

Goal 5, Aggregate

Establishing a Goal 5 Large Significant Site Supplemental Application & Information Packet



216 SE 4th ST, Pendleton, OR 97801, (541) 278-6252
Email: planning@umatillacounty.gov

Note: Please complete the Land Use Request Application as well.

PROCESSING THE APPLICATION

The typical application process is approximately 3 to 6 months long.

Applications for map amendments are processed as legislative. Planning staff have 30 days to review the application for completeness. Once the application is deemed complete, planning staff will provide the required 35-day notice to the Oregon Department of Land Conservation and Development (DLCD). The proposed amendment is then placed on the next available County Planning Commission agenda for a public hearing.

As applicable, applicant(s), owners(s), surrounding property owners, affected government agencies, and utility companies are given 10 days notice in which to make written comments or prepare to attend the public hearing.

PUBLIC HEARING

The amendment process involves two public hearings. At the first hearing, the County Planning Commission hears public testimony and makes a recommendation to the Board of County Commissioners who makes a final decision at the second hearing.

ADDITIONAL ITEMS

1. Copy of Umatilla County Comprehensive Plan Map or Zoning Map with changes indicated.
2. A description addressing how the proposed amendment complies with applicable

Umatilla County Development Code,
Comprehensive Plan, Oregon
Administrative Rules, Statewide Planning
Goals and Oregon Revised Statutes.
3. Other items deemed necessary by planning
staff.

FEES

Goal 5 Aggregate Site - \$1,000 plus a Comp
Plan Text and Zone Map amendments.

**Comprehensive Plan and Development Code
Text Amendment** (without a joint application
for Zone and Comprehensive Plan Map
Changes) - \$1,000

Zone and Comprehensive Plan Map Change
(includes joint application for Comprehensive
Plan and Development Code Amendments) -
\$2,000

Cost of the notices will be invoiced later and
must be paid prior to final approval. ((Effective
July 2, 2012 via Ord. #2012-10)

It is the responsibility of the applicant to submit a
complete application with all necessary
attachments. Planning staff can refuse an
incomplete application.

Version: December 27, 2023
File Location: H:\SHARED\Forms_Master\Application Forms &
Supplemental Packets\Supplemental Packet_Aggregate_DEC 2023.doc

Large Significant Aggregate Site

Taken from OAR 660-023-0180 (3) & (5), (7)
Also complete the Land Use Request Application

Sub-Sections:

A. Land Use Information	2
B. Proposed Mining and Processing Development Plan	4
C. Mining Operation Classification Information	8
D. Impact Area Land Uses.....	9
E. Land Use Conflicts	10
F. Measures to Minimize Conflicts.....	12
G. Mining and Processing Criteria.....	13
H. Comp Plan Text and Zoning Map Amendments	15
I. Attachment Checklist:	16

Use additional pages if necessary to answer any of the following questions.

A. Land Use Information

-
1. Describe the current land uses on the property proposed for mining.

-
2. Describe houses, barns, buildings, structures, fences, wells, septic systems or other improvements that are on the property. Show these improvements on the Site Plan (as outlined in Section I below).

-
3. Describe natural features on the property such as drainage ways, creeks, streams, swales, wetlands, ponds, steep slopes or hills. (Show these features on the Site Plan.)

B. Proposed Mining and Processing Development Plan

4. What are the proposed extraction area dimensions? Indicate the dimensions on the site plan.

5. What is the total area of the proposed mining and processing operation?

6. Will the operation be seasonal or year-round?

Year-round

Seasonal, If the operation is seasonal, what are the proposed months of operation?

7. What days of the week will the quarry operate?

8. What hours of the day will the quarry operate?

9. How many employees will be on-site?

10. List the number and type(s) of equipment to be located on-site. Show the location of equipment on the site plan.

11. List the number and type of structures that will be on-site. Show the location of structures on the site plan.

12. Will the mining operation utilize blasting?

- No, blasting will not be used
- Yes blasting will be used. What are the expected frequency and the proposed timeframes?

13. Will the mining operation utilize crushing equipment? Show the location of any crushing equipment on the site plan.

- No, crushing will not be used
- Yes, crushing will be used. What are the proposed operating months, days of the week, and hours of the day?

14. Explain the types and frequency of the dust control measures to be utilized on-site in the following areas:

(a) Crushing Areas:

(b) Stockpile Areas

(c) Haul Roads:

15. What source of water will be used for the mining operation?

16. Is an Asphalt or Concrete Batch Plant a proposed use on this site? Show the location of the batch plant equipment on the site plan.

