



**MALHEUR COUNTY** PLANNING DEPARTMENT  
 251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

File Number: 2021-03-010  
 Application Fee: \$500  
 Date Received: 3-1-2021  
 Date Deemed Complete: 3-23-2021

**CONDITIONAL USE APPLICATION**

LANDOWNER INFORMATION

Name: DALLAS HEAD  
 Address: 5562 Hwy 201  
 City/State/Zip: ONTARIO  
 Phone: 208-941-0322  
 Email: Dthead300@gmail.com

APPLICANT INFORMATION  Check box if same

Name: DARREN LEF  
 Address: 515 Noble Rd  
 City/State/Zip: ONTARIO, OREGON 97914  
 Phone: 208-741-1104  
 Email: clown924@hotmail.com

PROPERTY INFORMATION

Township: 16 S Range: 47 E Section: \_\_\_\_\_ Tax Lot: 3200 Ref#: 15139 Acres: 290+ Zoning: GA1

Address: MESQUITE RD ONTARIO

Current use: Quarry AS

Use of surrounding properties: AGRICULTURE / DAYLAND

Proposed use: Quarry

Permitted subject to section: \_\_\_\_\_

Water source: NONE

Sewage disposal method: -NA-

Are the wetlands/water waterways on your property?  No  Yes (description): \_\_\_\_\_

Do you own neighboring property?  No  Yes (description): \_\_\_\_\_

Name of road providing access: MESQUITE

LEGAL PARCEL STATUS

Partition: \_\_\_\_\_ Subdivision: \_\_\_\_\_

or Most Recent Pre- 09/04/1974 Deed #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Current Deed #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

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

\*Additional descriptive maps and pictures may be attached.



**SIGNATURES:**

Property Owner(s): *[Signature]* Date: 10/13/20

Property Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant(s): *[Signature]* Date: 10-13-20

Applicant(s): \_\_\_\_\_ 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.*

**SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT**

<b>Legal Parcel</b> Deed/Land Use Action: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES
<b>Previous Map and Tax Lot:</b> _____	
<b>Past Land Use Actions:</b> If yes, list file #(s) _____ _____	<input type="checkbox"/> NO <input type="checkbox"/> YES
Subject to previous conditions? <b>Assessor Property Class:</b> _____ <b>Zoning:</b> _____	<input type="checkbox"/> NO <input type="checkbox"/> YES
<b>Water Resources:</b> Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties? Describe (include setback distances): _____ <input type="checkbox"/> Fish bearing <input type="checkbox"/> Non fish bearing <input type="checkbox"/> Seasonal Creek <input type="checkbox"/> Irrigation ditch <input type="checkbox"/> Wetland <input type="checkbox"/> Pond/Lake <input type="checkbox"/> Not identified <i>(Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)</i>	<input type="checkbox"/> NO <input type="checkbox"/> YES
<b>Access:</b> County or ODOT approach permit on file? <input type="checkbox"/> NO <input type="checkbox"/> YES, # _____	
<b>Address:</b> Address exists and has been verified to be correct? Address needs to be assigned after approval?	<input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES
<b>Fire District:</b> _____	





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**CONDITIONAL USE PERMIT**

DETAILED SPECIFIC WRITTEN REQUEST

Formally zone property to Quarry with the option to set up portable concrete or asphalt plant as needed.

*(Attach additional pages if necessary)*

DETAILED STRUCTURAL INFORMATION

PROPOSED IMPROVEMENTS				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
Accessory Structure				
Agricultural Structure				
Other				
EXISTING				
Dwelling				
Accessory Structure				
Agricultural Structure				
Other				



**CONDITIONAL USE CRITERIA – Malheur County Code (MCC) CHAPTER 6-6-7**

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and MCC.
2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:

The property historically has been used as a quarry privately and by the Government for the past 50+ years.

Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:

Sporadic use with most activity during the Spring and Fall periods

Describe the number of people/employees/customers associated with the proposed use:

Historically two to three persons during busy periods. None in winter or during summer periods

3. What are the existing developments and viewpoints of property owners in the surrounding area?

Sporadic housing in area.

4. The proposed use cannot exceed or significantly burden public facilities and services available to the area. Please describe the impact the proposed use will have on the following public facilities and services and provide letters from the appropriate entities:

Roads: Current Quarry on Dehaen property. This Quarry will close making no new impacts on roadways

Fire & Police Protection: None

Sewer & Water: None

Electrical & Telephone: None plants and equipment under own power



Solid Waste Disposal: None produced

5. What effect will the proposed use have on the stability of the community's social and economic characteristics?

Decrease in annual costs for community. Provide local job opportunities

6. Demonstrate that the proposed use will not interfere with traditional fish and wildlife use of habitats determined critical or sensitive in the fish and wildlife habitat protection plan for Malheur County.

Fish No impact. In my experience with Dethaven quarry wildlife use quarry for shelter and protection

7. How will the proposed use increase setbacks of structures to reduce possibilities of overshadowing adjoining property, noise, odor or night lighting nuisances during development and operation?

No planned structures. Most equipment is portable. Earth beams make an excellent source of noise, visual and lighting issues and are a natural byproduct of stripping overburden and leuciscent materials

8. What are the proposed landscaping improvements for the visual benefit of the subject site and for the improved appearance of the neighborhood and County?

Land will be reclaimed according to DOSAME standards and reseeded.

9. The location and size of driveway access points and right of way widening and improvement for present and future traffic circulation consistent with the adopted County road standards or the standards of the appropriate road district and the access management standards of the Malheur County Transportation System Plan.

Access points have already been established and is place for Decades



10. What is the proposed visual screening of the outdoor waste and storage areas?

Natural Berms

11. What efforts will be in place to control and focus the outdoor lighting to avoid glare being directed beyond property limits?

