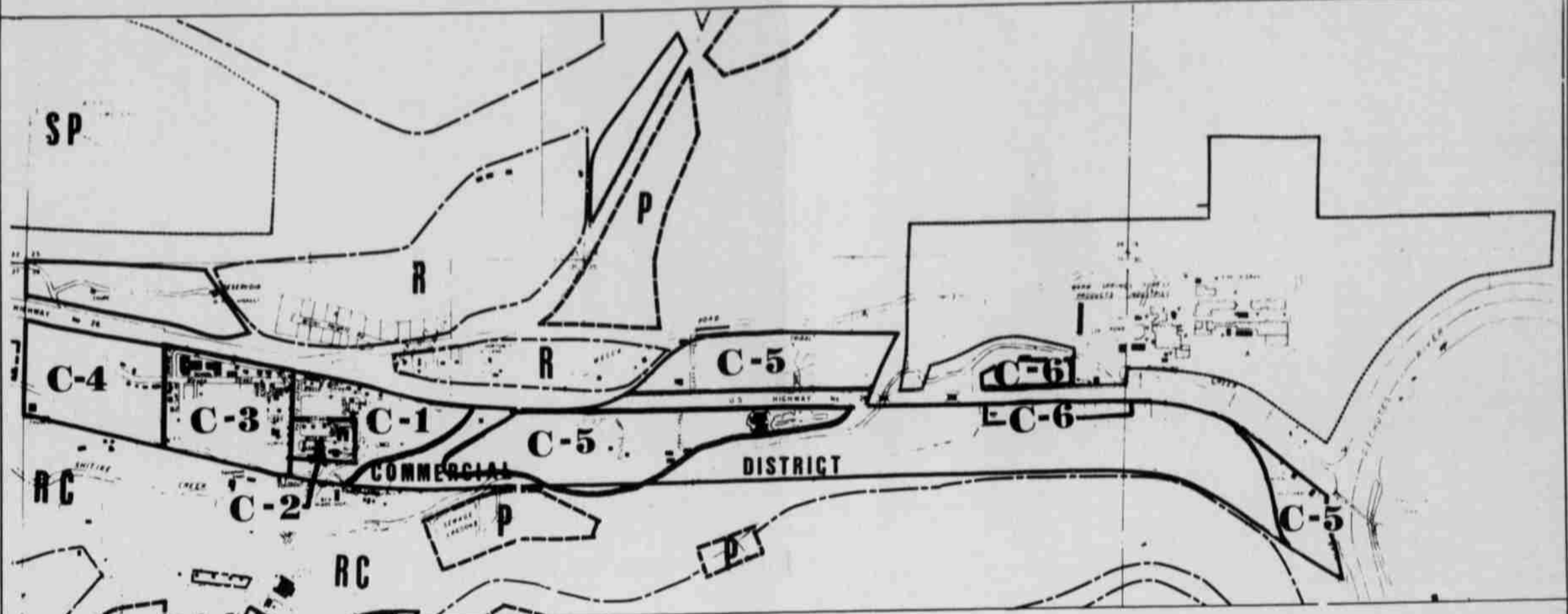


Reservation commercial zoning to be discussed

In the 1930's, what is today known as Macy's Market started business at its current location. In the 1940's, Massey's Market started next to Macy's and later the two merged operations. In 1949, Highway 26 was built and several businesses emerged to capture business from the new highway. In the 1950's, the Chevron Station, Mobile Station and Village Cafe opened within the commercial corridor. At that same time, the Texaco Station and the Rainbow Cafe, Market, Motel and Tavern began business operations off-reservation across the Deschutes River. In the 1960's, Alice's Restaurant replaced the Village Cafe

at the same location, the Mobile Station went out of business, and the Burger Inn emerged on the commercial scene of Warm Springs. Also, in 1969, the Oregon State University prepared the first Comprehensive Plan of the Warm Springs Reservation. In the 1970's, the Tribal Gift Shop replaced the Mobile Station, and the Rainbow Cafe became the Frontier Tavern until it burned in 1977 and was rebuilt as the current Rainbow Market. During the 1980's, Alice's Restaurant became The Deschutes Crossing, Inter-Tribal Sports emerged next to

