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TO: **Crook County Hearings Officer Soper**

FROM: **John Eisler, Community Development Director**

DATE: **July 22, 2026**

SUBJECT: **Staff Report; Record No. 217-26-000166-PLNG**

The central question of this hearing is:

With the evidence presented, is there reasonable suspicion to initiate a modification or revocation proceeding of either or both conditional use permits under the authority of the Crook County Code 18.172.100 or 18.144.070?

I. Legal Standard

The "reasonable suspicion" standard is a hallmark of criminal law, adopted for this hearing from the procedural precedent utilized in *Emami v. City of Lake Oswego*, LUBA no. 2006-010, 51 Or LUBA 18 (2006), interpreted as "a belief that is reasonable under a totality of the circumstances" or "is there any reason to believe."

The Crook County Code's (CCC) Title 18 contains a general means by the "hearing authority"[1] to modify or revoke "any permit granted under the provisions of this title" in subsection (1) of CCC 18.172.100 for any of the following relevant[2] grounds:

- (a) For fraud, concealment, or misrepresentation or on the basis of wrong information supplied on the application, or given at a public hearing which materially relates to the reasons on which the permit was granted.
- (d) The permit granted is being or recently has been exercised contrary to the terms or conditions of such approval.

[1] The term "hearing authority" is defined in CCC 18.08.080 to mean the board, planning commission, or a hearings officer appointed by the board under CCC 18.172.010(2).
[2] There have been no allegations regarding the other justifications in CCC 18.172.100(1).

Additionally, the Crook County Code chapter 18.144 contains provisions which "apply only to aggregate and mineral resource uses permitted subject to conditional use review under the exclusive farm use (EFU) and forest (F1) zones." CCC 18.144.020. Section 18.144.070 concerns enforcement procedures and provides:

> (3) Any permit issued under this title may be revoked by the planning commission after hearing if the planning commission finds that:
>
> (a) The permittee provided false or misleading material information, or omitted disclosure of a material fact, in the permit application or materials submitted in support of the application; or
>
> (b) The permittee is intentionally conducting mining operations in violation of federal, state or county laws or regulations applicable to mining operations which results in a substantial injury to persons or interests protected by the law or regulation. An intentional violation shall not exist if the permittee disputes the violation and continues the alleged unlawful conduct while litigating the existence of the purported violation.

Only CCC 18.172.100 speaks to modifications of a conditional use permit; both CCC 18.172.100 and 18.144.070 address revocations.

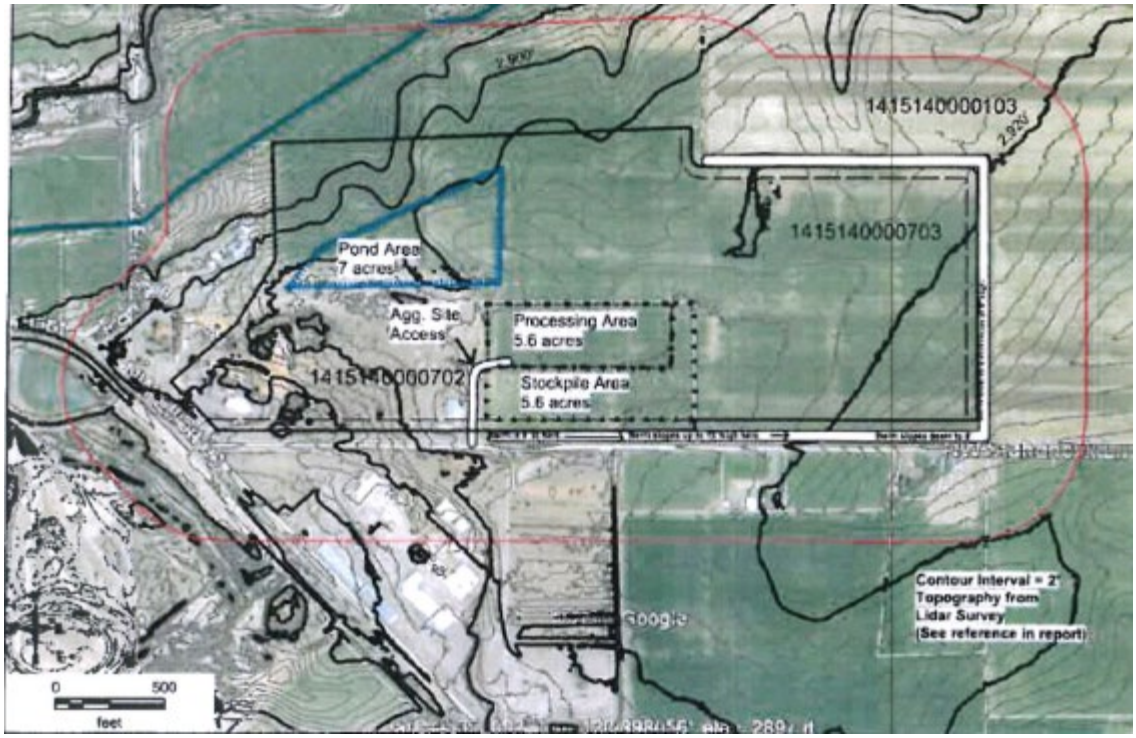
II. Background

A. Procedural History

Knife River Corporation – Northwest (Permittee) received a conditional use permit, Record No. 217-15-0100115-PLNG, to mine aggregate in the Exclusive Farm Use (EFU-2) zone and aggregate mining and processing within the Heavy Industrial (H-M) zone on September 24, 2015 (referred to hereinafter as "the Woodward CUP").[3] Att. A.[4] The EFU-2 zoned parcel is 76.08 acres and identified as tax lot 703; the H-M zoned parcel is 36 acres and identified as tax lot 702. There was a great deal of public comment in opposition to the approval. The final decision imposed 31 separate conditions of approval. The approved site plan is:

[3] Permittee modified the conditional use permit solely to increase truck trips to allow an additional 80 trips per day in 2018, Record No. 217-18-000347-PLNG. The number of truck trips per day is not at issue.

[4] To avoid confusion, all citations to "Ex." are to the formal record of this proceeding; all references to "Att." refer to documents attached and incorporated into this Staff Report.



2020 imagery shows the site as:



On July 6th, 2022, the Crook County Court (now the Board of Commissioners) approved a conditional use permit for the 78.02-acre EFU-2 parcel directly to the east, Record No. 217-22-000540-PLNG, following an appeal of the Planning Commission's denial, Record No. 217-21-000573-PLNG (referred to hereinafter as the "Vanier CUP"). Atts. B and C. The public hearings for the Vanier CUP also faced considerable public comment in opposition. The Vanier CUP has 18 separate conditions of approval and incorporates all of the conditions of approval from the Woodward CUP. Condition 10 concerns groundwater and requires the execution of a "groundwater protection guarantee"

executed between Permittee and Crook County before operations on that site can begin. The guarantee has not been executed and no operations on that site have begun. The Vanier CUP also subjects all processing activities to the conditions of the Woodward CUP, to be accessed via an internal haul road on the Woodward site. Thus, if the rights of the Permittee relative to the Woodward site are modified or revoked, the rights of the Permittee on the Vanier site would also be affected.

B. CUP Compliance History

Permittee operated at the Woodward site from the receipt of its CUP in 2015 until at least 2022 without the County receiving formal complaints from neighboring landowners. In the last few years, there have been many complaints spanning almost all aspects of Permittee's operations. Att. D The complaints filed and an understanding of the County's compliance framework and process is critical in the consideration of the present hearing.

1. Crook County Code Compliance Framework

Crook County's all-purpose citation and enforcement provisions are in Title 1 of the code. Chapter 1.12 governs enforcement, which can be understood broadly as a mechanism to encourage voluntary compliance. As described in CCC 1.12.130 Enforcement Procedures:

> **(1) Voluntary Compliance without Penalty.**
> (a) Policy. It is Crook County's policy to encourage voluntary compliance by providing violators and other responsible persons with the opportunity during county enforcement to comply with state laws and county ordinances with little or no penalty. The county believes that voluntary compliance generally is less expensive for all parties and of a more satisfactory and lasting nature than involuntary compliance.

This is the policy followed by the County's code compliance arm as it relates to all alleged land use violators. It is a legislative decision representing a balance between cost to the general taxpayers and relief for complainants.

