6 feet to Engineer's Station 1083+21.1 on the Sherman Highway; thence continuing North 150 feet; thence North 65° 02' East a distance of 1811.9 feet; thence South 47° 59' East a distance of 617.5 feet; thence South alongthe east line of said Section 6, a distance of 230.4 feet to Engineer's Station 1059+25 on the Sherman Highway; thence continuing South along said east line a distance of 600 feet to the point of beginning.

The parcel of land to which this description applies contains 42.52 acres, of which 3.30 acres lie within the existing right of way, and 39.22 acres lie outside of the existing right of way.

PROVIDED, that grantors reserve to themselves the right to all natural gas and petroleum oils discovered upon the said property, together with rights of ingress and egress to prospect, drill for, develop, and remove any natural gas or petroleum oils which may be found thereon or supposed to be contained therein; provided further, however, that in the exercise of such rights grantors shall not interfere with the use of the premises hereby granted and conveyed for highway or other public purposes.

TO HAVEAND TO HOLD the said premises with their appurtenances, in fee simple, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

page #831

And we the said grantors do hereby covenant to and with the said State of Oregon, by and through its State Highway Commission, its successors and assigns, that we are the owners in fee simple of said premises; that they are free from all incumbrances and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7 day of April, 1933.

Done in presence of:

Ivan Olson

JAMES E. HINTON (SEAL)

LEONE HINTON (SEAL)

STATE OF OREGON }
}ss.
COUNTY OF WASCO }

On this 7th day of April, 1938, personally came before me, a Notary Public in and for said county and state, the within named J. E. HINTON AND LEONE HINTON, his wife, to me personally known to be the identical persons described in, and who executed, the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.

Ivan Olsen
Notary Public for Oregon
My commission expires April 8, 1938

(NOTARIAL SEAL)

#44704

HARRIETT NISH
TO
NORA ELLIOTT
Warranty Deed
Filed for Record Apr. 27, 1938 at 3:27 P.M.

KNOW ALL MEN BY THESE PRESENTS, That I Harriett Nish, a widow, in consideration of Ten Dollars, to me paid by Nora Elliott, do hereby grant, bargain, sell and convey unto said Nora Elliott, her heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Wasco, and State of Oregon, bounded and described as follows, to-wit:

Beginning at a point on the South line of Block J, Chenowith Home Tracts, South 89° 33' West 100.35 feet from the Southwest Corner of Lot Three of said Block J; thence North 0° 10' West 257 feet to a point; thence South 89° 30' West 176 feet to a point; thence Southerly 257 feet more or less to a point on the South line of said Block J a distance of 99 feet Westerly from the point of beginning; thence Easterly along the South line of said Block J to the place of beginning.

U. S. I. R. Stamp Cancelled $.50

TO HAVE AND TO HOLD, the above described and granted premises unto the said Nora Elliott, her heirs and assigns forever.

And I the grantor above named do covenant to and with the above named grantee her heirs and assigns that I am lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that I will and my heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness my hand and seal this 26th day of April, 1938.

Executed in the Presence of

HARRIETT NISH (SEAL)

WARRANTY DEED

3896

This Indenture Witnesseth, That we, J. E. HINTON and LEONE HINTON, husband and wife, JAMES E. HINTON, also known as

.....grantors, for the consideration of

the sum of ..... THREE HUNDRED NINETY-TWO and 20/100 ($392.20) ..... DOLLARS

to ..... us ..... paid, have bargained and sold and by these presents do..... bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described premises, to wit:

A parcel of land lying in the South half (S½) of the Northeast quarter (NE¼) of Section 6, Twp. 7 South, Range 16 East, W.M., Wasco County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to J. E. Hinton and Leone Hinton, recorded in Book 87, Page 317, Wasco County Record of Deeds. The said parcel being described as follows:

Beginning at the quarter section corner on the east line of said Section 6; thence North 89° 39' West along the line between the Northeast quarter (NE¼) and the Southeast quarter (SE¼) of said Section 6, a distance of 2101.8 feet; thence North a distance of 210.6 feet to Engineer's Station 1068+21.1 on the Shaniko Highway; thence continuing North 150 feet; thence North 65° 08' East a distance of 1811.9 feet; thence South 47° 52' East a distance of 517.6 feet; thence South along the east line of said Section 6, a distance of 280.4 feet to Engineer's Station 1059+23 on the Shaniko Highway; thence continuing South along said east line a distance of 600 feet to the point of beginning.

The parcel of land to which this description applies contains 42.52 acres, of which 3.20 acres lie within the existing right of way, and 39.32 acres lie outside of the existing right of way.

