




Department of Land Conservation and Development

1175 COURT STREET NE, SALEM, OREGON 97310-0590 PHONE (503) 378-4926

NOTICE OF ADOPTED AMENDMENT

November 25, 1987

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

FROM: James F. Ross, Director 

SUBJECT: Morrow County Plan Amendment (LCDC File #001-87B)

Notice of adoption of the attached plan or land use regulation amendment was received by the Department of Land Conservation and Development on November 20, 1987. The amendment was adopted on November 4, 1987. Notice of the proposed amendment had been received by the Department on September 30, 1987.

NOTE: This action was submitted more than five work days after adoption contrary to statutory requirements. Statutes provide that appeals to LUBA are to be filed within 21 days of mailing notice to persons entitled to notice under OAR 660-18-040 and 050.

Persons who participated in the local government proceedings leading to adoption of the amendment may file an appeal of this decision with the Land Use Board of Appeals (LUBA). If the local government did not provide 45 days notice of its final hearing on adoption claiming that the statewide goals are inapplicable or that an emergency exists, any person may file an appeal of the decision with LUBA even if they did not participate locally.

In order to file an appeal, a notice of intent to appeal must be filed no later than 21 days after the date the decision sought to be reviewed is mailed to persons entitled to notice under OAR 660-18-040 and 660-18-050. Copies of the notice of intent to appeal must be served upon the local government and the applicant of record. The notice shall be served and filed in the form and manner prescribed by rule of LUBA. Further proceedings are governed by the administrative rules of LUBA.

JFR:DB:deb

cc: Dale Blanton, Plan Review Supervisor
Brent Lake, Field Representative
Portland Office

NOV 23 1987

SALEM

NOTICE OF ADOPTION

Must Be Filed Within 5 Working Days
See OAR 660-18-040

Jurisdiction MORROW COUNTY Local File Number ORR, VA - Boeing

Date Mailed 11-17-87 Date of Adoption Nov. 4, 1987

Date Proposal was Provided to DLCD _____

Type of Adopted Action (Check all that apply)

<input checked="" type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Land Use Regulation Amendment	<input checked="" type="checkbox"/> New Land Use Regulation
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Please complete (A) for text amendments and (B) for map amendments

A. Summary of Adopted Action (A brief description is adequate. Please avoid highly technical terms and zone code abbreviations. Please do not write "see attached."):

Request by Ore. V.A. to rezone 14,080 Acs. of E.F.U. State Owned Land to "Space Age Industrial" Zone.

Describe How the Adopted Amendment Differs from the Proposal (If it is the same, write "Same." If it was not proposed, write "N/A."):

"SAME"

B. If the Action Amends the Plan or Zone Map, Provide the Following Information for Each Area Which was Changed (Provide a separate sheet for each area. Multiple sheets can be submitted as a single adoption action. Please include street address whenever possible. Do not use tax lot number alone.):

Previous Plan Designation: <u>EFU</u>	New Plan Designation: <u>SPACE AGE INDUSTRIAL</u>
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Previous Zone: <u>EXCLUSIVE FARM USE</u>	New Zone: <u>SPACE AGE INDUSTRIAL</u>
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Location: S 1/4 of Sec. 15, S. N 1/4 of Sec. 18, E 1/2 of Sec. 19, S 1/2 of Sections 25, 26 and all of Sections 27, 28, 29, 32, 33, 34, 35, 36, Twp 4 N R 24

Acreage Involved: and sections 1, 3, 4, 5, 9, 14, 21, 22, 23, 24 1/2 N 1/2 Sec 8 Twp 3 N R 29

Does this Change Include a Goal Exception? Yes No

For Residential Changes Please Indicate the Change in Allowed Density in Units Per Net Acre

Previous Density: _____	New Density: _____
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If Notice of Proposal was Not Sent to DLCD 45 Days Prior to the Final Hearing,
Please Indicate Why:

_____ Statewide Planning Goals are inapplicable

_____ Emergency Circumstances Required Expedited Review

List Statewide Goals Which May Apply:

List any State or Federal Agencies, Local Government or Local Special Service
Districts Which may be Interested in or Impacted by the Adoption:

U.S. Navy, City of Seaside, Part of Morrow, Ore Fish and Wildlife

Direct Questions and Comments To: Deane Seeger

Planning Dir. Morrow Co.