Also necessary to take into account, aggregate is a protected Goal 5 resource under State and County law. Chapter 18.148 of the code concerns resource use protection. The purpose of that chapter is:

> to protect resource-based economically productive activities of Crook County in order to assure the continued health, safety and prosperity of its residents. Resource uses sometimes offend, annoy, interfere with or otherwise affect others located on or near resource lands. Crook County

> has concluded that persons located on or near resource lands must accept resource uses and management practices.… This chapter is intended to limit the availability of remedies based on nuisance or trespass, complaint procedures, rights of action and claims for relief over which Crook County has jurisdiction, when they otherwise would either have an adverse impact on resource uses which Crook County seeks to protect, or would impair full use of the resource base within Crook County.

CCC 18.148.020(1)-(2). For those resources uses outside the UGB, CCC 18.148.040, 18.148.070, and 18.148.080 demonstrate a legislative decision for the County not to act on complaints involving a resource use from any persons engaged in a nonresource use, "so long as such resource use complies with applicable provisions of federal and state laws and this chapter." CCC 18.148.080.

However, just as the chapter for aggregate resources in chapter 18.144 contains specific provisions for the revocation of an aggregate CUP, the chapter also contains its own enforcement mechanism. The enforcement procedures of CCC 18.144.070 provide "In addition to any other remedy available by law, the county may establish a violation of this chapter or of any condition imposed on a permit issued under this chapter" through a process whereby the planning director, upon sufficient information regarding a violation of the conditions of approval or chapter 18.144, may issue the operator a notice of violation and assessment of fine. The operator is then given ten days to contest the violation and request a hearing or pay the fine. Violations under this section are termed "Director's Violations." Once there exceeds a certain threshold of Director's Violations within a three-year period, the planning director has the discretion and authority to revoke an operator's CUP. CCC 18.144.070(2).

To summarize, where there is clear evidence that an aggregate operator is out of compliance with a specific condition of approval or chapter 18.144, one means of enforcement is through a Director's Violation. All other complaints follow the path of standard enforcement of a permit with the goal of voluntary compliance in chapter 1.12.

2. History of Compliance

As described above, numerous complaints regarding Permittee's operations have been filed from adjoining landowners in recent years. As the record demonstrates, the path for general complaints typically involves the County's code compliance officer,

Louis Seals, opening a file, contacting Permittee, and working to remedy the alleged violation without need for escalation to a hearing in accordance with chapter 1.12.

Permittee has been fined for non-compliance through recent Director's Violations. The first uncontested Director's Violation involves the operation of pumping equipment to fill the settling ponds outside approved operating hours for the dates November 10, 25, and 28 of 2025.[5] Att. E. Another uncontested Director's Violation, dated May 27, 2026, involved the lack of barriers or gates at access points to the site, as required by CCC 18.144.060(4). Att. F.

Additionally, Community Development Director John Eisler contacted DOGAMI via an October 20, 2025 email and letter requesting clarity and DOGAMI's interpretation of certain issues in response to Permittee's Imported Fill Plan application with DOGAMI. Att. G. Eisler's letter began by describing, broadly, what the original Woodward CUP approved and asked three specific questions. DOGAMI replied on October 31, 2025. Att. H. The specific questions and answers were as follows:

- **Question 1:** *CUP Condition of Approval 2 states that activities on tax lot 703 (the EFU parcel) "will be limited to sand and gravel extraction and water storage only. No processing will be allowed on this portion of the subject property zoned for exclusive farm use." The "water storage" refers to what is now termed the "settling ponds." I am not sure if the Planning Commission was fully aware of exactly how the operations at this site would take place, but to me, the settling ponds seem to be an inseparable part of processing. Does DOGAMI view the "settling ponds" as solely water storage or a component of aggregate processing?*
    - **DOGAMI Response:** Based on DOGAMI's statutory definition of processing (see ORS 517.750(12) above) and the use of the ponds for the disposal of process water under the DEQ WPCF 1000 General Permit, the settling ponds are an integral part of the facility processing operations. The settling ponds are also used for water storage. Note that a 7-acre pond is shown in the western portion of tax lot 703 on the site plan map, dated August 3, 2015 (attached), that was submitted to both Crook County and DOGAMI as part of the initial permitting of the site by both agencies. However, it was not clear in the application materials that

[5] It is not entirely clear if this Director's Violation amounts to one violation or three, as the uncontested notice alleged three separate violations. Such a determination is beyond the scope of this proceeding.

the pond was going to be used for process water settling as part of the processing operations. DOGAMI Operating Permit Condition #9 (attached) states “The Permittee must, conduct all processing within Tax Lot 702”. Based on the above considerations, the current use of the “settling ponds” on tax lot 703 for the settling of process water is inconsistent with both the state and county approvals. DOGAMI suggests a follow-up conversation to discuss compliance options.

- **Question 2:** *CUP Condition of Approval 26 uses the undefined term "mining ponds." It has been explained to me that a mining pond is a cell excavated below the water table such that there is standing water in the open cell. Once fill is provided to a level that the open cell no longer has standing water it is no longer a "mining pond." Is my understanding consistent with DOGAMI's interpretation of that term?*
    - **DOGAMI Response:** Yes, your understanding is consistent with DOGAMI’s general use of the term “mine ponds”. Please note that DOGAMI Statutes and Administrative Rules do not provide a formal definition of the term “mine pond(s)”. Also, DOGAMI reviewed several reputable glossaries of geologic and mining terms but could not find any common definition of the term “mine pond(s)”. As DOGAMI’s Floodplain Mining Reclamationist, I have used the term very generally to mean any excavation pit created by mining that has since filled or partially filled with groundwater or surface water if the ponding occurs on a seasonal basis. The operating and reclamation plan for any mine site must specify if a pond will be left following the completion of mining operations. The operating and reclamation plan dated June 5, 2015, for the Woodward site (attached) notes that ponds will be created during the mining operation, however, no ponds will be left following final site reclamation.
- **Question 3:** *CUP Condition of Approval 22 and 23 state, respectively:*
    - *The site will be reclaimed concurrently with mining as cells are completed; and*
    - *All reclamation activities will be subject to a reclamation plan approved by the Department of Geology and Mineral Industries.*

  These two conditions have proven to be incompatible. With DOGAMI permit no. 07-0159, both the Woodward site and the subsequent Vanier site are considered the same project, with final reclamation not due until all aggregate operations are complete. Under our local land use, these are two separate CUPs

and any activities on Vanier are irrelevant to the timeliness obligations of final reclamation on the Woodward site. My issue is that the wording-"All reclamation activities will be subject to" DOGAMI's reclamation plan seemingly trumps the previous condition of approval. In DOGAMI's eyes, can Crook County enforce the prior condition requiring final reclamation (other than the cell open as part of the Sampling Plan) despite being in compliance with the DOGAMI permit? Alternatively, could the DOGAMI permit enforce the CUP reclamation requirements in this unique case?

- **DOGAMI's Response:** From DOGAMI's perspective, the Woodward CUP conditions 22 and 23, mentioned above, are not necessarily incompatible. The DOGAMI approved operating and reclamation plan, dated June 5, 2015, for the Woodward site (attached) states the site will be reclaimed concurrently, which is consistent with the intent of Woodward CUP Condition of Approval #22. There are several portions of the Woodward Site where former excavation areas have not been reclaimed back to agriculture consistent with the Woodward CUP condition 22. These include, 1) the excavation area (mine cell) that has been incorporated into the Groundwater Investigation Sample Analysis Plan, 2) the portion of the site with the settling ponds, and 3) an area in the south-central portion of tax lot 703 just north of tax lot 702 that is currently being used for stockpiling. The mine cell that was incorporated into the Groundwater Investigation Sample Analysis Plan (SAP) should be considered an exception to allow for at least one year of sampling data to be collected under the SAP to address concerns regarding potential impacts to groundwater. The fact that the other two areas, the portion of the site containing the process water ponds, and the portion of the site that was mined and is now being used for stockpiling, have not been concurrently reclaimed to agriculture per the Woodward CUP condition 22 is inconsistent with both the CUP and the DOGAMI operating and reclamation plan.

  The Woodward site and proposed Vanier expansion being covered under the same DOGAMI permit but separate land use approvals is not necessarily problematic. The operating and reclamation plans for the Woodward and Vanier properties (attached) include concurrent reclamation. DOGAMI notes that mining of the processing area on Tax Lot 702 is not yet complete so concurrent reclamation per CUP 217-15-000115-PLNG (Woodward CUP) Condition of Approval #22 does not yet apply to the unmined portions of the processing area. In addition, processing of aggregate is an allowed activity in

some industrial zones (see the Deschutes County Code definition for "Surface mining, processing" above). If the processing of aggregate is allowed in the heavy industrial zone encompassing tax lot 702, then the continuation of aggregate processing on that tax lot following the excavation of the aggregate material could be considered concurrent reclamation. Tax Lot 702 would be 'reclaimed' to heavy industry, in this case, aggregate processing with the aggregate coming from the Vanier property.

