



Oregon

Theodore R. Kulongoski, 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

11/23/2010

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

FROM: Plan Amendment Program Specialist

SUBJECT: Morrow County Plan Amendment
DLCD File Number 006-10

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, December 03, 2010

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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: Carla McLane, Morrow County
Jon Jinings, DLCD Community Services Specialist
Amanda Punton, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person electronic mailed

DEPT OF

NOV 16 2010

LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: *Morrow County*

Local file number: *AC-40-10, AC(M)-41-10*

Date of Adoption: *November 10, 2010*

Date Mailed: *November 12, 2010*

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: *July 30, 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".

Amend the Comp. Plan to include a locally significant aggregate site to Morrow County's list of locally significant aggregate sites. Amend the Comp. Plan Map to include the aggregate site location.

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from: *EFU*

to: *EFU/Locally Significant Aggregate*

Zone Map Changed from: *N/A*

to:

Location: *1N 23E (28)*

Acres Involved: *80*

Specify Density: Previous: *N/A*

New:

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
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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

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 006-10 (18416) [16413]

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

DLCD, DOGAMI, ODOT, DEQ, ODOE

Local Contact: *Carla McLane*

Phone: (503) 922-4624 Extension:

Address: *PO Box 40*

Fax Number: *503-922-3472*

City: *Irrigon*

Zip: *97844*

E-mail Address: *cmclane@cd.marvax.or.us*

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD** 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**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.



PLANNING DEPARTMENT

P. O. Box 40 • Irrigon, Oregon 97844
(541) 922-4624 or (541) 676-9061 x 5503
FAX: (541) 922-3472

NOTICE OF DECISION

November 12, 2010

AC(M)-041-10
AC-040-10
Morrow County Comprehensive Plan Map
Morrow County Comprehensive Plan

This notice is to inform you that on November 10, 2010, the Morrow County Court adopted Ordinance Number MC-10-2010 amending the Morrow County Comprehensive Plan and the Comprehensive Plan Map. Specifically Morrow County added a locally significant aggregate resource site to the Comprehensive Plan list of aggregate sites and identified the location on the Comprehensive Plan Map.

The requirements for filing an appeal of the decision to the Land Use Board of Appeals (LUBA) are set forth in ORS 197.830 to 197.845. State law and associated administrative rules promulgated by LUBA describe the period within which any appeal must be filed and the manner in which such an appeal must be commenced. Presently, ORS 197.830(9) requires that a notice of intent to appeal plan or land use regulation amendments adopted pursuant to ORS 197.610 to 197.625 "shall be filed not later than 21 days after notice of the decision sought to be reviewed is mailed or otherwise submitted to parties entitled to notice under ORS 197.615." Notice of this decision was mailed on November 12, 2010. The deadline to appeal is December 3, 2010.

Cordially,

A handwritten signature in black ink, appearing to read "Carla McLane".

Carla McLane
Planning Director

I certify that on November 12, 2010, I mailed a copy of this Notice of Decision by first class mail to all persons entitled to notice of this decision.

A handwritten signature in black ink, appearing to read "Rayne Womack".

Signature

11/12/2010

Date

BEFORE THE MORROW COUNTY COURT
OF MORROW COUNTY

AN ORDINANCE AMENDING THE MORROW
COUNTY COMPREHENSIVE PLAN AND THE
COMPREHENSIVE PLAN MAP TO INCLUDE
A LOCALLY SIGNIFICANT AGGREGATE
RESOURCE SITE

COUNTY ORDINANCE

NO. MC-10-2010

WHEREAS, ORS 203.035 authorizes Morrow County to exercise authority within the county over matters of County concern; and

WHEREAS, Morrow County adopted a Comprehensive Land Use Plan which was acknowledged by the Land Conservation and Development Commission on January 15, 1986; and

WHEREAS, an application was filed by Ron Haguewood to include approximately 80 acres of ground as a locally significant resource site and to amend the Morrow County Comprehensive Plan Inventory of Significant Aggregate Sites by a Post Acknowledgment Plan Amendment; and

