

Cedars 49 Concrete Plant

Concerned Citizens Against
Knife River Cement Plant
Development and Rezoning



Knife River Concrete Batch Plant

Located in the SW 1/4 of Section 32 T3N, R2E, W.M.
Clark County, Washington



VICINITY MAP
NOT TO SCALE

PROJECT NOTES:
Applicant:
Knife River Corporation
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Tanglew, OR 97388
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Owner:
Pioneer Industrial LLC
Attn: Mike Letok
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Vancouver, WA 98662
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Email: TayTransport@aci.com

Project Planner & Engineer:
P.S. Engineering
Andrew Gunther, PE
624 W. Evergreen Blvd.
Vancouver, WA 98660
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E-mail: andrew@psengineering.com

The project site parcel is identified as Tax Lot 119480000 (site address 7511 NE 101st St., Vancouver, WA). The site is located approximately 860 feet east of the intersection of NE 72nd Ave. and NE 101st St.

This project is currently within the IR (Railroad Industrial) zone of Clark County. The comprehensive plan designation for the site is I.

The project proposes to construct a concrete batch plant including a small building that will serve as the operations office, plant control room, and break room/restrooms. Another small building will house the boiler and admixture tanks. The site will contain a concrete truck cleanout/wash area, parking for employees, and stockpile and aggregate storage areas. There is a goal to eventually use the adjacent Clark County Railroad for delivery of raw materials.

Site Area = 2.63 acres

Public Water Purveyor = Clark Public Utilities
Sewer Purveyor = Clark Regional Wastewater District

Based on a preliminary wetlands review by Ecological Land Services, Inc. there are a small amount of wetlands on-site located in the northeast corner. This development proposes to fill this wetland and create a stormwater facility in this location. Wetlands to the north that previously existed have been filled through a previous permit associated with development of that property.

There are no known wells/wellheads or septic systems on-site.

Based on GIS information, the site is not within the 100 year flood plain, nor does it contain any unstable slopes, significant wildlife habitat or hold any historic resources.

Stormwater Narrative:
It is anticipated that stormwater from site improvements will be collected by inlets and/or directed by surface flow to a stormwater facility located in the northeast corner of the site. This facility will be responsible for runoff treatment and detention. A flow control manhole north of the facility will release the treated runoff to an existing culvert at rates complying with the flow control requirements set forth in the Clark County Stormwater manual.