One of the challenges with concurrent reclamation for DOGAMI is that there is often no specific time frame or specific trigger in the reclamation plan for when the concurrent reclamation needs to be completed. Woodward CUP Condition of Approval #22 appears to be clear in that as soon as excavation is completed in a mine cell the mine cell should be reclaimed back to agriculture. No portion of the DOGAMI permit or permit conditions prohibits Crook County from enforcing the land use conditions of approval.

C. State Agency Permit Status

As required by the CUP and state law, Permittee's operations, air contaminant discharges, and water discharges are regulated by DOGAMI and DEQ. The following describes the current status of each state permit.

1. DOGAMI Operating Permit ID # 07-0159.

Staff asked DOGAMI if there was any change in the reclamation status of the site since DOGAMI's October 31, 2025 letter. DOGAMI responded it is "not aware of any changes in the status" of the site "in relation to" that question. Att. J. DOGAMI was asked further if the Permittee was otherwise in compliance with all DOGAMI permits and requirements, including the Sample Analysis Plan. DOGAMI responded "Yes, to the best of DOGAMI's current understanding, [Permittee] is otherwise in compliance with their DOGAMI permit and the Knife River Groundwater Investigation Sample Analysis Plan." *Id.*

2. Air Contaminant Discharge Permit ACDP 37 0349

Permittee is covered under the general air quality permit referenced above. DEQ provided comment on the permit's status on July 16, 2026. Att. K. DEQ is not aware of any current violations or unresolved enforcement actions related to this permit.

The site was last inspected by DEQ on September 19, 2024. During that visit, two violations were noted – failure to provide a Notice of Intent to Construct for a second rock crusher and failure to report local air quality complaints. Both violations were resolved. Att. L.

3. Water Pollution Control Facility 1000 General Permit No. 124758

Permittee is covered under the WPCF 1000 permit referenced above. DOGAMI administers WPCF 1000 permits for aggregate operators through a memorandum of agreement with DEQ. DOGAMI provided comment on this permit on July 17, 2026. Att. M.

Permittee was levied a civil penalty of $20,822 for 2020 discharges of comingled washwater, stormwater, and excavation dewatering water from the Woodward site into the into the Rye Grass Irrigation Canal on July 19, 2022, through Enforcement Case WQ/SW-ER-2021-548. Att. N. The County was not provided notice of this civil penalty case or the dewatering. Permittee's Noncompliance Notice of December 7, 2021, states that Permittee "just found out" that some of the water from its excavation activities was pumped into the canal when the water in the settling ponds reached within one foot of overflowing. Permittee stated that no further dewatering or discharges offsite occurred since that time. Att. O. Pursuant to the civil penalty formula of OAR 340-012-0145, Permittee was assigned an "8" for the mental state of the violation, deemed "reckless", not intentional.

Staff asked DOGAMI and DEQ if there have been "any violations or enforcement actions" against Permittee other than the Enforcement Case referenced above. DOGAMI's July 17, 2026 letter states "Neither DEQ nor DOGAMI are aware of any violations" associated with the WPCF 1000 permit referenced above beyond the Enforcement Case described. Att. M. DOGAMI also responded that to the "best of DEQ's and DOGAMI's current understanding," Permittee is compliant with its WPCF 1000 permit at this time.

III. The Present Hearing

The scope, authority, and procedural compliance for the present hearing is based on the following.

A. Order 2026-18

The above-referenced order was approved by the Crook County Board of Commissioners on May 6, 2026. Ex. 2. The order appointed Joshua Soper of Beery, Elsner, & Hammond as a hearings officer "with the same authority and powers as the planning commission" and directed this proceeding "to consider if the evidence submitted to the hearings officer is sufficient for the County to initiate a modification or revocation proceeding" pursuant to CCC 18.172.100 or 18.144.070. Any interested party may submit evidence and argument in this proceeding.

The hearings officer is to "make a decision on the limited issue of whether exists a reasonable suspicion to substantiate the initiation of a modification or revocation proceeding." The decision is not to "make any factual or legal findings with respect to

the outcome of a modification or revocation proceeding" itself, but the decision may address arguments asserting the County is without the jurisdiction to "consider the initiation of a modification or revocation proceeding." The order further laid out the process concerning the submission of evidence and argument among the parties.

B. Notice

Notice for the present hearing was published on the County's website and ePermitting on June 12, 2026. Notice was mailed to property owners within 750 feet of the property boundaries, relevant agencies, and interested parties on June 15, 2026. Notice was published in *The Central Oregonian* on June 16, 2026.

IV. Arguments

As of the date of this Staff Report, July 22, 2026, two proponents submitted evidence and arguments and Permittee submitted a response. Their arguments are summarized below.

A. Adam and Karen Mikulski

Adam and Karen Mikulski (collectively, "Mikulski") request the revocation of Permittee's conditional use approvals on numerous grounds. Ex. 3. Mikulski tells a history of directing complaints directly to Permittee from 2015 until 2022, followed by copies of code compliance complaints 1-21 as attachments. Mikulski also asserts the following as grounds for revocation:

- The DEQ fine for the 2020 dewatering and discharging of washwater into the Rye Irrigation Canal, referenced above.
- Permittee's failure to obtain neighboring baseline well monitoring readings as required by the CUP.
- That the settling ponds, as a component of "processing," are on EFU tax lot 703, in violation of the CUP and do not meet required setbacks.
- Backfilling material not sourced on-site into mining ponds, in violation of the CUP.
- A failure to reclaim the land to agricultural use concurrent with mining activities.

B. Robin Hayakawa of Central Oregon LandWatch

Central Oregon LandWatch (COLW) focuses on CCC 18.172.100, specifically 18.172.100(1)(d), which provides that the County may modify or revoke a CUP if the permit "is being or recently has been exercised contrary to the terms and conditions of such approval." Ex. 4. COLW asks that the evidence presented also be considered under subsection (a) of the same provision or any other section or subsection of the County's code.

There are four categories of evidence COLW presents to establish there is a reasonable suspicion that proceedings should move forward under CCC 18.172.100(1)(d):

- An extensive record of code complaints from at least fifteen nearby or adjacent landowners. COLW submits Exhibits A-H representing complaints alleging violations of distinct permit or code requirements. COLW notes "the amount of evidence of violations of the terms and conditions of the CUP is too voluminous to include at this early stage," yet what is presented is sufficient to meet the reasonable suspicion standard.
- The uncontested Director's Violations of December 29, 2025 and May 26, 2026.
- The independent findings of state agencies, including the 2022 DEQ fine for dewatering and discharging washwater into the Rye Grass Irrigation Canal and DOGAMI's 2025 response to the County, detailed above.
- Contamination of groundwater, as local wells experience elevated levels of arsenic, aluminum, and manganese; DOGAMI's enforcement of a Groundwater Investigation Sample Analysis Plan; and a 2024 tort claim notice served against Crook County and the State of Oregon.

C. Permittee Response

Mark S. Bartholomew of Hornecker Cowling LLP responded on behalf of Permittee. Ex. 5. The response begins by addressing the two Director's Violations from Permittee's operations in the last year – one for operating outside of approved hours and one for the lack of an effective vehicle barrier or gate at an access point. Permittee argues that the aggregate enforcement provision of CCC 18.144.070 is the exclusive mechanism for the revocation of an aggregate CUP, because of the interpretive maxim that the specific controls the general and that aggregate is a Goal 5 protected resource.

Focusing solely on the two criteria of CCC 18.144.070(3), Permittee asserts neither have been met. First, Permittee argues that the *Johnson v. Landwatch Lane County* case either forecloses or highly constrains a county from revoking a land use decision based on false or misleading information. Second, Permittee considers revocation based on sub (b) to be a punitive, unconstitutional, unwarranted remedy for the after-hours operation of a water pump and the lack of a gate, especially without evidence of intent.

Permittee then addresses several issues with the catch-all of CCC 18.172.100(1). Regarding the fraud or misrepresentation requirement of sub (a), to the extent still available after *Johnson,* Permittee states there has been none. Subsection (d) requires the permit to have recently been exercised contrary to the terms of approval and Permittee's position is that criterion has not been met, as both the gate and pump violations were cured.

The last argument from Permittee is constitutional. First, that revocation based on the two Director's Violations equates to an excessive fine or "forfeiture, tantamount to a fine for Eighth Amendment analysis." *Id.* at 4. And second, that revoking the CUP based on "allegations of violations and serial complaints" would deprive Permittee of constitutional due process protections.