- No Asphalt or Concrete Batch Plant
- Yes, an Asphalt/Concrete Plant is proposed What are the proposed operating months, days of the week, and hours of the day?

17. Would material from this site be hauled to another site for processing?

- No, material will not be hauled to another site for processing.
- Yes, material will be hauled to another site for processing. Answer the following questions below -

If material will be hauled to another site for processing:

(a) Where is the location of the processing site?

(b) Describe the haul route to the processing site.

(c) What is the anticipated number of truck trips per day to the processing site?

Attach copies of documents authorizing the processing of material from this mining operation at the other processing site.

18. What Federal or State permits are required for the mining operation?

_____ Status: _____

_____ Status: _____

_____ Status: _____

19. Describe the proposed on-site Haul Road Plan. Show the haul road(s) on the site plan, including the distance to the nearest property boundary and the access point onto the public road.

(a) How far is the mining site from the public road?

(b) How wide will the haul road surface be?

(c) If the haul road is within an easement, what is the width of the easement?

(d) Identify water bodies crossed by the haul road.

(e) If water bodies are crossed, will the crossing be by bridge or culvert(s)?

(f) Will the intersection of the haul road with the public road require a new access point?

(g) Describe how the road apron onto the public road will be maintained and kept clear of debris.

20. Provide the estimated number of truck trips per day during:

(a) Heaviest Activity: _____

(b) Normal Operation: _____

(c) Lowest Activity: _____

Provide documentation of how the number of truck trips per day was calculated during the various rates of activity.

C. Mining Operation Classification Information

21. Was the proposed mining operation listed on an inventory of significant aggregate sites in the Comprehensive Plan as of September 1, 1996?

Yes, attach a copy of the inventory listing identifying the site.

No, the site is not on the County Inventory. The site must qualify to be significant and placed on the County's Inventory.

22. Indicate the laboratory test results of representative samples of aggregate material from the site: Attach a copy of the laboratory test analyses.

Air Degradation

Meets ODOT - Yes No

Abrasion

Meets ODOT - Yes No

Sulfate Soundness

Meets ODOT - Yes No

23. Estimated amount of aggregate material at the mining operation in tonnage.

Less than 500,000 tons

Greater than 500,000 tons

Attach diagrams, calculations, and other documentation supporting this conclusion.

24. Is the proposed mining operation an expansion of an existing site?

Yes, this proposal is an expansion of an existing site.

No, the proposal is for a new aggregate site.

25. What is the proposed post-mining use of the site?

D. Impact Area Land Uses

26. Identify the type(s) and location(s) of farm or forest uses within 1,500 feet of the resource area boundary. For example, if it is farm use, describe whether it is row crops, pasture, hay, livestock, sheep, horses, poultry, or other farm use. Attach a separate sheet(s) if necessary. Show the location of existing farm and forest uses on a map attached to this application.

(a) North:

(b) South:

(c) East:

(d) West:

27. Identify the number and location of homes, schools, businesses, and other land uses within 1,500 feet of the mining operation boundary. Attach a separate sheet(s) if necessary. Show the location of existing development on a map attached to this application.

(a) North:

(b) South:

(c) East:

(d) West:

E. Land Use Conflicts

28. **Conflicts with development sensitive to noise, dust or other discharge.** List conflicts between the proposed mining and any land uses identified within the Impact Area described Section D above that are sensitive to noise, dust, or other discharges (**e.g.** houses and schools). If mining at this site would not lead to conflicts with land uses that are sensitive to noise, dust, or other discharges, explain why not. Attach another sheet(s) if necessary.

(a) North:

(b) South:

(c) East:

(d) West:

29. **Conflicts with Local Roads.** Identify any potential conflicts with local roads used for ingress and egress to the proposed mining site that might occur within one mile of the entrance to the mining site, and between the mining site and the nearest public road. Include information regarding sight distances, road capacity, horizontal and vertical alignment, and similar items in the Transportation Plan and County Code. Attach another sheet(s) if necessary.

30. **Conflicts with other Goal 5 Resources.** Identify conflicts with inventoried Comprehensive Plan Goal 5 resource sites located within 1,500 feet of the mining site boundaries.

31. **Conflicts with Agricultural Practices.** Identify conflicts that could arise between mining at this mining operation and the accepted agricultural practices on property within 1,500 feet of the mining site boundary Attach another sheet if necessary.