(Phone) 922-4624-676-9061 ext 17

Send To: Department of Land Conservation and Development
1175 Court Street, N.E
Salem, Oregon 97310-0590

Attach One (1) Copy of the Adopted Action to this Form and/or three (3) Copies of
Bound Materials and Maps Larger than 8 1/2 by 11 Inches.

NOTE: If more copies of this form are needed, please contact the DLCD office at
373-0050, or this form may be duplicated on green paper. Failure to provide notice
of an adopted plan or land use regulation amendment results in an extension of the
appeal period. Appeals may be filed within 21 days of the date the proposal is
mailed to DLCD. Statutes require mailing within 5 days of the action becoming final
(See OAR 660-18-040).

*** FOR DLCD OFFICE USE ***

DLCD File Number 001-87B

<pa>adoptform

DEPARTMENT OF CONSERVATION & DEVELOPMENT
NOV 23 1987
SALEM

NOTICE OF ADOPTION

Must Be Filed Within 5 Working Days

See OAR 660-18-040

Jurisdiction MORROW COUNTY Local File Number Ort. UA - Boeijing

Date Mailed 11-17-87 Date of Adoption Nov. 4, 1987

Date Proposal was Provided to DLCD _____

Type of Adopted Action (Check all that apply)

<input checked="" type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Land Use Regulation Amendment	<input checked="" type="checkbox"/> New Land Use Regulation
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Previous Plan Designation:

EFU

New Plan Designation:

SPACE AGE INDUSTRIAL

Previous Zone:

EXCLUSIVE FARM USE

New Zone:

SPACE AGE INDUSTRIAL

Location: 5/8 1/4 of Sec 15, S.W. 1/4 of Sec. 18, E 1/2 of Sec 19, S 1/2 of Sections 25, 26 and all of Sections 27, 28, 29, 32, 33, 34, 35, 36, Twp 4 N R 24

Acreage Involved: and Sections 12, 3, 4, 5, 9, 16, 21, 22, 23, 24 1/2 N 1/2 Sec 8 Twp 8 N R 29

Does this Change Include a Goal Exception? Yes No

For Residential Changes Please Indicate the Change in Allowed Density in Units Per Net Acre

Previous Density:

New Density:

If Notice of Proposal was Not Sent to DLCD 45 Days Prior to the Final Hearing,
Please Indicate Why:

_____ Statewide Planning Goals are inapplicable

_____ Emergency Circumstances Required Expedited Review

List Statewide Goals Which May Apply:

List any State or Federal Agencies, Local Government or Local Special Service
Districts Which may be Interested in or Impacted by the Adoption:

U.S. Navy, Pt. of Navigation, Port of Warrenton, Ore. Island Wildlife

Direct Questions and Comments To:

Deane Seaman

Planning Div. Morrow Co.

(Phone) 922-4624 - 676-9061 ext 17

Send To: Department of Land Conservation and Development
1175 Court Street, N.E.
Salem, Oregon 97310-0590

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(See OAR 660-18-040).

*** FOR DLCD OFFICE USE ***

DLCD File Number

001-87B

<pa>adoptform

MORROW COUNTY COURT MINUTES

DEPARTMENT OF LAND
CONSERVATION & DEVELOPMENT

DATE: November 4, 1987

NOV 24 1987

PLACE: Morrow County Courthouse

SALEM

MEMBERS PRESENT: Louis Carlson, Judge
Irvin Rauch, Commissioner
G. W. "Jerry" Peck, Commissioner
Barbara Bloodsworth, Clerk
LoRayne Bowman, Administrative Assistant

TIME:

9:00 Meeting called to order by Judge Carlson.

Minutes discussed.

9:20 Greg Sweek, Assessor and Cyde Skroch - RE: Position presentation.