V. Staff Response

A. Scope of the Issues under Consideration

As directed by Order 2026-18, the hearings officer is to make a decision on the limited issue of whether there exists a reasonable suspicion to substantiate the initiation of a revocation or modification proceeding under the applicable provisions of the County's code. The hearings officer is not to make any legal or factual findings with respect to the outcome of a modification or revocation proceeding. As such, Permittee's constitutional arguments are beyond the scope of the present hearing.[6]

1. Applicable Authority

As described in Section I and Order 2026-18, both CCC 18.172.100 and 18.144.070 address the revocation of a permit. The preamble to the general provision in 18.172.100 grants the hearing authority the power to revoke "any permit granted under the provisions of this title." Conversely, subsection (3) of 18.144.070 grants the planning commission the same revocation power for "Any permit issued under this title[7]…." Permittee argues that because chapter 18.144 deals only with CUPs for aggregate use, the more specific provisions in that chapter control the bases for revocation of an aggregate CUP to the exclusion of 18.172, citing to *Sparks v. City of Bandon*, 30 Or LUBA 69 (1995). Staff takes no position on Permittee's interpretive argument and asks that the hearing officer make a decision on whether revocation remains a viable remedy under 18.172. Staff will note that 18.144 addresses only revocations, not modifications, and therefore there can be no arguments that *modification* as a remedy under 18.172 is foreclosed.

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[6] Staff does not interpret Permittee's constitutional arguments to assert that the County does not have *jurisdiction* to conduct the present hearing, only that revocation for the two Director's Violations would be a disproportionate and improper remedy.

[7] The drafters of CCC 18.144.070 likely meant "Any permit issued under this *chapter,"* meaning chapter 18.144 instead of Title 18.

a) Relevance of *Johnson*

Johnson v. Landwatch Lane County, 327 Or App 485 (2023) concerned an attempt by Lane County to revoke a ten-year old legal lot verification after discovering the original approval was based on altered deeds. The Oregon Court of Appeals held that local governments cannot use code-based revocation procedures to undo a final land use decision based on application-stage misrepresentations when the evidence was available at the time of original approval, citing the statutory policy favoring finality under ORS 197.805.

What is clear is that the holding in *Johnson* does not bar a revocation proceeding based on ongoing compliance with a CUP. *Johnson* at 497 (noting "those cases are distinguishable because they concern revocations based on violations of conditions of approval and not on the propriety of the approval itself"). The *Johnson* case also does not deal with modifications, only revocations.

What is less clear is if the statutory policy favoring finality applies only to that information easily verifiable by a county at the time of application, like in that case for deed records, as it would for aspects more difficult for a county to verify, like the precise boundaries of a local aquifer. So while *Johnson* may constrain reaching back to annul the 2015 decision based on historical application misrepresentations under CCC 18.172.100(1)(a), it places no limit on the County's independent authority under CCC 18.172.100(1)(d) or CCC 18.144.070(3)(b) to address recent or ongoing operational noncompliance with active permit conditions or ongoing public health and safety concerns.

b) Threshold for Modification versus Revocation

To the extent necessary to comply with the directive of Order 2026-18, Staff believes it may be necessary to delineate separate thresholds to initiate a modification proceeding versus one for revocation. As Permittee argues, revocation is a severe remedy, tantamount to forfeiture. On the other hand, a modification may simply alter the approval in a manner that is minimally disruptive to Permittee while curing issues that warrant addressing.

Is the reasonable suspicion standard the same for both remedies? Can the evidence presented substantiate a proceeding to consider the modification of a county approval but not a revocation proceeding? These are questions the County has not had to face before.

B. Application of the Evidence

The arguments from proponents overlap and can be considered together against the available justifications. Staff respectfully summarizes and presents them for the Hearings Officer's review.

1. The 2020 Dewatering and Discharge of Washwater

Both Mikulski and COLW raised the 2020 dewatering and discharge of washwater into the Rye Grass Irrigation canal as support for a revocation hearing. The facts of this act were uncontested and adjudicated by DEQ through Enforcement Case WQ/SW-ER-2021-548, described in section II. Permittee was levied a fine of $20,822. The Woodward CUP conditions of approval prohibit dewatering and require, if the Permittee is to dewater the site, certain approvals and reports are required in advance. Woodward CUP Conditions 24-25.

This issue does not seem to support a revocation hearing under CCC 18.144.070(3). The dewatering and discharging event does not implicate the application materials as required by sub (a). Likewise, the requirement in sub (b) is that the "permittee *is intentionally* conducting mining operations in violation of federal state or county laws…." As described in the DEQ enforcement case, these events took place in 2020 and then not again. Had the County been notified of the discharges when they occurred or during DEQ's enforcement case, circumstances would be different. Additionally, DEQ deemed Permittee's actions to be *reckless*, not *intentional*, as required by the code.

The issue is a closer call under CCC 18.172.100(1). Here, sub (a) is inapplicable as the acts do not involve misrepresentations in the application materials. The wording in sub (d), however, is broader than the similar language in 18.144.070(3)(b) – here the wording is the "permit granted *is being or recently has been* exercised contrary to the terms or conditions of such approval."

Does 2020 qualify as "recently"? Both DOGAMI and DEQ confirmed that Permittee is not otherwise operating out of compliance with their permit requirements.

2. Code Compliance Allegations and Investigations

Both Mikulski and COLW raised the voluminous code compliance complaints and investigations as bases for revocation. Permittee argues that the code compliance complaints do not amount to violations, as such would require independent findings of guilt and ongoing harm. Ex. 5, p. 3.

Turning to the applicable criteria, both CCC 18.172.100(1)(a) and 18.144.070(3)(a) can again be immediately eliminated as the actions do not implicate the application materials.

The evidence in the record regarding code compliance investigations establishes that there have been many instances where Permittee has operated in a manner appearing inconsistent with its approval or in a way that causes a disruption for neighboring property owners. The evidence in the record would also establish that Permittee's behavior upon initiation of a code compliance investigation can be fairly characterized as "responsive," as the issues are typically resolved quickly.

From one perspective, this would be an example of the County's policy in chapter 1.12 working as it should. Again, the legislative directive is that the "county believes that voluntary compliance is less expensive for all parties and of a more satisfactory and lasting nature than involuntary compliance." CCC 1.12.130(1). However, the same code provision carves out an exception, noting that too much leniency towards violators "may actually result in abuse of this opportunity," but references only the time taken by a violator to come into compliance for a single alleged violation. The code provision does not envision or address a permittee coming into compliance again and again for repeated, discrete allegations of violations.

Staff asks the Hearing Officer to make a determination if the evidence of code compliance complaints and investigations substantiates either a revocation proceeding under CCC 18.144.070(3)(b) for intentionally conducting operations in violation of law or a revocation or modification proceeding under 18.172.100(1)(d) for exercising the permit contrary to the terms or conditions of such approval.

3. Director's Violations

COLW points to the two Director's Violations as a bases for a revocation proceeding. Permittee responds that revocation for using a pump after hours and lacking a vehicle gate would amount to an unconstitutional forfeiture or excessive fine.

As described in section II, Director's Violations are a creature unique to aggregate conditional use permits. Crook County Code 18.144.070(1) is dedicated entirely to that process. The next subsection of that code, subsection (2), provides a path for revocation

by the planning director after a certain number of Director's Violations over a three-year period.[8]

Staff asks the hearing officer to make a determination if the Director's Violations substantiate a revocation proceeding under CCC 18.144.070(3)(b) for intentionally conducting operations in violation of law or a revocation or modification proceeding under 18.172.100(1)(d) for exercising the permit contrary to the terms or conditions of such approval. Like the other two issues addressed above, the Director's Violations do not implicate the application materials, which eliminates the possibility of both CCC 18.172.100(1)(a) and 18.144.070(3)(a).

4. Groundwater Contamination

COLW raises the groundwater contamination and ongoing regulatory investigation as a bases for a revocation proceeding. Permittee did not address the groundwater issue in its response.

Groundwater pollution is the exclusive jurisdiction of the State of Oregon and governed here by Permittee's WPCF 1000 permit, overseen by DOGAMI. Following comments of concern from DEQ and the County to DOGAMI during Permittee's application to modify its DOGAMI operating permit to expand onto the Vanier site, DOGAMI required Permittee to conduct a groundwater investigation. Att. P. This investigation is ongoing. Att. Q. DEQ has also conducted two rounds of domestic well water sampling. Att. R. To date, none of this testing has identified causation or attributed the contamination to Permittee's operations.