Legend	
	Proposed Asphalt Concrete

CEMENT

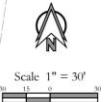
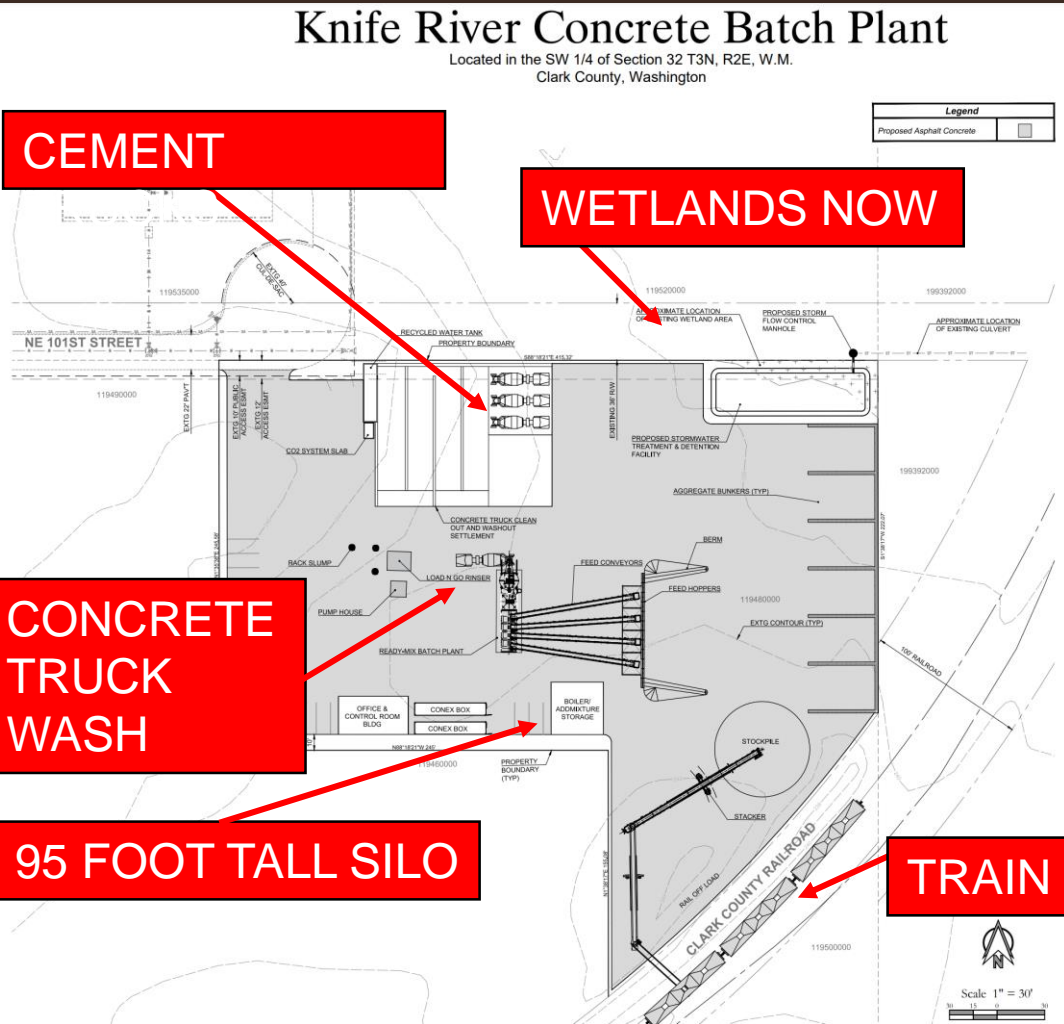
WETLANDS NOW