9:50 John Brogitti and Brent Lake, L.C.D.C.

John stated that one of his goals will be to make sure that Eastern Oregon views are represented at L.C.D.C. He also believes that property owners and their property rights should be safe guarded and this has not been happening. There should be more attention paid to the different soil types.

What is good for the Willamette Valley is not always good for Eastern Oregon.

10:00 Recess for hearing.

COUNTY COURT HEARING

NOVEMBER 4, 1987

OREGON DEPARTMENT OF VETERANS' AFFAIRS

ZONE CHANGE

Those in attendance were: Louis Carlson, Irvin Rauch, Jerry Peck, County Court; Deane Seeger, Lori Bush, Planning Department; Elizabeth Warman, Earl Bowden, The Boeing Company; Jay Robinson, Rob Brown, Boeing Agri-Industrial Company; Chalres Gehley, Oregon Department of Veterans' Affairs; Brent Lake, John Brogoitti, LCDC; Kent Goodyear, Bob Miller, Port of Morrow.

Judge Carlson opened the hearing at 10:00 a.m. Seeger stated the proper legal notifications had been sent out and the proper notices appeared in the County newspaper. The appli-

cation was then briefly reviewed and the transmittal of findings read into the record.

Seeger reported that a letter had been received from the Oregon Department of Fish and Wildlife asking that their letter of October 19, 1987, be stricken from the records. Seeger stated that the Planning Commission had reviewed and approved the staff report. Judge Carlson stated the staff report would be accepted as approved by the Planning Commission.

Exhibit "A" Space Age Industrial Zone was then reviewed. Discussion followed on "support facilities for on-site staff." Brent Lake stated support facilities would be lunchrooms, overnight accommodations for guards, etc., but not housing projects.

Commissioner Rauch inquired as to water source. Seeger stated there was no specific use planned at this time, however, the site would be governed by the Water Resources board.

Exhibit "B" policy statement to appear in the Comprehensive Plan was then reviewed.

Exhibit "C" map amending the existing land use was reviewed.

Seeger briefly explained the Exception Statement for Boeing Corporation Space Age Industrial Park as required by ORS and OAR's under the jurisdiction of LCDC.

Judge Carlson inquired as to the Navy's position. Seeger stated the Navy had initially raised questions but had met with Boeing and made no objections at the two Planning Commission meetings.

Seeger then read item "A" amendment to the Zoning Ordinance for approval. Commissioner Peck moved to adopt the ordinance as approved by the Planning Commission. Commissioner Rauch seconded the motion. No one spoke in favor or opposition to the amendment. Question was called for and motion passed un-animously.

Seeger then read exhibit "B" amendment to the Comprehensive Plan for approval. Commissioner Rauch moved to adopt the amendment to the Comprehensive Plan. Commissioner Peck seconded the motion. Kent Goodyear, Port of Morrow, read a letter from the Port stating that they feel there is no problem with the airport and supporting the change of zone. No one spoke in opposition to the amendment. Motion passed un-animously.

Exhibit "C" Zoning Map was then considered. Seeger stated that if the Court adopts Exhibit "C", then they will have rezoned 14,080 acres. Commissioner Peck declared a conflict of interest as an immediate member of his family is employed by Boeing.

Judge Carlson asked why the area to be rezoned was so irregular. Jay Robinson stated that one section includes a quarry site and the other section would provide industrially zoned land all the way to the river.

Proponents were called upon. Charles Gehley, Oregon Department of Veterans' Affairs, reviewed a letter he had prepared for the Court stating he felt the rezoning and the Port of Morrow lease review were two separate issues. The Port of Morrow will receive a one year extension on their November 1, 1987 review date. Mr. Gehley also felt that rezoning a tract of land that size will require large tracts of General Industrial land to provide the necessary support functions.

Discussion followed on the quarry site. Brent Lake stated that the gravel pit will be used on-site with the actual site of the Space Age Industrial Zone. Commissioner Rauch asked if the County would still be able to use gravel from the Space Age Industrial Quarry for off-site use. Mr. Lake replied that the use and amount of gravel would have to be specific, but he didn't think there would be a problem.

