

Knife River Zoom Meeting January 4th, 2023

80 plus people on the call.

Questions about the zoning use. Not the venue for this question. The zoning is for this use.

Many experts on the call. Many documents are not finished. Studies are under way.

Purpose statement: Clark County the purpose of the meeting is to notify the neighbors and interested parties. Hopefully to reduce the likely hood for delays and appeals. Statement by the county. The code provides many ways for the concerned citizens to make comments.

They have to submit the land use application.

564-397-2375 Clark County Procedures info

Showed the proposed plant 2.63 acres by the railroad industrial zone. Reviewed the plan. Railroads will not be immediately available. Ready Mix Plant. They will have a boiler for the water in one of the buildings. They are planning on a water reclamation and water treatment area for the wash out area for the truck. Property line will be 100 from the silo. The wetlands are part of the wastewater treatment site.

3 regulated oak trees. Trying to keep the oak trees. If they cannot keep them, they will need to get permits and legation to remove them.

Sound studies currently in process. Planning a sound wall barrier.

Planning on storing sand and aggregate in bunkers.

All if the repetitive comments please email those comment to Andrew. DO not waste time repeating the questions.

Questions and Comments:

Scott Golphene: Link provided was not the correct. EPA silicone dust dangers what is being done about this hazard. Answer there are lots of experts will be involved and Andrew is not the expert. Asked the knife Rover participant...Matt .. defer the question to the land use application. This topic will be addressed in the application materials for the land use application.

Please share the wind direction with Andrew and Matt.

Saxon Doulus-Euliss.. We live close to an elementary school. Please keep that in mind for the dust flow. What roads are the trucks going to use? Are they going to go through our neighborhood? Answer: They will use the only entrance NE 101st street to NE 72nd Ave. Reasonable to expect the truckers will use the main access on NE 72nd Ave.

Regarding the elementary school... They appreciate the concern for the elementary school air quality. They claim they will address it.

Bill Peterson: The property zoned for Railroad Industrial. The county records and maps are not current. The railroads are privately own, this one is own by the county, is it correct that the railroad is not up to federal railroad standards? It is operated by a third party, the process to use the railroad will include additional agreements with the third-party operator, and the county. All materials in bound and out bound will be by road. How many trucks will be expected to be used? That is part of the application. They do not know that number of trucks that will be used.

Lance Claytor: Spot Zoning have not heard of prior to this. Live about 1900 feet from the site / Mt View is about 900. The silo is to be about 90 feet high. Concern is pollution for the environment. The company response will be in the public records on the application. Refer to the county.

Kimberly O'Hara: lives on 103 Ave...When do you plan to begin the build? Summit the application within the next month. The timing getting into the construction depends on the review process with Clark County. Likely 6 month to get through permitting. Getting through the review process takes time. How long does it take to build? They are not the building experts, unknown at this time. Is the rock going to be sourced locally or far away? They do not know. The train will go by her back yard. She is concerned about where the rock is coming from. At this point the railroad is not useable. They hope to do so in the future.

Randy NE 95th street... The company showed up to the meeting with no Silicone dust information, yet they were asked the questions prior to the meeting. They do not have experts in this area. More info will be forth coming. Were the many questions about dust. When was the property re-zoned? They do not have the exact date of the re-zoning. Why do you want to put in your plant in a residential area instead of an industrial area? Answer: the railroad industrial zone...

Respiratory Therapist: Works with people that have been who have been exposed to Silicone dust and additional industrial environment hazard. Who is doing the environment studies? The answer is the will a part of the application. Are they leasing the land or purchased? They have a private use agreement. They do not know at this time. This is a private matter.

Brian L. What specific advantage for that particular lot as oppose to another plot of land that does not have a residential area next door, does this site have for Knife River? Do they know that the community will resist, and public opinion will be negative building this plant adjacent to a residential area? Matt tried to switch the focus on getting the concerns out in the open, and not to engage in a debate. Can we be provided to have the recording? NO response...

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Blake DeFrance... Meant to be a general information meeting. We are asking the Knife River Company to be a great neighbor. How will we know when the application will be submitted? Answer the same notice the as this meeting. Notice sent to those living within 500 feet.