Staff asks the hearing officer to make a determination if the groundwater contamination and ongoing regulatory investigation substantiates a revocation proceeding under CCC 18.144.070(3)(b) for intentionally conducting operations in violation of law or a revocation or modification proceeding under 18.172.100(1)(d) for exercising the permit contrary to the terms or conditions of such approval. Like the other two issues addressed above, the this matter not implicate the application materials, which eliminates the possibility of both CCC 18.172.100(1)(a) and 18.144.070(3)(a).

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[8] Specifically, that subsection provides "Any permit issued under this title may be revoked by the planning director if it has been established (by uncontested notices of violations or by decisions on contested violations or both) that the permittee has committed, within any three-year period, more than two violations of a condition imposed by the permit for the protection of accepted farm or forest practices on surrounding lands or more than three violations of any other condition or if the permittee fails to pay a fine levied for violation of this chapter or conditions imposed on a mining permit within 15 days after the decision to levy the fine became final."

5. Additional Considerations

Remaining are the issues raised by Planning Director Eisler to DOGAMI on October 20, 2025. Eisler described the representations made during the original Woodward CUP approval as a temporary mining operation on the EFU-2 tax lot 703, with cells reclaimed to agriculture as mining moved across the property. Eisler asked DOGAMI three questions, with DOGAMI's full answers provided above in Section II.

Question One confirmed that DOGAMI interprets the settling ponds to be "an integral part of the facility processing operations." Woodward CUP condition of approval 2 states: "EFU Zone Limitations: Activities on the property zoned for exclusive farm use (tax lot 703) will be limited to sand and gravel extraction and water storage only. No processing will be allowed on this portion of the subject property zoned for exclusive farm use." The settling ponds are located on EFU-2 tax lot 703. Studies have confirmed the shallow aquifer extends to the area of the settling ponds.

Exhibit 14 of the Woodward CUP is a submission by Permittee's Tim Marshall. Att. R. Marshall made the following representations in the exhibit:

- "Preliminary site testing encountered no aquifer within the Processing Area, which has a subsurface layer of dense silt. There is no risk to an aquifer from the Processing Area and the permits that must be obtained from DEQ and OOGAMI provide the means for safe oversight of Knife River's operation.... There is no risk of ground water contamination..." *Id*. at 1.
- "The only discussion regarding an apparent northwest flow direction was related to a shallow aquifer on the east side of the Woodward Site that does not appear to extend to the area where the ponds are proposed." *Id*. at 2-3.
- "The shallow aquifer does not extend to the west side of the mining area as no water was encountered within the sand and gravel that is proposed to be mined over the west side of the mining area." *Id.* at 5.

In ORS 215.299, the Legislative Assembly makes certain declarations regarding mining on resource lands, including that "State agencies and local governments should balance competing resource uses and not restrict the removal of the full depth of aggregate unless public health and safety concerns necessitate the restriction of mining activity." ORS 215.299(2)(b).

Additionally, regarding reclamation, DOGAMI confirmed through its October 31, 2025 response letter to Eisler that "there are several portions of the Woodward Site where former excavation areas have not been reclaimed back to agriculture...." Woodward CUP condition of approval 21 proscribes a disturbed area cap and states that "No

more than 10 acres of ground shall be disturbed by mining at any time. The 'disturbed area' refers to the active mining and reclamation cells and does not include the processing and stockpile area, the temporary ponds, the existing mill operations, or the berm area." Woodward CUP conditional of approval 22 requires "Concurrent Reclamation: The site will be reclaimed concurrently with mining as cells are completed."

In Tim Marshall's Exhibit 14 of the Woodward CUP mentioned above, he stated "The mining extraction, which is what is proposed for the EFU-zoned parcel is transient in nature as it moves across the site. Any one area will be exposed to the extraction activity for a limited period of time including the reclamation." Att. R, p. 4.

Staff requests a determination from the Hearings Officer if the additional considerations above create a reasonable suspicion that warrants a modification proceeding under the authority of CCC 18.172.100(1)(a) or (d) in order to address the public health and safety concerns that have arisen concerning groundwater contamination and fugitive dust. One such remedy could include modifying the Woodward CUP to require the reclamation of tax lot 703 fully back to agriculture, as envisioned, and relocating the settling ponds to the heavy industrial tax lot 702 and requiring said ponds to be lined.

VI. Conclusion

The scope of this proceeding under Order 2026-18 is strictly preliminary and threshold-focused: whether the evidence in the record establishes a "reasonable suspicion" – that is "any reason to believe" under a totality of the circumstances – that grounds exist to initiate a modification or revocation proceeding under CCC 18.172.100 or 18.144.070.

Accordingly, Staff requests that the Hearings Officer issue a decision determining whether reasonable suspicion exists to:

1. Initiate a Revocation Proceeding under any of the code provisions referenced above;
2. Initiate a Modification Proceeding under CCC 18.172.100 to evaluate targeted operational remedies; or
3. Decline to initiate further proceedings.

Thank you for your consideration. Please let me know if you have any questions.

Sincerely,

John Eisler
Community Development Director
Crook County

Attachment A

Crook County
Planning Department
300 NE 3rd Street, Prineville, OR 97754
(541)447-8156
Fax (541)416-3905
ccplan@co.crook.or.us

BEFORE THE CROOK COUNTY PLANNING COMMISSION
IN THE MATTER OF APPLICATION 217-15-000115-PLNG FOR SITE PLAN APPROVAL IN A HEAVY INDUSTRIAL H-M ZONE AND CONDITIONAL USE APPROVAL IN AN EXCLUSIVE FARM USE ZONE (EFU-2).

FINAL DECISION

DATE: September 24, 2015

APPLICATION NO.: 217-15-000115-PLNG

APPLICANT/OWNER: Craig Woodward
P.O. Box 663
Prineville, Oregon 97754

AGENT/APPLICANT: Tim Marshall
Knife River Corporation – Northwest
82260 Old Highway 34
Tangent, Oregon 97389

PROPERTY: Township 14 South, Range 15 East, Section 14, Tax lots 702 and 703

APPLICANT'S REQUEST: The applicant has requested that the County amend the Crook County Comprehensive Plan to add a 99.5 acre area to the County's inventory of significant mineral and aggregate resource sites and, by adopting the site specific ESEE (Economic, Social, Environment, and Energy) analysis, to allow mining activities on the subject property. The property consists of two tax lots. Tax lot 702 is zoned heavy industrial (H-M) and is the site of the Prineville Sawmill. Tax lot 703 is zoned Exclusive Farm Use – 2 (Prineville Valley-Lone Pine Areas).

The applicant is requesting a conditional use permit for aggregate mining within the portion of the property zoned for Exclusive Farm Use (EFU-2) and far a site plan approval for aggregate mining and processing within the Heavy Industrial (H-M) zone.

The applicant proposes phasing in mining to allow continued use of the property for agricultural production and the existing sawmill. The EFU-zoned property will be reclaimed for agricultural use. The H-M zoned property will be reclaimed for industrial use.

APPLICATION RECEIVED: May 6, 2015

APPLICATION DEEMED COMPLETE: June 1, 2015

PUBLIC NOTICE: June 5, 2015

PROPERTY OWNER NOTICE: June 3, 2015

HEARING DATES: June 24, 2015 and August 12, 2015

THE ABOVE ENTITLED MATTER came before the Crook County Planning Commission at its regular meetings on June 24, 2015 and August 12, 2015. The public hearing was closed after the August 12, 2015 meeting. The Planning Commission deliberated on the application at the September 9, 2015 and September 23, 2015 meetings. After consideration of the staff report, findings, facts and testimony, the application received 4 votes in favor and 2 votes opposed from the Planning Commission members present.

FINAL DECISION: Approved subject to conditions **X**
Denied _____

The approval is contingent upon the Crook County Court adopting an ordinance to place the site on the comprehensive plan inventory of significant aggregate resource sites and to adopt the site specific ESEE (Economic, Social, Environment, and Energy) Analysis. The applicant has requested that the significant aggregate resource be designated as a "3C" site under the Crook County Comprehensive Plan and that the conflicts between the aggregate resource use and surrounding activities can be balanced with clear and objective conditions related to development of the aggregate site.

The applicant's request to conduct mining extraction and water storage on tax lot 703, the property zoned EFU-2 and to conduct extraction and processing activities on tax lot 702, zoned for heavy industrial use is granted subject to the following conditions of approval.

I. CONDITIONS AND REQUIREMENTS

1. Mining operations and facilities (e.g., processing, pond area, stock pile, berms) will be located as shown on the site plan submitted by the applicant for the August 12, 2015 public hearing and included as Attachment A to this document. Any modification to the site plan will require review and approval by the Crook County Community Development Department.