Historically Night operations are have been limited due to safety concerns.

12. Demonstrate how the proposed use will not significantly increase the cost of, or force a significant change to, accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use.

Describe the agricultural uses (orchards, wheat, grazing, etc.) that are within 0.25 miles of the proposed development. How will the proposed development interact with surrounding agriculture uses?

Most land within .25 miles is Dryland. with its history of being used as a quarry no noticeable impact noted.



**MINERAL, AGGREGATE OR GEOTHERMAL RESOURCE EXPLORATIO, MINING AND PROCESSING**  
**Malheur County Code (MCC) 6-6-8-4**

All submitted plans and specifications shall contain sufficient information to allow the planning commission to set standards pertaining to:

1. How will the noise screening be conducted? Earth berms Naturally created  
by quarry activity

2. How will the dust screening be conducted? Water Truck

3. How will the visual screening be conducted? Earth berms

4. How will the traffic screening be conducted? Access Gate

5. Equipment and access roads shall be constructed, maintained and operated in such a manner as to eliminate, as far as practical, noise, vibration or dust that is injurious or substantially annoying to livestock being raised in the vicinity. What are the proposed locations of the vehicular access points? Historically Established  
points



6. All processing shall be located no closer than 200 ft. from residential or commercial uses. What are the proposed setbacks from the property lines and from any residential or commercial uses in the area? 100 FT

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7. What are the fencing needs and how will they be addressed? None Required

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8. How will the collection and stagnation of water at all stages of production be prevented? DOGAMI Standards for water

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9. How will the property be rehabilitated and reclaimed upon the termination of the operation? DOGAMI requires a cash bond for reclamation efforts. Property must be reclaimed to strict DOGAMI standards to satisfy Bond

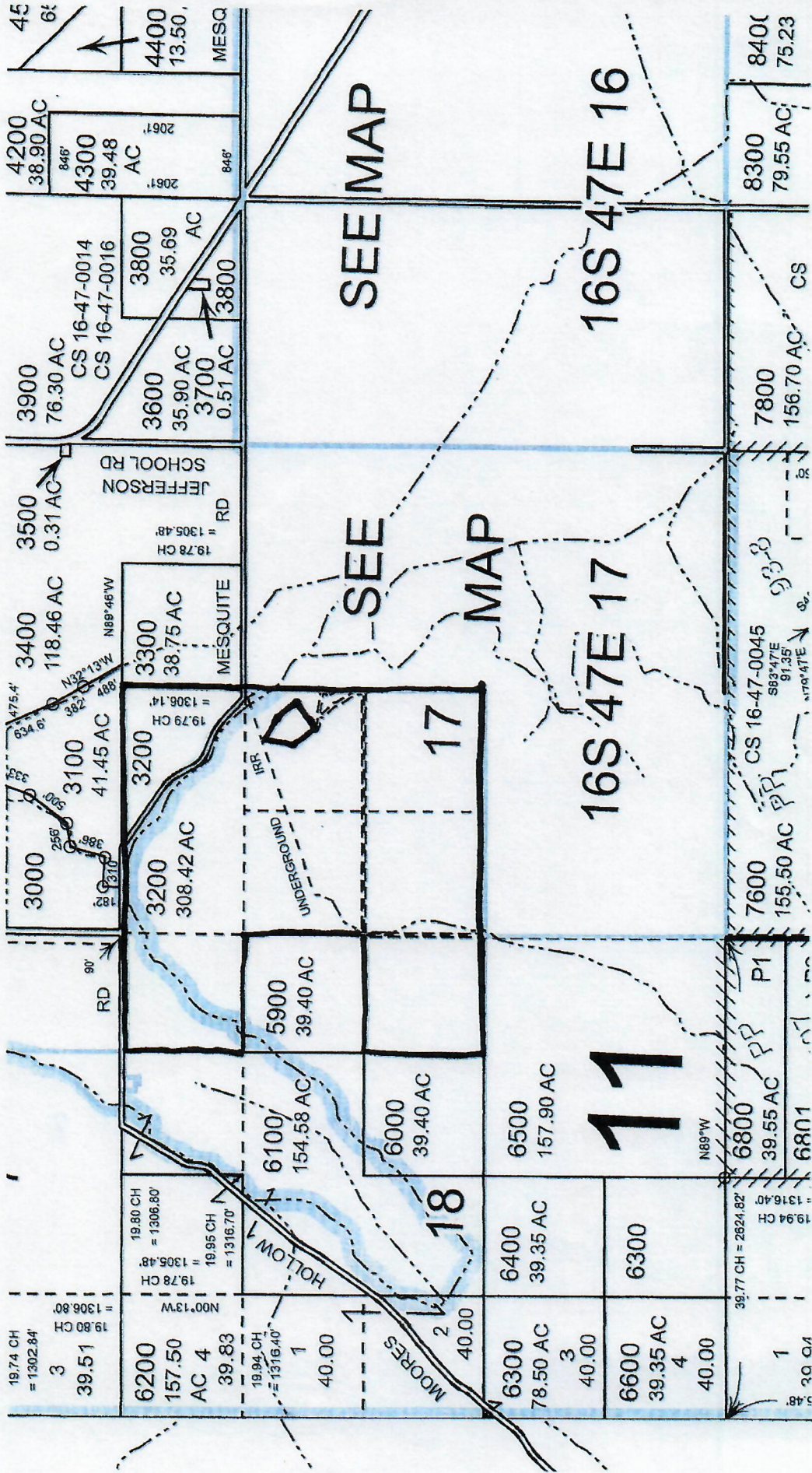
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MAP # 1647 Tax Lot 3200