WHEREAS, the Morrow County Planning Commission held two hearings to review the request on August 31, 2010 and September 14, 2010 at the Port of Morrow Riverfront Center; and

WHEREAS, the Morrow County Planning Commission unanimously recommended approval of the request and adopted Planning Commission Final Findings of Fact; and

WHEREAS, the Morrow County Court held a hearing to consider the recommendation of the Morrow County Planning Commission on October 27, 2010, at the Morrow County Courthouse in Heppner, Oregon; and

WHEREAS, the Morrow County Court did take testimony at the public hearing on October 27, 2010; and

WHEREAS, the Morrow County Court affirmed that the proposed aggregate site meets the requirements under Oregon Administrative Rule whereby a site shall produce less than 500,000 tons of aggregate material and the soils contain less than 35 percent of soils classified as Class I or II on NRCS maps; and

WHEREAS, the Morrow County Court deemed the site at the subject property a locally significant aggregate site.

NOW THEREFORE THE COUNTY COURT OF MORROW COUNTY ORDAINS AS
FOLLOWS:

Section 1 Title of Ordinance:

This Ordinance shall be known, and may be cited, as the "2010 Haguewood Quarry Locally Significant Site Comprehensive Plan and Map Amendment."

Section 2 Findings

The Morrow County Court does find that the testimony and evidence submitted by Steve and Jan Puntenney to not be applicable to the action under review. The Morrow County Court is charged in this action to determine if the site meets the requirements to be listed as locally significant. The testimony provided focused on four distinct areas - view, dust, blasting impacts and noise. These factors are related to how mining is conducted, not if the resource site should be listed as locally significant. The four factors identified are more appropriate to the mining decision which was reviewed by the Morrow County Planning Commission as Conditional Use Permit request CUP-N-284 at the August 31, 2010 public hearing in Heppner at the Heppner City Hall.

Three of the four factors - dust, blasting impacts and noise - are factors that can be reviewed as part of the Conditional Use Permit relative to how mining occurs. There may still be an opportunity for certain aspects of these concerns to be addressed within the operating permit that will need to be issued by the Oregon Department of Geology and Mineral Industries.

The fourth factor, view, if considered during the Conditional Use Permit review process, would be evaluated under Goal 5. In the vicinity of the proposed aggregate site the Oregon Trail and the Cecil Store are identified as historic features to be protected. Testimony was given that the Blue Mountain Scenic Byway (BluWay) should also receive protection, however Morrow County has not listed the BluWay for protections under Goal 5.

Based on these Findings the Morrow County Court does approve the listing of the Haguewood Aggregate Site as a locally significant site and would not place any restrictions on the mining activity.

Section 3 Affected Documents:

The Morrow County Comprehensive Plan and the Morrow County Comprehensive Plan Map are amended with a text amendment in the Goal 5 Analysis Chapter Aggregate Sites List.

1. Text Amendment: Insert the following on page 102 of the Comprehensive Plan:
Site/Permit Number TBD Type of Material: Quarry Rock County Zone Designation:
EFU Remarks: Locally Significant Goal 5 Designation: n/a
2. Map Amendment: The Morrow County Comprehensive Plan Aggregate Resources Map will be amended to indicate the site as shown on the attached Boundary Map.

Section 4 Effective Date

This ordinance shall be effective on January 1, 2011.


Date of First Reading: November 3, 2010

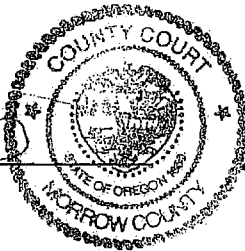
Date of Second Reading: November 10, 2010

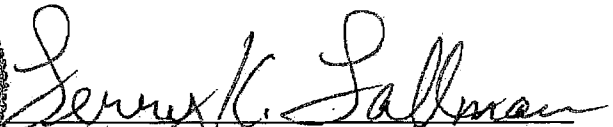
DONE AND ADOPTED BY THE MORROW COUNTY COURT THIS 10th DAY OF
NOVEMBER, 2010


ATTEST:

MORROW COUNTY COURT:


Bobbi Childers
County Clerk




Terry K. Tallman, Judge




Ken Grieb, Commissioner

APPROVED AS TO FORM:

Ryan Swinburnson
County Counsel

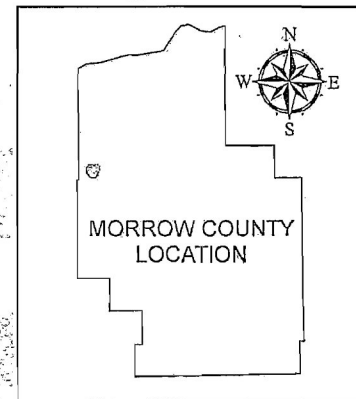
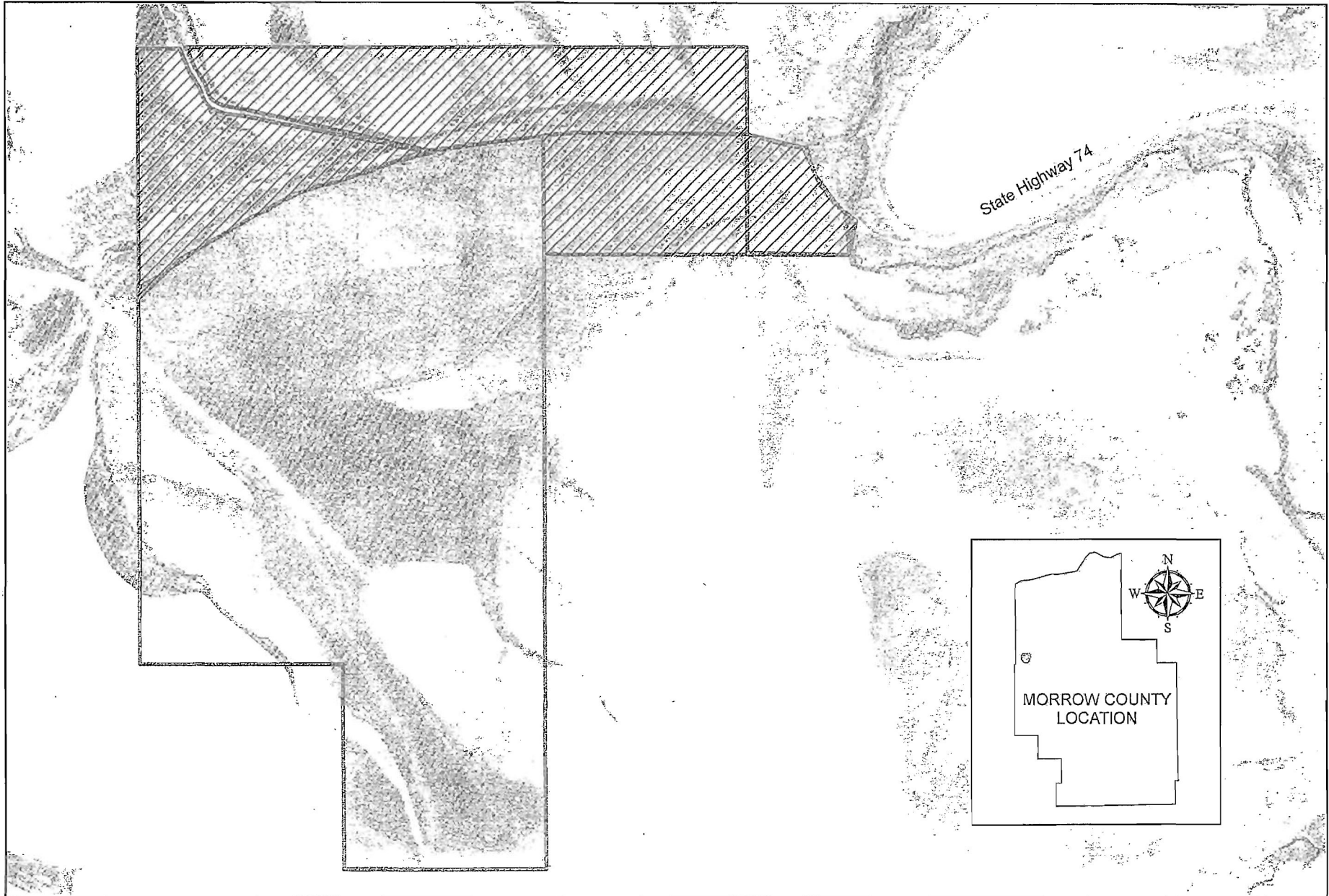