General conditions on the proposed mine site

2. Activities on the property zoned for exclusive farm use (tax lot 703) will be limited to sand and gravel extraction and water storage only. No processing will be allowed on this portion of the subject property zoned for exclusive farm use.

3. All processing activities will be on the part of the site zoned for industrial use (tax lot 702) and will be located more than 500 feet from existing residences.

4. **Processing Plant Location**
   The aggregate processing plant shall be located within the area shown on the site plan (Attachment A) with the exception of the final phase of mining the aggregate beneath the processing plant. At that time, the processing plant will be relocated within the portion of the site zoned for industrial use (tax lot 702) until all the aggregate is exhausted. The concrete batch plant, if needed, will be located west of the processing area as indicated on the site plan.

5. **Mining Setbacks**
   The aggregate operator shall adhere to the following property line setbacks.

a. Within the industrial-zoned lot (tax lot 702), mining shall not extend closer than fifty (50) feet from the property line adjacent to Stahancyk Lane. The setback area can be used for the proposed screening berm.
b. Within the EFU2-zoned lot (tax lot 703), mining shall not extend closer than one hundred (100) feet from the property line adjacent to Stahancyk Lane. The setback area can be used for the proposed screening berm. (The limits in Crook County Code 18.144 requiring 100 feet setbacks only apply to resources zones like the EFU-2 zone).
c. Within the EFU2-zoned lot (tax lot 703), mining shall not extend closer than one hundred (100) feet from the eastern property line adjacent to property described on the Crook County Assessor's map as T14 R15 Section 14, tax lot 103, unless the aggregate operator provides a letter signed by the owner of the adjacent lot 103 indicating his/her willingness to allow a fifty foot setback. Such letter shall be provided to the Crook County Planning Department prior to encroaching closer than one hundred feet of the property line. If a screening berm is necessary it shall be placed within the setback area. (No berm is currently proposed because this side of the property abuts property used solely for agricultural purposes).
d. Within the EFU2-zoned lot (tax lot 703), mining may extend to the property line shared with tax lot 701 to the north, described on the Crook County Assessor's map as T14 R15 Section 14 Tax lot 701, as the owner of tax lot 701 has indicated acceptance of that condition.
e. Mining shall not extend closer than one hundred (100) feet to the adjacent tax lot 700, described on the Crook County Assessor's map as T14 R15 Section 14, tax lot 700 or to Elliott Lane, both of which are west of the Woodward Site.

6. **Mining Depth**. The aggregate mining on the Woodward Site shall be no greater than twenty (20) feet below the pre-mining ground surface.

7. **Water Supply**. The applicant will submit documentation that an agreement has been reached with the Ochoco Irrigation District to provide industrial water for mining operations including processing of aggregate material prior to beginning any operations on the site.

Conditions Related to Traffic Impacts

8. **Access.** The aggregate operator at the Woodward Site shall not allow its trucks or its contractors trucks to utilize Stahancyk Lane to travel east from the site's ingress/egress location unless it is for a local delivery to be accessed via Stahancyk Lane and then north on Lamonta Road. Access to the site will be from the south side of the property on Stahancyk Lane as illustrated in the site plan (Attachment A).

9. **Trips/day.** The operation shall generate no more than 80 trips per day from the site (40 trucks incoming and 40 trucks outgoing). The mining operator shall make trip logs available to the Community Development Department upon request.

10. **Safety**

    The aggregate operator shall train all drivers, including contract drivers, to use caution when exiting onto Highway 26 from Elliott Lane.

11. **School bus pick up and drop off**

    No trucks shall leave or enter the site between 7 minutes before and 7 minutes after the scheduled Crook County School District bus pickup and drop-off times for NW Elliott Lane (Currently scheduled at 6:31 a.m. and 3:37 p.m. for the 2015-2016 school year.)

Conditions Related to Mitigating Noise

The County has no noise ordinance but noise is an impact that has been identified as an issue by surrounding property owners. The berms proposed by the applicant and limits on operating hours should help minimize noise impacts.

12. **Operating Hours**.

    Ordinary operating hours shall be Monday through Friday, June 1st through October 31st from 6:00 a.m. to 9:00 p.m., or sunrise to sunset, whichever time period is less.
    Operating hours shall be Monday through Friday, November 1st through May 31st from 7:00 a.m. to 6:00 p.m., or sunrise to sunset, whichever is less.
    Operating hours shall be Saturdays from 8:00 a.m. to 5:00 p.m.
    No operations shall be conducted on Sundays or on the following legal holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.

    Exceptions to the operating hours set forth above will be granted provided the aggregate operator provides written notice to the residential neighbors on Stahancyk Lane, to the nearest residential neighbors to the north off Elliott Lane and to the Crook County Planning Department that a project requires additional materials and adequate time to produce them. The notice shall be at least 72 hours prior to the planned extended hours and the time period for the extension shall not be longer than 30 consecutive days. The exceptions shall not apply to the Saturday, Sunday, and holiday restrictions.

Conditions Related to dust mitigation

13. The applicant shall control all fugitive dust emissions associated with all operations (extraction, processing, and storage) on the site. The applicant shall control dust by applying water and by seeding and/or mulching exposed soil surfaces.

14. A contact person representing the aggregate operator shall be named and all appropriate contact information shall be provided to a neighbor that requests such information so that the aggregate operator can be contacted if dust is being released.

15. The applicant shall submit a dust management plan to, and obtain the required permits from, the appropriate state agency (Department of Geology and Mineral Industries and/ or Department of Environmental Quality).

Concrete Batch plant

A mobile concrete batch plant is allowed in the Heavy Industrial part of the property per Crook County Code.

16. The batch plant must have a valid air quality permit issued by the Oregon Department of Environmental Quality (DEQ) and must meet all air quality requirements of DEQ, the Department of Geology and Mineral Industries and any other federal, state and local agencies.
17. The batch plant will be in the location shown on the site plan (Attachment A).
18. The batch plant will be subject to the same operating hours as for extraction, hauling and processing set forth in #12 of the conditions of approval.

Lights

19. If lights are installed on the site, they shall be directed downward and in a manner to not affect adjacent homes and shall be designed to not negatively impact drivers on adjacent roads.
20. **Berms**

Screening Berm

The screening berm surrounding the proposed Mining Area will be constructed in accordance with the following conditions (the "Screening Plan").

a. Initial Mine development – This period will include the following screening berms.

i. Northwest Side Berm – A berm will be constructed within the setback along the western edge of the Woodward Site and north of the active mill area. This berm will be a minimum of 8 feet high with slopes no steeper than 2:1 (Horizontal:Vertical).

ii. South Industrial Lot Berm – A berm will be constructed parallel to Stahancyk Lane within Lot 702 that will be a minimum of 20 feet high with slopes no steeper than 2:1 (Horizontal:Vertical). The southern edge of this berm will lie on the northern edge of the OID easement for its pipeline (20 feet from the property line). The aggregate will be extracted between 50 and 100 feet from the property line and then backfilled prior to building this berm so that the berm does not overlay the aggregate resource and will remain in place until final reclamation.

iii. East Industrial Lot Berm – A berm will be constructed on the eastern side of Lot 702 during development of the designated processing area. This berm will be constructed to a height that is at least 20 feet above the original grade. Prior to constructing this berm, the aggregate resource will be
extracted from beneath the area and then backfilled. This will enable the berm to remain in place until final reclamation.

iv. South Farm Lot Berm – A berm 5 feet high with slopes no steeper than 2:1 (Horizontal:Vertical) will be constructed along the north edge of the OID water line easement along the south side of the EFU2-zoned tax lot 703 parallel to Stahancyk Lane.

Progressive South Side Berm –As mining progresses across the site, a berm will be added to the north side of the South Farm Lot Berm to a height based on conversations with the landowners on Stahancyk Lane across from this area. The maximum height for this berm will be 15 feet with slopes no steeper than 2:1 (Horizontal:Vertical). The designated height may vary across this area and it will merge into the South Farm Lot Berm at a height of about 5 feet without damaging the trees planted there. A letter will be submitted by the Aggregate Operator to Crook County Planning Department for the permit record prior to completing any section of this berm indicating acceptance by the immediately adjacent property owners across Stahancyk Lane. of the proposed height if greater than 5 feet above original elevation. The Aggregate Operator may proceed with the construction of this berm up to the 5 feet height without such acceptance. This berm will be removed during final reclamation

East and North Side Berm – The Aggregate Operator will construct berms to a height no greater than 20 feet above the original elevation at its sole discretion within the setbacks on the east and north sides of tax lot 703. Such berms will have slopes no steeper than 2:1 (Horizontal:Vertical).