After a five minute break discussion followed on amending Exhibit "A". Boeing had no objections. Commissioner Rauch made the motion to further amend the Zoning Ordinance by adding to the Space Age Industrial Zone number 1 (H) "Quarry operation on existing sites." Commissioner Peck seconded the motion and motion passed unanimously.

Exhibit "C" Zoning Map was again considered. Commissioner Rauch moved to amend the Zoning map by adopting Exhibit "C". Judge Carlson seconded the motion. Motion carried. Roll call vote was called with Rauch and Carlson voting in favor, Peck abstaining.

Judge Carlson then moved to make the exception statement part of the Comprehensive Plan. Commissioner Rauch seconded the motion. Motion passed with Carlson and Rauch voting in favor and Peck abstaining.

Judge Carlson read the letter from Mr. Gehley and made it a part of the record.

Hearing closed.

11:30 Reconvene.

Vilas Ropp, Gene Majeske, and Pat Wright in to talk about gravel pit contracts.

12:07 Phil Aikman joined discussion.

12:10 Commissioner Rauch moved to sign an agreement to extend the present rock pit contract with Gene Majeske, et al from Jan. 1, 1987 to December 31, 1987. Commissioner Peck seconded the motion. Motion carried. Microfilm #

1:00 Recess for lunch.

2:06 Reconvene.

2:10 Commissioner Peck moved to approve minutes of October 28, 1987 as corrected. Commissioner Rauch seconded the motion. Motion carried.

2:11 Claims reviewed.

2:25 Discussion with Majeske, et al continued on rock pit contract.

3:00 Recess for Irvin's Birthday.

3:20 Reconvene.

3:21 Judge Carlson moved to approve claims of 11-03-87 less \$3.00 tip on Visa plus \$673.05 to Vilas and Deborah Ropp. Commissioner Peck seconded the motion. Motion passed.

3:30 Commissioner Peck moved to approve one tax refund. Commissioner Rauch seconded the motion. Motion carried.

3:40 LoRayne Bowman - Letter read that was attached to David Krumbein, County Surveyor's monthly bill explaining his billing.

3:55 Commissioner Rauch moved to approve a new contract with Vilas Ropp, et al for a rock pit, commencing January 1, 1988 and terminating December 31, 1992. Commissioner Peck seconded the motion. Motion carried.

Phil Aikman, Public Works Director - Road Update.

PA file

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WILLIAM H. WALTERS
CAROLYN E. WELLS*
REBECCA S. WILSON
DAVID WU

*ADMITTED IN OREGON AND WASHINGTON
**ADMITTED IN WASHINGTON ONLY

July 3, 1986

Mr. James F. Ross
Director
Department of Land Conservation and Development
1175 Court Street N.E.
Salem, Oregon 97310-0590

DEPARTMENT OF LAND
CONSERVATION AND DEVELOPMENT

JUL 07 1986

SALEM

Subject: Space Age Industrial Park

Dear Jim:

I wish to thank you personally and the Department of Land Conservation and Development for your assistance and support in changing the Morrow County Comprehensive Plan and zoning ordinance to allow Boeing Aerospace Company to install on a permanent basis a remote site antenna range on a 4,000 acre parcel in the northeast quadrant in the Space Age Industrial Park.

While the Boeing companies and the Department may have a difference of opinion as to whether or not the land use planning laws of the State are applicable to the Space Age Industrial Park, the efforts of you and your staff in facilitating space age technology, such as the 4,000 acre remote site antenna range, on land which would otherwise have little or no economic value is greatly appreciated by the Boeing companies and should be appreciated by the citizens of the state of Oregon. As you know, it was this type of development which was desired in the early 1960s (and, given the current state of the economy, should still be desired) to develop a diversified economy and to expand job opportunities in this state.

Very truly yours,

Richard A. Canaday
Richard A. Canaday

PA file
DW
BL
CG
JPK