Learn Rea, Commissioner



-  Proposed Aggregate Site
-  Haguewood Subject Property

AC-040-10
AC(M)-041-10
CUP-N-284

Haguewood Boundary Map



FINAL FINDINGS OF FACT
AC-040-10, AC(M)-041-10
Aggregate Site

REQUEST: Amend the Comprehensive Plan to include a locally significant aggregate site to Morrow County's list of significant aggregate sites. Amend the Comprehensive Plan Map to include the aggregate site location.

APPLICANT: Ron Haguewood
67127 Emert Road
Ione, OR 97843

PROPERTY OWNER: Same

PROPERTY DESCRIPTION: Tax Lot 5900 of Assessor's Map 1N 23 Section 28

PROPERTY LOCATION: Approximately 6 miles north of Ione on Highway 74 and Ely Canyon Road

I SUMMARY OF APPLICATION AND PROCESS:

This application came about as a result of the perceived need to provide aggregate for a variety of approved and potential wind energy site's turbine footings and access roads. The proposed quarry is estimated to produce less than 500,00 tons of aggregate material and the soils are predominately Lickskillet very stony loam, Class VII's; Ritzville silt loam, Classes III's and IVe dryland; and Willis silt loam, Class IVe. See the accompanying Soils Map.

Oregon Administrative Rule (OAR) 660-023-0180 sets forth the process and conditions by which aggregate sites are approved. When a proposed aggregate quarry is estimated to produce less than 500,000 tons of material outside the Willamette Valley and when the soils are not more than 35 percent Class I soils, or classified as Class II, or of a combination of Class II and Class I or Unique soil as classified on the NRCS soil maps, the site may be approved as a Conditional Use in Morrow County.

Oregon Revised Statute 215.298 and Oregon Administrative Rule Division 23 requires that a permit for mining of aggregate shall be issued only for a site included on an inventory in an acknowledged comprehensive plan; this action will meet that requirement. The applicant has submitted an application for a Conditional Use Permit to mine aggregate on the subject property along with the application to include the site in the Comprehensive Plan and Map. As required by the Morrow County Comprehensive Plan two public hearings will be required – one Planning Commission and one County Court – prior to approval of the requested amendment. The tentative hearing schedule is included at the end of these Findings of Fact. If the Planning Commission approves the Conditional Use Permit for the proposed quarry site, mining will be allowed only after the site has been added to the Comprehensive Plan's list of significant aggregate sites and map.

II SUMMARY OF APPLICABLE CRITERIA To approve the requests the Planning Commission will need to make findings to show that the requests meet the necessary criteria in the Comprehensive Plan for review and revision processes. Those criteria are presented below in **bold** print with responses in regular print.
At a minimum, the review should determine Plan and Implementing Ordinance conformity with changes in:

1. The Oregon Revised Statutes; The Oregon Revised Statutes(ORS) and Oregon Administrative Rules (OAR), specifically ORS 215.298 and OAR 660-023-0180 require a permit for mining of aggregate be issued only for a site included on an inventory in an acknowledged comprehensive plan. This action will accomplish that requirement.

2. Oregon Case Law; Oregon Case Law LUBA Beaver State Sand and Gravel v. Douglas County, 43 or LUBA 140 (2002). The ORS 215.298 provision allows a mining operation on EFU-zoned lands if the site is on an "inventory" in a comprehensive plan. Because under the 1982 Goal 5 rule the term "inventory" referred to an inventory of significant mineral sites, ORS 215.209 allows mining in an EFU zone only if the site is on a comprehensive plan inventory of significant mineral sites, not if the site is on a separate list of non-significant sites. This action takes into account the LUBA Case described above. The aggregate mine will be placed on the Comprehensive Plan list of significant mineral sites.