32. **Potential Future Land Use Conflicts.** Would the future land uses (land uses allowed by the Umatilla County Development Code) on property within 1,500 feet of the mining site boundaries conflict with mining and processing activities at the mining operation?

Yes, describe the conflicts between mining and potential future land uses.

No, why not? (Attach additional pages, if necessary)

F. Measures to Minimize Conflicts

33. For all conflicts identified in Section E above, describe proposed measures, such as berms, screening, setbacks, phasing of activities, or other operational and developmental characteristics designed to minimize the identified conflicts with surrounding land uses. Attach another sheet if necessary. Show the location of such measures on a Site Plan.

(a) Measures to minimize conflicts with uses sensitive to noise, dust or other discharges.

(b) Measures to minimize conflicts with local roads.

(c) Measures to minimize conflicts with other inventoried Goal 5 sites.

(d) Measures to minimize conflicts with accepted agricultural practices.

G. Mining and Processing Criteria

34. Extraction holes and sedimentation ponds

shall comply with the following restrictions and regulations under the following circumstances

(a) In an existing pit.

(1) Extraction holes and sediment ponds shall not be allowed within 25 feet of a public road, county road or utility right of way and shall not exceed over 75% of the total land mass and shall be centered on the property.

(2) Extraction holes and sediment ponds shall not be allowed within 100 feet from the part of a property line which is adjacent to a residential dwelling.

(b) In a new pit. Extraction holes and sediment ponds shall be located not closer than 500 feet from any part of a property line adjacent to a residential dwelling unless the operator can obtain a written release from the adjacent residential property owner allowing a closer setback. The new pit shall be centered on the property and not exceed 75% of the total land mass.

How far from a public road or utility ROW will the extraction holes and sediment ponds be placed? _____ feet

What percentage of the property will be utilized for the extraction holes and sediment ponds?

_____ Mining Acres / _____ Total Acres
equals _____ % of Property

Will the extraction holes and sediment ponds meet the 100 foot setback from a property line adjacent to a dwelling?

- No the site is not within 100 feet of a property line adjacent to a dwelling
 Yes the site is within 100 feet. Please explain.

Will the extraction holes and sediment ponds meet the 500 foot setback from a property line adjacent to a dwelling?

- No the site will not be within 500 feet of a property line adjacent to a dwelling
 Yes the site will be within 500 feet. Please explain on a separate page.

What percentage of the property will be utilized for the extraction holes and sediment ponds?

_____ Mining Acres / _____ Total Acres
equals _____ % of Property

35. **Processing equipment** shall comply with the following restrictions and regulations under the following circumstances:

(a) **In an existing pit.**

(1) Equipment shall not be located within 50 feet of a public road, county road or utility right of way or located further away if deemed necessary.

(2) Equipment shall not be located within 100 feet from any part of a property line, which is adjacent to a residential dwelling or further if deemed necessary.

(b) **In a new pit.** Where the use of processing equipment such as crushers, batch plants, and the like, the operator will be required to place such equipment not closer than 500 feet from any part of a property line adjacent to a residential dwelling unless the operator can obtain a written release from the adjacent residential property owner allowing a closer setback.

How far from a public road or utility ROW will the processing equipment be placed?
_____ feet

Will the processing equipment meet the 100 foot setback from a property line adjacent to a dwelling?

No the equipment will not be within 100 feet of a property line adjacent to a dwelling.

Yes the equipment will be within 100 feet. Please explain on separate page.

Will the processing equipment b meet the 500 foot setback from a property line that is adjacent to a dwelling?

No the equipment will not be within 500 feet of a property line adjacent to a dwelling.

Yes the equipment will be within 500 feet. Please explain on separate page.

36. **Access Points.** All access points and their locations shall be arranged in such a way as to minimize traffic danger and nuisance to surrounding properties;

An Access Permit has been granted or is in process of review by the County Public Works – (541) 278-5424, to verify whether the access point will minimize traffic danger. Provide a copy to the County Planning Department.

37. **Screening.** The mining operation areas shall be screened from adjoining residential districts, county roads, highways and public roads by placement of fences, walls, hedges or landscaped berms. Native plants and trees shall be emphasized or plants and trees with a demonstrated ability to survive under the conditions required shall be provided. If, fencing and/or walls are required, they shall be of a type and color that will blend with the surrounding landscape and existing uses. In all instances above, the placement and design shall effectively screen and site from the public;

Will the operation area be adjacent to any of the following?

Residential zone

County Roads

State Highways

Public Roads

If the operation is adjacent to any of the above features screening will be required.