CEDAR S 49

CONCRETE TRUCK WASH

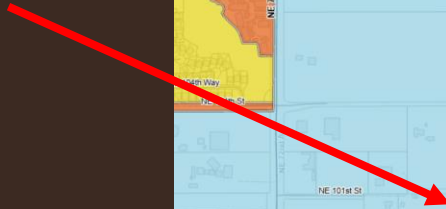
95 FOOT TALL SILO

TRAIN LOADING



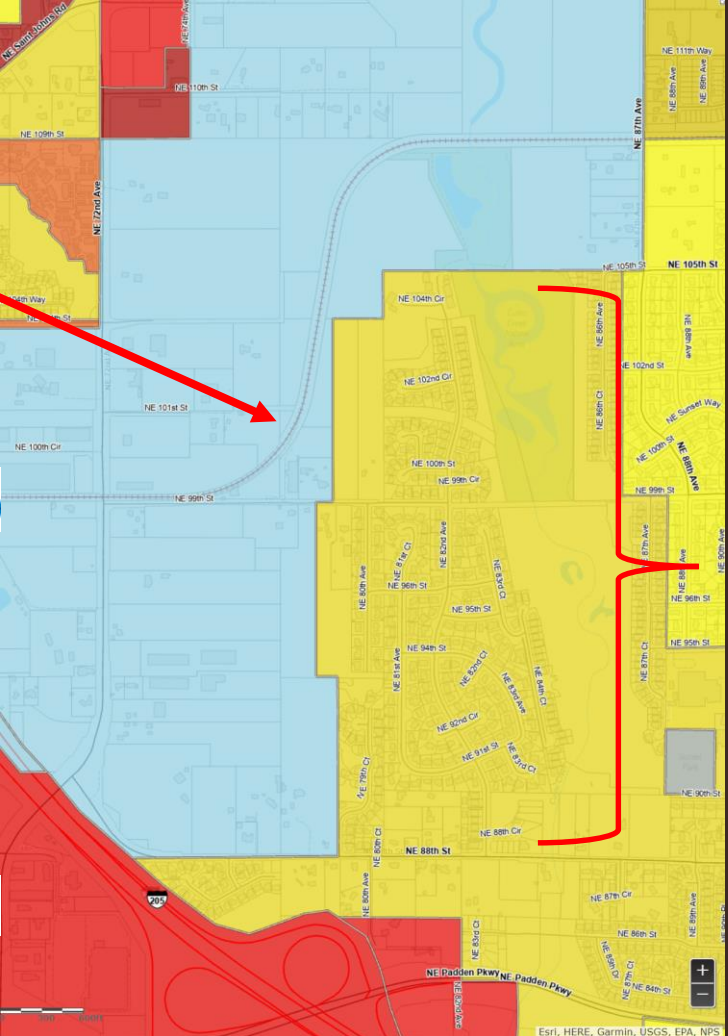
Zoning around Cedars 49

Concrete Plant
Proposed



Light industrial (IL, ML, LI, IND, LI/EC)

General commercial (GC, CG)



Cedars 49


Single-Family residential (R1-5)

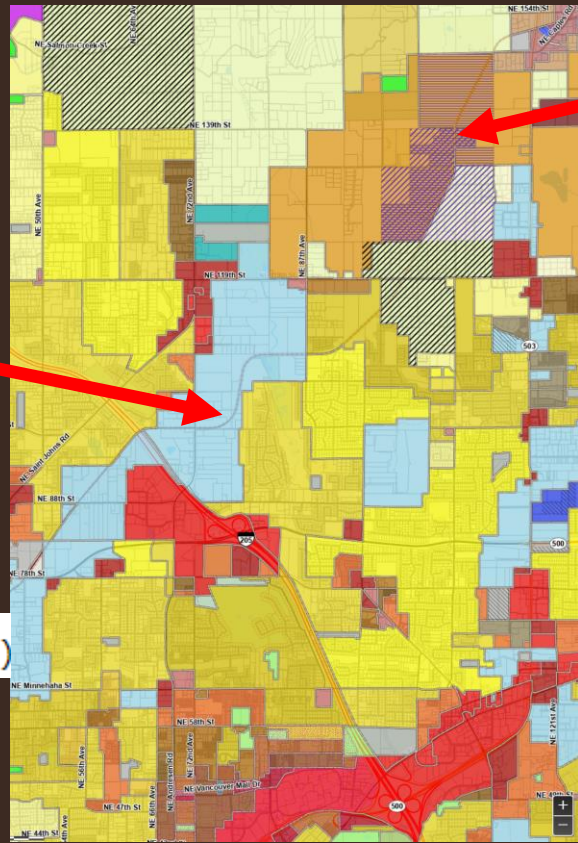
“Spot Zoning” Allowed Rail Industrial Concrete Plant! (Current map shows LI)

Concrete Plant Proposed

Nearest Rail Industrial Zoning (Purple) North of 119th St

 Railroad Industrial Overlay District

 Light industrial (IL, ML, LI, IND, LI/EC)



Timeline of events

1. History and Status

1. Aug, 2020 rezone denied due to Light Industrial
2. Settlement Jan 2021 allowing rezone due to threatened appeal to Superior Court
3. March, 2021 Land Use Review Approved Zone Change by Examiner Joe Turner (Meets Comp Plan Better-use rail economy)
4. Jan 2022 Pre-Application Final Report and required neighborhood Zoom meeting attended by 96 neighbors
5. Status today: Type IIA Conditional Use Permit To Be Filed
 1. Estimated Feb application filing,
 1. Then Planner assigned.
 2. Neighbors notified (300' proximity + FOCV group) –then--14 days afterwards Conditional Use permit ready if no hearing requested.
 1. Neighborhood must request public hearing (and notice of hearing date).

2. Next Steps

1. Weigh best arguments in public comment period of hearing following Conditional Use Permit Application
 2. Consider legal options that may be required
 3. Raise awareness in community
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