West Mill Site Berm – A berm will be constructed within the setback along the western edge of the active mill area within the Woodward Site if and when the mining progresses to within 1,000 feet from the western property line of the Woodward Site (except for within the proposed batch plant area). This berm will be a minimum of 8 feet high with slopes no steeper than 2:1 (Horizontal:Vertical).

South Mill Site Berm – A berm will be constructed within the setback along the southern edge of the active mill area within the Woodward Site if and when the mining progresses to the west across the current active mill site (except for the ingress/egress area and within the proposed batch plant area). This berm will be a minimum of 8 feet high with slopes no steeper than 2:1 (Horizontal:Vertical). Provided, however, and at the written request of the owners of property designated on the Crook County Assessor's map as T 14 R 15 Section 14, tax lot 700, a berm shall be constructed parallel to, and of the same length as, the residential building, at a height of up to 15 feet with a slope of 2:1 (Horizontal:Vertical).

All berms will be hydro- seeded upon completion and will be irrigated to maintain the planted vegetation. The vegetation will be maintained to prevent the growth and spread of noxious weeds and foxtail. The top of the South Farm Lot Berm will be planted when constructed with evergreen trees (Austrian Pine) 6-8 feet high spaced 20 feet apart. Trees that die will be replaced with a similar sized tree as available. Livestock will not be permitted on the screening berms.

All berms constructed on the Woodward Site will be incorporated into the site reclamation upon completion of mining. No berms will remain around the site.

Timing of Mining – Minimizing Quality of Life impacts

21. **No more than 10 acres of ground shall be disturbed by mining at any time.** The 'disturbed area' refers to the active mining and reclamation cells and does not include the processing and stockpile area, the temporary ponds, the existing mill operations, or the berm area.

Reclamation

22. The site will be reclaimed concurrently with mining as cells are completed.

23. All reclamation ***activities will be subject to a reclamation plan approved by the Department of Geology and Mineral Industries.***

Groundwater Protection

The aggregate operator acknowledges that groundwater may be encountered in the mining of the area in lot 703 that is east of the industrial lot 702, and hereby agrees to the following measures to demonstrate protection of the groundwater resource.

24. The site will not be dewatered.

25. If the applicant intends to dewater the site, it shall obtain relevant DOGAMI and DEQ permits. The applicant shall also, at its expense and assuming neighbor permission, have well water reports performed by an independent expert at the five wells (other than the applicant's well and any wells in the neighboring HM-zoned properties) nearest to the Woodward site, including two to the South (on Stahancyk), one to the West (on Elliot), one to the Northwest (on Puckett) and one directly to the North. Such well water reports shall serve as a "base-line" against which possible future changes in water quality can be assessed. A copy of the well report shall be provided by the applicant to the well owner.

26. All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds.

27. All equipment and trucks operating near exposed water will be inspected daily for possible oil leaks and repaired, if necessary, prior to use. A spill kit for containing hydrocarbon releases will be kept with the equipment operating near exposed water should it be needed.

28. The existing water well on the mill site must not be used for aggregate washing operations, but it can be used for irrigation on the berm and aggregate stockpiles if needed.

Mosquitos

29. The applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations.

Weed Control

30. The applicant will submit annual weed control reports as required by Crook County Code.

Industrial Land Partition

31. Crook County Code 18.72.030(2) (Heavy Industrial Zone) states that " No use permitted under the provisions of this chapter that generates more than 30 truck-trailer or other heavy equipment trips per day to and from the subject property shall be permitted to locate on a lot adjacent to or across the street from a residential lot in a duly platted subdivision, or a lot in a residential zone."

    The applicant shall partition a one-half acre parcel from tax lot 702 to buffer the residential–zoned property designated by the Crook County Assessor's map as T14 R 15 Section 15D, tax lot 700. No mining, processing or storage shall occur on the one-half acre segment. The partition plat shall be recorded before mining operations commence.

II. DESCRIPTION OF PROPOSED USE:

The applicant proposes to mine the aggregate material that underlies the subject property. The property is zoned heavy industrial (36 acres – site of the current Prineville sawmill) and exclusive farm use (76.08 acres), used for grazing and hay production. If approved, the mining will be conducted in phases across the property, allowing the mill and agricultural uses to continue. All processing will be conducted on the industrial zoned lot with extraction and water storage only to occur on the tax lot zoned for exclusive farm use.

III. BACKGROUND:

The Planning Commission held two public hearings on the proposed application and received written and verbal testimony from adjacent property owners, interested community members and public agencies, including the Ochoco Irrigation District. Key issues raised included concerns about water quality, the availability of water for mining and reclamation, dust and air quality, potential impacts of dust on agricultural production, decreases in the value of adjacent residential properties, mosquitos associated with the water storage pond, safety issues associated with increased truck traffic, noise and general comments on potential negative impacts associated with aggregate mining.

The applicant has successfully completed the pre-requisites for applying for a mining operation (217-15-000114-PLNG) including:

1. Requesting an amendment to the Crook County Comprehensive Plan placing the subject property on the Comprehensive Plan inventory for significant mineral resource sites;
2. Requesting that the Planning Commission recommend that the County Court adopt the ESEE

analysis to allow for mining activities, and;
3. Requesting that the Planning Commission recommend that the County Court designate the site as a 3C site on the Comprehensive Plan inventory for significant mineral resources.

Aggregate mining is an outright permitted use in the H-M, Heavy Industrial zone subject to the requirements of Crook County Code 18.72 but requires a conditional use permit in an exclusive farm use zone (Crook County Code 18.20 and 18.144).

IV. SITE PLAN APPROVAL CRITERIA FOR INDUSTRIAL USES:

Many of the criteria in Crook County Code were addressed in staff report I (June 17, 2015) and II (August 5, 2015). Criteria are in standard fond and findings are in bold/italics.

A. 18.72.010 Use Permitted Outright:

In an H-M zone, the following uses and their accessory uses are permitted outright, except as limited by CCC 18.72.030.
18.72.010 (19) Quarry, gravel pit, subsurface or surface mining, including crushing, screening and washing of extracted materials are uses permitted outright.

B. 18.72.030 Use Limitations:

In an H-M zone, the following limitations and standards shall apply to all permitted uses:
(1) No use permitted under the provisions of this chapter that requires a lot area exceeding 9,000 square feet shall be permitted to locate adjacent to an existing residential lot in a duly platted subdivision or a lot in a residential zone.
(2) No use permitted under the provisions of this chapter that generates more than 30 truck-trailer or other heavy equipment trips per day to and from the subject property shall be permitted to locate on a lot adjacent to or across the street from a residential lot in a duly platted subdivision, or a lot in a residential zone.
(3) No use permitted under the provision of this chapter shall be permitted that generates more than 20 automobile-truck trips during the busiest hour of the day to and from the premises unless served directly by an arterial or collector, or other improved street or road designed to serve the industrial use only and does not pass through adjacent residential uses in a duly platted subdivision or residential zone.
(4) For any use permitted by this chapter on a lot adjacent to or across the street from a residential use or lot in a residential zone, there shall not be any odor, dust, fumes, glare, flashing lights, noise, or other similar types of possible nuisances which are perceptible (without instruments) more than 200 feet in the direction of the affected residential use or lot in a residential zone.

There is an existing industrial use (sawmill) on tax lot 702, the industrial property that is adjacent to the 0.47 acre residential lot. This is the only residentially zoned property adjacent to the proposed use. There is no dwelling on the property and much of the 0.47 acres is used as an access road for adjacent EFU-zoned property.

The proposed use will generate more than 30 truck trips per day. A proposed condition of approval would require the applicant to partition off a small parcel to buffer the existing residential lot from the truck traffic. Truck traffic will enter and exit the site from Stahancyk Lane, not Elliot Lane near the residentially zoned lot. The proposed use will not generate 20 truck trips during the busiest hour of the day. Dust and noise will be present and managed on-site and will have minimal impacts on the residentially zoned lot.

(5) All parking demand created by any use permitted by this chapter shall be accommodated on the subject premises entirely off street.
(6) No use permitted by this chapter shall require the backing of traffic onto a public or private street or road right-of-way to accommodate ingress or egress to any use on the premises thereof.
(7) There shall not be more than one ingress and one egress from properties accommodating uses permitted by this chapter per each 300 feet of street frontage or fraction thereof. If necessary to meet this requirement, permitted uses shall provide for shared ingress and egress.