3. Oregon Statewide Planning Goals; Oregon Administrative Rule 660 Division 23 lists mineral and aggregate resources as a Goal 5 resource and includes them within the procedures and criteria for inventorying and evaluating Goal 5 resources. All new mining sites shall be approved according to these rules. In the case of this application, the applicable language is found under 660-023-0180(6)(c), which states: the local government shall issue a permit for mining aggregate only for a site included on an inventory of significant aggregate sites in the comprehensive plan in accordance with ORS 215.298(2). This action will accomplish the requirement of the Rule described above.

4. Requirements of the County and Cities; This amendment meets the requirement that Morrow County comply with Statute and Rule as specified above. There is no requirement that any city or town within Morrow County be a party to this amendment.

5. Needs of residents or landowners within the County and Urban growth areas. Wind energy facilities have been approved in this area and there are several others being considered. Wind farms require aggregate in order to create and improve existing roads, and to build the wind tower turbine footings. Aggregate is available near these wind farm facilities and application has been made to the County for a Conditional Use Permit for an aggregate mine in compliance with County and State requirements. When the Conditional Use Permit and the subject amendment have been approved by the Planning Commission and the County Court, the need of the applicant to provide the aggregate to the wind project, and the wind project developer to develop the facility, will have been met.

6. Concerns of the County and other affected governmental units. It is a matter of County concern that the County meet its obligations under State Statute and Rule in a timely manner. All affected agencies as listed in Section VI below have been notified.


This amendment and accompanying application for the aggregate mine has been given lawful public notice and all comments will be considered by the Planning Commission and the County Court and entered into the Public Record as required.

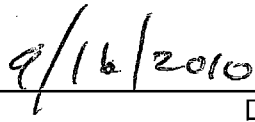
Minor or Quasi-Judicial Changes. Minor changes, i.e., those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should not be made more frequently than once a year, if at all possible. The factual basis and public need and justification supporting the amendment are established above.

- III DLCD 45 DAY NOTICE: July 16, 2010
- IV PROPERTY OWNER NOTICE: August 11, 2010
- V LEGAL NOTICE: Heppner Gazette Times and East-Oregonian
August 18 and September 1, 2010
- VI AGENCIES NOTIFIED: Amanda Punton, Jon Jinnings, Angela Haouck, Department of Land Conservation and Development; Ben Mundie, DOGAMI; Greg Sweek, Morrow County Assessor
- VII HEARING DATES:
 - Planning Commission
August 31, 2010
Heppner City Hall
Heppner, Oregon
 - Planning Commission
September 14, 2010
Port of Morrow Riverfront Center
Boardman, Oregon
 - County Court (Tentative)
October 27, 2010
Heppner, Oregon

IX. **RECOMMENDATION OF THE MORROW COUNTY PLANNING COMMISSION:**
Recommend to the Morrow County Court approval of the application as presented:

- Amend the Comprehensive Plan to include the subject aggregate quarry site as part of Morrow County's list of significant aggregate sites. Amend the Comprehensive Plan Map to include the aggregate site location.