Not Applicable

H. Comp Plan Text and Zoning Map Amendments

The mining operation must be listed on the County's Inventory of Significant Sites and, if approved, will have the Aggregate Resource (AR) Overlay Zone applied to the property.

38. Explain how the proposed Comp Plan Text Amendment to include the mining operation in the aggregate resource inventory is consistent with the intent of the applicable sections of the Comprehensive Plan (including but not limited to Chapter 8, Findings/Policies 38 – 41).

39. Explain how the proposed Zoning Map Amendment to add the Aggregate Resource Overlay Zone on the mining operation is consistent with the intent of the applicable sections of the Comprehensive Plan (including but not limited to Chapter 8, Findings/Policies 38 -4 1).

40. Explain how the proposed Plan Text Amendment to include the mining operation in the aggregate resource inventory is consistent with the Statewide Planning Goals (including but not limited to Goals 3, 4, and 5).

41. Explain how the proposed Zoning Map Amendment to add the Aggregate Resource Overlay Zone on the mining operation is consistent with the Statewide Planning Goals (including but not limited to Goas 3, 4, and 5).

I. Attachment Checklist:

YOU MUST SUBMIT THE FOLLOWING ATTACHMENTS WITH THIS APPLICATION

<input checked="" type="checkbox"/>	Materials to be submitted:
<input type="checkbox"/>	1. Provide evidence that the mining operation is on the County Inventory, include a copy of the inventory.
<input type="checkbox"/>	2. Provide documentation on the estimated tonnage of aggregate material at the mining operation.
<input type="checkbox"/>	3. Provide a detailed site plan depicting the proposed development. The site plan shall be submitted on paper not larger than 8½ inches by 11 inches and shall be drawn to scale. The site plan shall include the following: <ol style="list-style-type: none"> a. The name and address of the extraction operator or property owner. b. The location of the property (township, range, section, and tax-lot[s]). c. The location on the property, the size, and the dimensions of the mining area. d. The areas proposed for crushing, batching, and stockpiling of aggregate and location of stored topsoil. e. The location, size and purpose of proposed buildings and equipment. f. The location of natural features on the property such as drainage ways, creeks, streams, swales, wetlands, ponds, steep slopes or hills g. The location and size of berms to be used. h. The locations and types of vegetative and/or fence screening to be used. i. Phasing of mining activity, if applicable. j. The location of on-site haul roads and proposed access point(s). k. The location of sediment ponds, if applicable.
<input type="checkbox"/>	4. Provide a detailed Vicinity Map depicting a one-mile radius of the mining area boundary. The map shall be submitted on paper not larger than 8½ inches by 11 inches and shall be drawn to scale. The map shall include the following: <ol style="list-style-type: none"> a. The property where the mining operation is located; b. The areas proposed for extraction, processing, and storage of aggregate or topsoil; c. The location of on-site haul roads and proposed access point(s); d. The location of all land uses within 1,500 feet of the mining operation boundaries; e. The location of all homes, businesses, roads, railroads, and utility facilities within 1,500 feet of the mining operation. f. Identification of soil types in the mining operation.
<input type="checkbox"/>	5. Provide photos of the property.

<input type="checkbox"/>	<p>6. Federal and State Permits:</p> <ul style="list-style-type: none"> a. A reclamation plan approved by the Oregon Department of Geology and Mineral Industries (DOGAMI) that results in the proposed final use; or b. Oregon Division of State Lands (DSL) conditions of operation. c. A surface water management plan as required by DOGAMI, DEQ or DSL d. Other permits required by Federal and State agencies.
<input type="checkbox"/>	<p>7. Provide documentation of how the number of truck trips per day was calculated during the various rates of activity.</p>
<input type="checkbox"/>	<p>8. Roads</p> <ul style="list-style-type: none"> a. Evidence that the Public Works Director has made a finding that the development will not have significant adverse impacts on the quality of County roads or local access roads in the area, or b. Verification that a Road Improvement Agreement, if applicable. c. A copy of the access easement to the proposed mining site, if applicable. d. A traffic impact assessment within one mile of the entrance to the mining site.
<input type="checkbox"/>	<p>9. Provide a truck haul plan approved by the Umatilla County Public Works Director that includes provisions for all routing, paving and access to the mining operation and to and from any other approved site if material is hauled to another site for processing.</p>
<input type="checkbox"/>	<p>10. If material will be hauled to another site for processing, provide a copy of documents authorizing the processing of material from this mining operation at the other processing site.</p>