Mark Krant: Are the hours of operation known of the plant? Answer: The application will include permission to run 24 hours a day. Will it be reasonable to hear noise at 1, 2, 3 am in the morning? A sound study will be in the application. Washington Admin code allowable noise??? Would you like to live 500-800 feet away from this plant with your children? They did not answer. They began the permitting narrative.

Virginia Gomez: Based on the information and location of the plant, the company has devalued my home, and as a person of color. Her home is right next to the construction. They could finally afford an above ground pool. They had to put the pool away. The house shook, and she has video. They claim no construction has occurred at this time from this proposal.

Dennis Utgaard: Regarding the legal notices, request the county to increase the area of circulation to the nearby neighborhoods that have an interest in this proposal.

Erik Easton: is invested in MDU... Construction is being spun off from MDU. Knife Rover has been making purchases multiple location. Why does Knife River need this property? Does knife River have contract with the city to provide services? They are not going to answer these questions. Have you completed all the land use studies that required for the application? The lots were originally spilt up into two separate lots. One for residential and one for industrial. They claim it was always one parcel.

David Lane: The plant has the 24 hours a day. Maximum 200 loads a day equals about 13 hours a day of loading the. Question is: Are you doing a light pollution survey? Answer: This has to be part of the application.

Joseph T: A lot has been said. A lot of concerns or questions? Is there a future date for a meeting with people that have answers to all our concerns? The answer is after the company has submitted the application. Who is doing the studies? We need to make sure the studies need to be done by non-basis people. The applicant pays for all the studies.

360-836 **** Ivan 8109 NE 100th...: Ivan is down the street on 100st. Across the street from the new construction site activity is from the new residential build. The plant is another 500 feet away. Dust has been a huge problem in the neighborhood. Dust has been ever present since the clearing of the land.

The silicone dust is health hazard, and it is present at other plants in the area. Even at 200 feet away from the plant.

Kim Thrasher: 81st Ave connected from 101 circle. They purchased the home in 2018. They have thought this is purchase was our forever home. Husband already has respiratory issues.

The plant operations will keep the resident inside. With the new construction the dust has been a problem and has hindered the use of the back yards. We all need to band together and fight this operation.

Anita: Husband and Anita purchased the home last summer. Next to the green space at Curtin Creek. What is the environment impact to the area? How did the zoning change occur? It does not make sense to have heavy industry next to residential, wetlands, and the water shed area.

Does the state and county all know about the repercussion of this proposal project? Part of the process is the notification to many agencies. As of now no one has been notified.

This project is the only one next to a residential area. Matt with Knife River, statement of your findings, no other property next to a residential area. Why would Knife River propose this next to a residential area as oppose to an industrial area? Matt wants to establish dialog with the neighbors.

Might want to use the area around I-5 and Battleground instead of the current proposed site.

Sara Harwood: How many sites were considered before you decided on this site next to our neighborhood? They do not know.

Bill Peterson: Wondered a lot of the answers provided are: We are working on that.... we do not have the study yet.... The next step is gathering up all the information and then all interested parties request a hearing. Would Matt be willing to have another meeting to provide all the study's results prior to sending it to the county? Matt is willing to consider that request.

Scott Golphnee: What is the PPE for the employees that the company requires when working on the site or driving the truck? Matt: No in operations and does not know. They are subject to OSHA. This will be the first batch plant in this area and is planned to be permanent.

Blake DeFrance: How did the county change its mind? The zoning was changed. No specific development was attached to the zoning change.

Ivan ... Hope you can consider our health with this project.

Ray Toler: Follow up with the question the Blake asked.. Why was the parcel rezoned the maps still do not show the zoning change? The optics are not good on this rezoning. The site was rezoned without a specific land use. While we appreciate Matt and Andrew being on the call, and a Concrete / Cement plant will run as many hours a day as they can. The pollution hazard is grave, and a health issue for all of us. This site will be a PR disaster...

We will be talking to all the media and will be attending every meeting.

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They are open to continuing to talk further. They have followed county regulations. Keep in mind that is not the adjacent neighborhoods.

Meeting lasted 2 hours and 20 minutes