Macy's and a new Post Office was built. With exception of the Tribal Garage, which is situated outside the corridor, not much new commercial development has occurred in the past ten years primarily because of the lack of available space to lease. In 1989, plans to construct the Tribal Museum along Highway 26 led tribal government to establish a "General Commercial" zone along the Highway 26 corridor. In addition, with limited developable land and increasing pressure to start businesses, tribal members were demanding that land be made available for commercial development.



C-1: Community Commercial

- Permitted Uses:
1. Grocery Store
 2. Bank
 3. Post Office
 4. Shoe Repair
 5. Laundry/Dry Cleaners
 6. Barber/Beauty Shop
 7. Florist/Card/book Store
 8. Crafts/Gift Shop
 9. Small Appliance Repair
 10. Drugs/Variety
 11. Saddle Repair/Tack
 12. Video Rental
 13. Video Arcade
 14. Hardware
 15. Auto Supplies
 16. Sporting Goods
 17. Food Services/Restaurant
 18. Clothing/Furniture
 19. Thrift Shop
 20. Professional
 21. Jewelry Store
 22. Bicycle Shop
 23. Art Supplies
 24. Gunsmith
 24. Tailoring/Dressmaking
 25. Frozen Food Lockers
 26. Feed and Seed/Garden Supplies
 27. Bakery
- Conditional Uses Permitted:
1. Gas Station
 2. Bowling Alley
 3. Mall/Department Store
 4. Theater/Skating Rink
 5. Utility Facilities
 6. Parking Lots
- Unallowable Uses:
1. Auto Body/Repairs
 2. Industrial/wholesale
 3. Machine Shops

C-2: Commercial/Governmental

- Permitted Uses:
1. Post Office
 2. Bank/Credit Union
 3. Tribal Offices/Services
 4. Federal Offices
 5. Law Enforcement/Corrections
 6. Tribal Court
 7. Professional Offices
 8. Library
- Conditional Uses Permitted:
1. Utility Facilities
 2. Parking Lots
- Unallowable Uses:
1. Retail Trade

C-3: Commercial/Professional

- Permitted Uses:
1. Professional Offices
 2. Insurance Office
 3. Contracting (Business Offices)
 4. Shoe Repair
 5. Laundry/Dry Cleaners
 6. Barber/Beauty Shop
 7. Florist/Card Shop
 8. Crafts/Gift Shop
 9. Small Appliance Repair
 10. Drugs/Variety
 11. Saddle Repair/Tack
 12. Video Rental
 13. Video Arcade
 14. Hardware
 15. Auto Supplies
 16. Sporting Goods
 17. Clothing/Furniture
 18. Thrift Shop
 19. Bowling Alley
 20. Theater/Skating Rink
 21. Flea Market
 22. Clinics
 23. Health Spa/Gym
 24. Library
- Conditional Uses Permitted:
1. Food Services/Restaurant
 2. Utility Facilities
 3. Motel/Hotel
 4. Auto/Body Repairs
 5. Mall/Department Store
 6. Agricultural Supplies
 7. Wholesale Establishments
 8. Parking Lots
- Unallowable Uses:
1. Gas Stations
 2. Industrial

C-4: Future Commercial (Reserved)