David Sykes, Chair

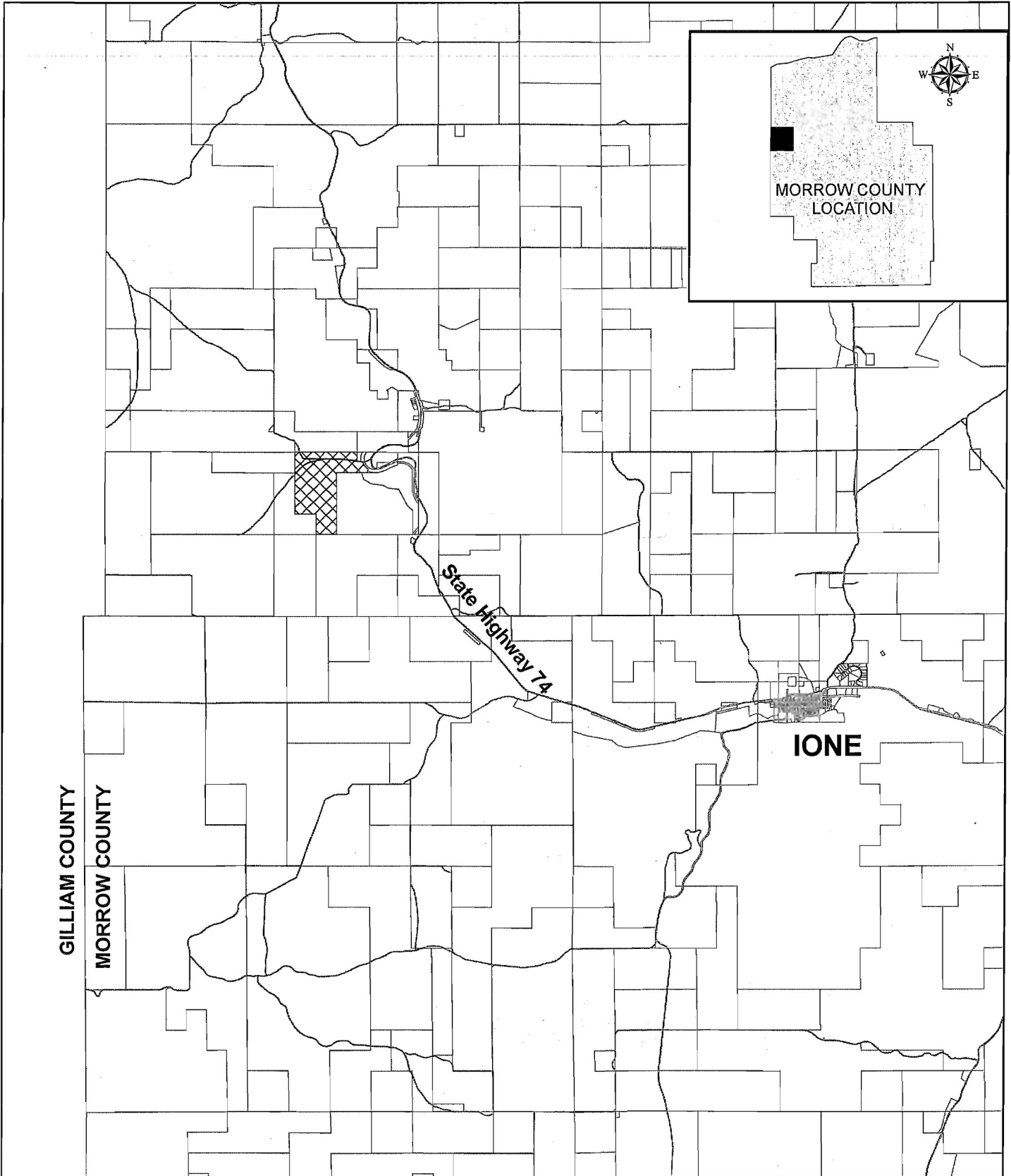

Date

Attachments:
Vicinity Map
Boundary Map





 Subject Property

AC-040-10
AC(M)-041-10
Vicinity Map **CUP-N-284**

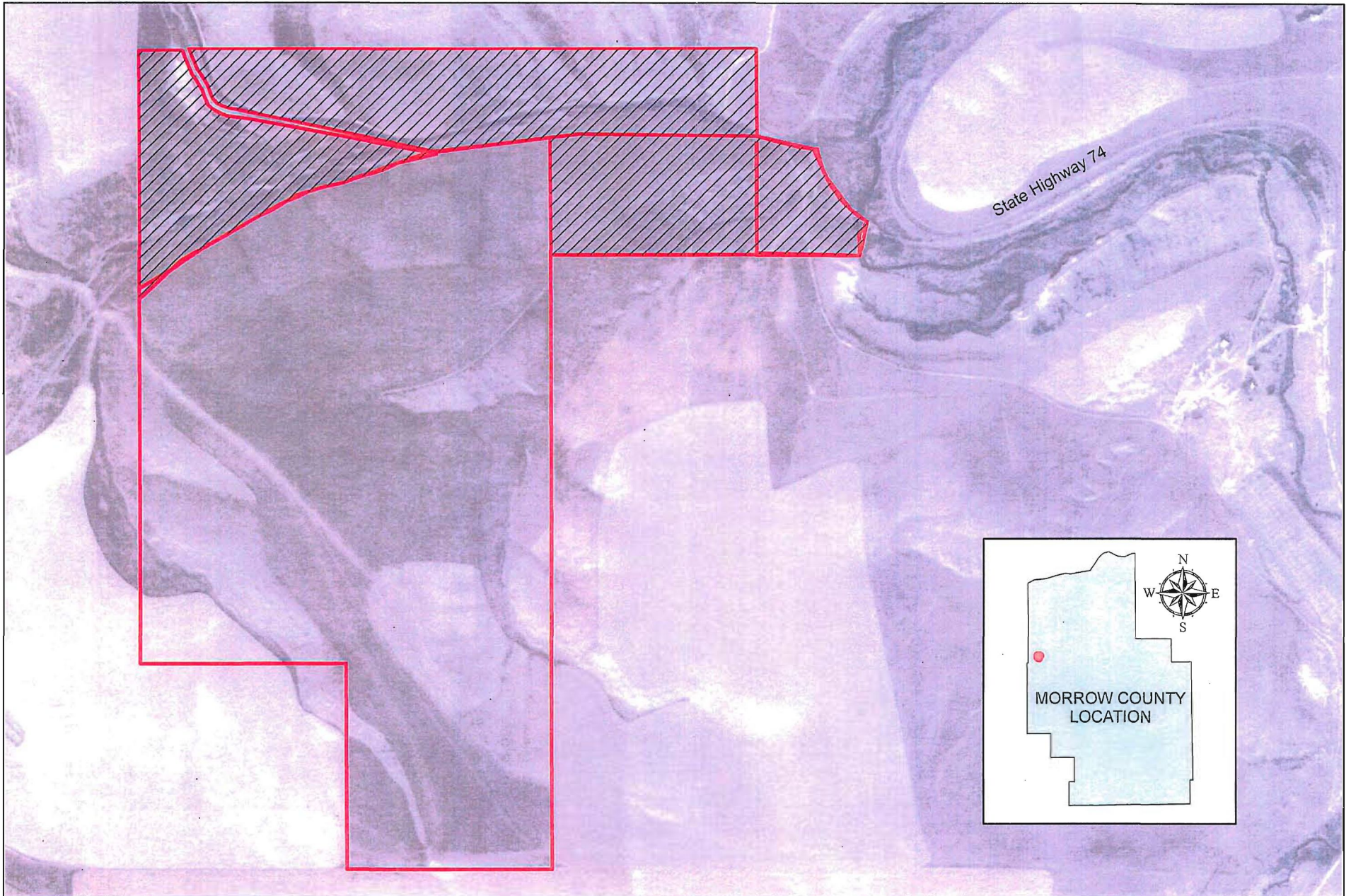


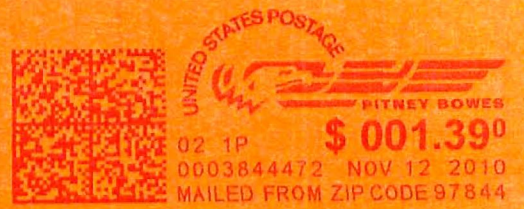


-  Proposed Aggregate Site
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AC-040-10
AC(M)-041-10
CUP-N-284

Haguewood Boundary Map





DLCD
~~Plan Amendment Specialist~~
635 Capital St. NE, Ste 150
Salem, OR 97301-2540

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