PROVIDED, that grantors reserve to themselves the right to all natural gas and petroleum oils discovered upon the said property, together with rights of ingress and egress to prospect, drill for, develop, and remove any natural gas or petroleum oils which may be found thereon or supposed to be contained therein; provided further, however, that in the exercise of such rights grantors shall not interfere with the use of the premises hereby granted and conveyed for highway or other public purposes.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

And ...we... the said grantor ...s... do..... hereby covenant to and with the said State of Oregon, by and through its State Highway Commission, its successors and assigns, that .....we are..... the owner...s... in fee simple of said premises; that they are free from all incumbrances

and that .....we..... will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, ...we..... have hereunto set .....our..... hand...s... and seal...s... this ...7... day of ...April —..., 1938

Done in presence of:

Ivan Olsen } James E. Hinton [SEAL]

} Leone Hinton [SEAL]

Copy

44700

Form 25—1938—4-8

WARRANTY DEED

FROM

J. E. HINTON, et ux.

TO

STATE OF OREGON
BY AND THROUGH ITS
STATE HIGHWAY COMMISSION

STATE OF OREGON,
County of ..... } ss.

I certify that the within was received at ..... o'clock ..... m. on the ..... day of 4-27, 1938, and duly recorded by me in Wasco County Records, Book of Deeds, Volume 89, Page 198 of 48

County Clerk or Recorder

By ....., Deputy

STATE PRINTING DEPT.

STATE OF OREGON,
County of Wasco } ss.

On this ...7... day of ...April —..., 1938, personally came before me, a ...Notary Public... in and for said county and state, the within named ...J. E. HINTON... and ...LEONE HINTON..., his wife, to me personally known to be the identical person...s described in, and who executed, the within instrument, and who each personally acknowledged to me that ...he... executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.

Ivan Olsen
Notary Public for Oregon

Seal

My commission expires ...4—8—..., 1938

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That We, J. E. Hinton and Leone Hinton, husband and wife, in consideration of Seventy-two and 70/100 ($72.70) Dollars, to us paid by the State of Oregon, do hereby remise, release and forever QUITCLAIM unto the said State of Oregon, by and through its STATE HIGHWAY COMMISSION and unto its successors and assigns all our right, title and interest in and to the following described parcel of real estate, together with the tenements, hereditaments and appurtenances, situate in the County of Wasco, State of Oregon, to-wit:

A parcel of land lying in the Southwest Quarter (SW¼) of the North-West Quarter (NW¼) of Section 5, Township 7 South, Range 16 East, W. M., Wasco County, Oregon, and being a portion of the following described property: The said parcel being described as follows:

Beginning at the Quarter Section corner on the West line of said Section 5; thence North along the West line of said Section 5 a distance of 600 feet to Engineer's Station 1059+25 on the Sherman Highway; thence continuing North along said West line a distance of 230.4 feet; thence South 47° 59' East a distance of 1012.1 feet to Engineer's Station 1050+00 on the Sherman Highway; thence South a distance of 159.4 feet; thence North 89° 30' West along the line between the Northwest Quarter (NW¼) and the Southwest Quarter (SW¼) of said Section 5 a distance of 752.1 feet to the point of beginning.

The parcel of land to which this description applies contains 8.54 acres, of which 1.27 acres lie within the existing right of way; and 7.27 acres lie outside of the existing right of way.

PROVIDED, That grantors reserve to themselves the right to all natural gas and petroleum oils discovered upon the said property, together with rights of ingress and egress to prospect, drill for, develop, and remove any natural gas or petroleum oils which may be found thereon or supposed to be contained therein; provided, further, however, that in the exercise of such rights grantors shall not interfere with the use of the premises hereby granted and conveyed for highway or other public purposes.

TO HAVE AND TO HOLD the same to the said State of Oregon, by and through its STATE HIGHWAY COMMISSION and to its successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of June A. D. 1938.

Executed in the presence of:

_____ (Sgd.) J. S. Hinton (SEAL)

_____ (Sgd.) Leone Hinton (SEAL)

45083 Recorded 6-24-38 at 2 PM Bk 89 - p 334

STATE OF OREGON,)
) ss.
County of Wasco)

On this 2nd day of June, A. D., 1938, personally appeared before me, a Notary Public in and for said County and State the within named J. E. Hinton and Leone Hinton, husband and wife, to me personally known to be the identical persons described therein and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(Sgd.) Carlton L. Pepper
Notary Public for Oregon

(SEAL)

My Commission expires Aug. 11, 1939.