- Allowable Uses:
1. Reserved for future Commercial Development

C-5: Museum Commercial

- Allowable Uses:
1. Art Galleries/Curio Shops/Studios
 2. Museum
 3. Crafts/Gift Shops
 4. Restaurants/Drive-in/Fast Foods
 5. Theater
 6. Tourist Facilities
 7. Motel
 8. Art Supply
 9. Bank/Savings and Loan
- Conditional Uses:
1. Service Station and Repair
 2. Car Wash
 3. Utility Facilities
- Unallowable Uses:
1. Wholesale Functions
 2. Building Supplies
 3. Hardware
 4. Feed and Farm Supplies
 5. Machine Shop
 6. Small Motor Repair
 7. Auto Body Shop
 8. Auto Supply
 9. Laundry/Dry Cleaners
 10. Shoe Repair
 11. Saddle Repair/Tack
 12. Barber/beauty Salon
 13. Florist/Card/Book Shop
 14. Small Appliance Repair
 15. Drug/Variety
 16. Skating Rink/Bowling Alley
 17. Sporting Goods
 18. Health Spa/Gym

C-6: Highway Commercial

- Allowable Uses:
1. Restaurants/Drive-in/Fast Food
 2. Tourist Facilities
 3. Motel
 4. Shoe Repair
 5. Saddle Repair/Tack
 6. Barber/Beauty Salon
 7. Florist/Card/Book Shop
 8. Sporting Goods
 9. Laundry/Dry Cleaners
 10. Drug/Variety
 11. Health Spa/Gym
 12. Hardware
 13. Auto Supply
 14. Car Sales Lot
- Conditional Uses:
1. Service Station/Repair
 2. Car Wash
 3. Utility Facility
- Unallowable Uses:
1. Wholesale Functions
 2. Industrial Uses
 3. Building Supply
 4. Machine Shop
 5. Auto Body Repair
 6. Skating Rink/Bowling Alley

Tribal Council established a commercial district zone along the Highway 26 corridor in 1989. This zone needs to be further defined in order for the Tribal Council, through its Land Use Committee, to make decisions that result in sound development. A Commercial Corridor Master Plan is being prepared by the Land Use Committee which will provide the Tribal Council with the necessary tools to assure sound, community based, development of the area. The Land Use committee began identifying potential

subzones for the Commercial District. Each subzone will define allowable (permitted) uses, conditional uses and unallowable uses. These uses will guide the issuance of Zoning Permits to Tribal Members and Tribal Government for developing sites and starting businesses. There are 6 subzones under consideration: C-1: Community Commercial C-2: Commercial/Governmental C-3: Commercial/Professional C-4: Future Commercial

C-5: Museum Commercial C-6: Highway Commercial The Land Use Committee scheduled public meetings for March 23, in the Agency Longhouse and March 24, in the Simnasho Longhouse both starting at 6:30 p.m. These meetings are set for the purpose of hearing what the community feels about these draft commercial uses along Highway 26. The Commercial District Map shows these subzones. Below the map is a listing of the "Draft" allowable uses for community review and comment.

Proposed wastewater resolution-- Continued from page 1

WHEREAS, The Museum, Deschutes Crossing Restaurant and future development of the commercial corridor will also increase the demand for waste water treatment; and WHEREAS, Tribal Council has consulted with appropriate Tribal and federal officials concerning waste water treatment on the Reservation and prepared a Five (5) Year Waste Water Treatment Plan for the Reservation to address the discharge of waste water; and WHEREAS, It is in the best interests of the Confederated Tribes to expand and upgrade the capacity of the Agency Lagoon to meet these immediate demands for waste water treatment

and to accommodate future growth for the next 20 years; now, therefore BE IT RESOLVED, By the Tribal Council of the Confederated Tribes of the Warm Springs Reservation of Oregon, pursuant to Article V, Section 1(d), (e), (f) and (1), as amended, that the Agency Lagoon Upgrade Project is a highest priority project; and BE IT FURTHER RESOLVED, By the Tribal Council that the attached five (5) year Waste Water Treatment Plan is hereby adopted; and BE IT FURTHER RESOLVED, that the Secretary/Treasurer is hereby authorized to submit funding applications to Indian Health Service and other sources to implement said project.

Public meetings set for:
Monday, March 23: Agency Longhouse
Tuesday, March 24: Simnasho Longhouse
Each meeting will start at 6:30 p.m.