

February 4, 2007

Bill Campbell, Director  
Department of Community Development  
Tillamook County  
201 Laurel Ave.  
Tillamook, OR 97141

Dear Mr. Campbell,

I am a full-time resident of, and property owner in, Oceanside (and a registered voter). I am writing you to express my unqualified opposition to the Green Crow Corporation application for a Mineral and Aggregate Resource Overlay Zone for the '200 Line Quarry.'

Issue #1: Noise

Topologically Oceanside resembles an amphitheater. Virtually all of the Oceanside community lies within one mile of this proposed quarry site. This quarry site is on a southwest-facing hillside at a higher elevation than any point in the Oceanside community. There is an amphitheater contour to the terrain which puts much of the Oceanside community within sight lines of this site and which makes Oceanside sensitive to any noise of blasting, drilling, and rock-crushing emitting from this site. The shape of an amphitheater has been recognized for thousands of years as ideal for performances due to the excellent characteristics of sound propagation in an amphitheater. Natural amphitheaters are naturally occurring spots where a steep mountain or a particular rock formation naturally amplifies or echoes sound. This describes Oceanside.

During the illegal quarry operations at the '200 Line Quarry' site in late 1996 residents of Oceanside experienced the nuisance of continual loud noise from the '200 Line' site. Echoes from the noise of this operation reverberated around the hills and homes of the Oceanside community, disrupting the lives of the residents. Please note that Green Crow's application specifies operation six days per week, 7:00 am through 10:00 pm.

Green Crow has self-defined the impact area of the proposed '200 Line Quarry' to be 1500 ft. from the edge of the quarry for the purpose of identifying conflicting uses.

Clearly this is self-serving since it eliminates any existing residences from consideration of conflicting uses.

However, per Oregon statute and Administrative Rule(s), it is the County's obligation to define the area(s) of conflicting use. Per Oregon statute and administrative rule:

Section 5a of Administrative Rule 660-023-0180, Mineral and Aggregate Resources, states, "The local government shall determine an impact area for the purpose of identifying conflicts with proposed mining and processing activities."

Section 5b states, "The local government shall determine existing or approved land uses within the impact area that will be adversely affected by proposed mining operations and shall specify the predicted conflicts. For purposes of this section, "approved land uses" are dwellings allowed by a residential zone on existing platted lots and other uses for which conditional or final approvals have been granted by the local government. For determination of conflicts from proposed mining of a significant aggregate site, the local government shall limit its consideration to the following:

(A) Conflicts due to noise, dust, or other discharges with regard to those existing and approved uses and associated activities (e.g., houses and schools) that are sensitive to such discharges;

Given the sound propagation characteristics of a natural amphitheater, and the history of observed noise resulting from similar operations in the past, is inconceivable that the County would not determine the village of Oceanside to be an impact area for the purpose of identifying conflicting use.

Once the true impact area and conflicting use are established, it is clear that the County must reject the applicant's request for a zoning change at the '200 Line Quarry' site.

#### Issue #2: Demonstrated Need

Green Crow has stated (in the EESE submitted to the County with their application for the zoning change) that the combined estimated quantity of rock in the now operating 'Lighthouse Quarry,' '600 Line Quarry' and the 'Mt. Meares Quarry' total over twelve million cubic yards. Green Crow has estimated the quantity of rock in the '200 Line Quarry' to be less than two million cubic yards. To put this in context, the gravel hauled to the site for the site work on the Centex development in Netarts was approximately half a million yards.

There are currently many other gravel quarries operating throughout the County. Based upon current estimates the inventory of rock in currently operating quarries will meet our needs for at least the next half of the century.

There is no demonstrated or urgent need for a new quarry that would supply such a relatively small amount of gravel at such a significant cost to the residents of an entire community.

#### Issue #3: Cost Impact

The noise alone from mining operations at the '200 Line Quarry' would disrupt the quality of life to such a significant extent that it would destroy the livability of the community. Residents have already indicated that they would move away if this quarry were to begin operations.

The average age of an Oceanside resident is 57 yrs. Many of the full time residents, and many whom have invested in retirement homes for future retirement, have chosen this location for the peacefulness and natural beauty of the area. In addition Oceanside is a destination within Tillamook County for visitors. It is presently in a growth mode and, as such, is a resource for the County for jobs, investment of money from outside the County and for tax revenues. Real estate prices have risen dramatically.

An active quarry operation at the '200 Line Quarry' would drastically change the desirability of this community.

Real estate prices would likely fall dramatically. Many residents are now considering what their legal remedies might be in such an event. This would likely expose the County and would certainly bring media attention.

These costs, and potential risks, must be quantified and considered in any economic analysis of this zoning change.

#### Issue #4: CPAC Involvement

As you are well aware, the Oceanside Neighborhood Association (ONA) is recognized by Tillamook County as a CPAC. As such, the ONA has legal standing to participate in the planning process.

The ONA has sent a letter to the Planning Commission, Community Development and the Commissioners with specific recommendations concerning this project. The meeting to discuss this zoning request was standing room only, well attended by Oceanside and the neighboring communities. The resulting letter of recommendations was approved by an overwhelming vote of ONA members. In fact only one member voted against this ONA position; he is a retired geologist who voted against because he felt the letter did not go far enough in its recommendations in opposing this zoning change. In addition the letter represents a consensus of the Cape Meares Community Association, the Netarts CPAC (with one vote abstaining) and the Capes Homeowners Association.

Clearly these coastal communities are unanimous in their position relative to the requested zoning changes.

Since the County recognizes CPACs, and since there is a substantial portion of the communities represented, I can only conclude that the recommendations put forth by these CPACs will carry significant weight with the County.

#### Request

I request that you consider these issues and those expressed by others in our community. I request that you consider the impact of Green Crow's requested zoning change on the character and livability of one of the most beautiful, peaceful and desirable communities on the west coast and Oregon.

As stewards of this County it is your obligation to preserve that which is special about Tillamook County. Very few individuals have such authority or power to influence the future of this County. It is more important to us that live here, and to future generations, to preserve and protect areas of habitability than it is to make our natural resources available for plunder. Green Crow Corporation has no stake in the livability or character of Tillamook County; they seek only to destroy a piece of it for their short-term gain.

When Native American elders made important decisions they considered the impact of their decisions on generations to come. I ask you to do likewise.

I request that you disapprove Green Crow's request for a zoning change on the '200 Line Quarry' site. Such a decision will speak well of your stewardship of Tillamook County.

Respectfully yours,

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