All vehicles will be parked on site. The subject property is large enough to manage traffic and parking on-site in order to meet this requirement. Ingress to and egress from the site will be from Stahancyk Lane.

(8) All uses permitted by this chapter shall be screened from abutting residential uses in residential zones by densely planted trees and shrubs or sight-obscuring fencing.

There are no residential uses in residential zones that are directly adjacent to the site. There will be berms to screen residences on EFU-zoned properties.

(9) No use shall be permitted which has been declared a nuisance by statute or action of the county or by a court of competent jurisdiction; and, for uses requiring contaminant discharge permits, no such use shall be approved by the commission prior to review by the applicable permit reviewing authority nor shall such uses be permitted adjacent to or across the street from a residential use or lot in a duly platted subdivision or residential zone.

No contaminant will be discharged during the day to day operations on this site. The applicant states that all of the above requirements will be met.

C. 18.72.070 Site Design:
In an H-M zone, the site design of any permitted use shall make the most effective use reasonably possible of the site topography, existing landscaping and building placement so as to preserve existing trees and natural features, preserve vistas and other views from public ways, minimize visibility of parking, loading and storage areas from public ways and neighboring residential uses, and to minimize intrusion into the character of existing developments and land uses in the immediate vicinity of the proposed use.

The applicant proposes to use vegetated berms to screen adjacent properties and the public from the mining operation.

D. 18.72.080 Site and Use Criteria:
In the consideration of an application for a proposed use in an H-M zone, the commission shall take into account the impact of the proposed use on nearby residential and commercial uses, on resource-carrying capacities, on the capacity of transportation and other public facilities and services, and on the appearance of the proposal. In approving a proposed use, the commission shall find that:
(1) Proposal is in compliance with the comprehensive plan.
(2) Proposal is in compliance with the intent and provisions of this title and more particularly with this chapter.
(3) That economic and environmental considerations are in balance.
(4) That any social, economical, physical or environmental impacts are minimized.

The applicant has provided a site-specific ESEE analysis as part of the request for a comprehensive plan amendment. The applicant has proposed screening, limits on operations and an operating plan designed to minimize impacts. Reclamation of the site will help mitigate impacts associated with the mining operation.

SUPPLEMENTAL CRITERIA, CHAPTER 18.144, AGGREGATE RESOURCE SITES:

The provisions of chapter 18.144 apply to resource zones (e.g., Crook County's EFU zones). These criteria were discussed in detail in Staff report I (June 17).

A. 18.144.040 Approval and Review Criteria:

(1) Notwithstanding any provisions in this title to the contrary, an application for a permit for a use listed in CCC 18.144.030 shall be allowed if it meets the following criteria:

(a) The site must be designated as a mineral or aggregate resource site or an energy source site on an inventory of significant Goal 5 resources in the comprehensive plan;

Comprehensive Plan Amendment 217-15-000114-PLNG requests that the subject site be included as a Goal 5 Resource Site on the Goal 5 Inventory. A geotechnical site evaluation has been completed for the site which indicates that it offers a large quantity of high quality crushable basalt in a readily accessible topographic location.

(b) The proposed use must be consistent with the applicable ESEE analysis and conditions contained in the comprehensive plan. In the event conditions imposed on the mining use by the comprehensive plan to mitigate mining impacts on specific conflicting uses are less restrictive than conditions necessary to address these same impacts under the standards of this section, the conditions imposed by the comprehensive plan control;

See ESEE analysis description in Staff report I and public comments in Staff report II.

(c) The proposed use must be shown to not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use;

Mining of the existing EFU-zoned parcel will be phased in so much of the subject property will continue in agricultural production throughout the mining operation. There was some public testimony that there might be impacts on adjacent farms associated with dust from the proposed mine site but there was no specific information that the operation would force a significant change in accepted farm practices on surrounding land. The EFU-zoned property will be reclaimed for agricultural activities.

(d) The proposed use must be shown to not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

No specific information was provided to show that mining operations would significantly increase the cost of accepted farm practices on surrounding lands devoted to farm use.

(e) There must be adequate public facilities and services (street capacity, water supply, police protection, fire protection, energy and communications services) available to meet the additional demands created by the proposed use or that can be made available through the orderly and efficient extension or expansion of these facilities and services.

The applicant's operations will generate approximately up to 80 truck trips per day or less on

average. Traffic will generally use Stahancyk Lane to access Elliot Lane and Highway 26. The Oregon Department of Transportation provided a letter stating that there is existing capacity to accommodate increased truck traffic at the intersection of Elliott Lane and Highway 26 ,

The applicant will enter into an agreement with the Ochoco Irrigation District to procure industrial water for mining operations. There are existing water rights on the EFU-zoned property that will be used for reclamation and on-going agricultural production.

(2) An applicant for a use allowed by CCC 18.144.030 may demonstrate that these standards for approval could be satisfied through the imposition of conditions. Any conditions so imposed shall be clear and objective.

(3) To the extent compliance with the approval criteria of this section has been determined as part of the identification and resolution of conflicting uses and development of a program to achieve goal compliance in the comprehensive plan, the determination shall be binding until changed by amendment to the plan.

Conditions of approval are included at the beginning of this document.

B. 18.144.050 Approval Procedures:
This section of the Crook County code outlines the requirements for a complete application and includes requirements for specific site plans and maps, water management and reclamation plans, landscaping plans, and security measures.

These were described in staff report I (June17 on pages 18 – 21)

C. 18.144.060 Development Standards:
These standards establish set back requirements for processing activities and material storage. They also describe requirements for berms, operating hours and screening.

These procedures were summarized in Staff report I dated June 17, 2015. The staff report and attachments are incorporated herein by reference.

PUBLIC COMMENTS/TESTIMONY RECEIVED

Written notice was sent to agencies, organizations and property owners within 750' of the subject land use application. Written testimony was provided as is part of the record. Public comments were accepted at the June 24, 2015 and August 12, 2015 public hearings before the planning commission. These comments are summarized in approved minutes from those meetings.

Staff reports dated June 17, 2015, August 5, 2015 and September 2, 2015 and all attachments to those reports are incorporated by reference. Exhibit 2 (dated June 16, 2015) and Exhibit 14 (dated August 4, 2015) included in staff report dated August 5, 2015 and prepared and submitted by applicant's agent in response to various neighbor questions and comments are to be considered an integral part of the application.

The effective date of the conditional use approval is upon the County Court's adoption of the Ordinance amending the Goal 5 map and text in the County's Comprehensive Land Use plan to

add the subject property to the significant aggregate inventory.

W.R. Gowen, Commission Chairman — Date: Oct. 23, 2015

William Zelenka, Planning Director — Date: 10/23/2015

NOTICE TO PERSONS PROVIDING TESTIMONY

The above approval may be appealed in writing to the Crook County Court no later than 4:00 p.m. on ___**November, 3rd, 2015 (twelve working days from the effective date of this approval, which is contingent upon the County Court's adoption of an ordinance amendment the Goal 5 map and text in the County's Comprehensive Land Use Plan to add the subject property to the significant aggregate resource inventory and to adopt the site-specific ESEE ANALYSIS)** on payment of an appeal fee of $1850.00 + 20% of the initial application fee. The appellant must also provide transcripts of the relevant meeting tapes at the appellant's expense.

Appeals must be submitted to the Crook County Planning Department, 300 NE Third Street, Prineville, Oregon; and must be received, together with the appeal fee and advance deposit, by the Planning Department no later than the above time and date.

ATTACHMENTS

Attachment A – Applicant's site plan

Crook County
Community Development
300 NE 3rd Street, Prineville, OR 97754
(541)447-3211
plan@co.crook.or.us

AMENDED STAFF REPORT
CONDITIONAL USE– AGGREGATE MINING OPERATION
3/31/2022

APPLICATION:	**217-21-000573-PLNG**
PROPERTY OWNERS:	**Robert and Lani Vanier** **P.O. Box 326** **Dayville, Oregon 97825**
APPLICANT/AGENT:	**Matt Ropp, Manager of Land Planning** **Knife River Corporation – Northwest** **32260 Old Highway 34** **Tangent, Oregon 97389**
SUBJECT PROPERTY:	**T14 S, R15 EWM, Section 14, Tax lot 103** **6487 NW Lamonta Road, Prineville, Oregon**

PROPOSAL: The Applicant requests a conditional use permit for aggregate mining on the subject property. The Applicant proposes phasing in mining to allow continued use of the property for agricultural production. The site will be reclaimed for agricultural use.

PROCEDURAL BACKGROUND: The Applicant, Knife River Corporation Northwest, submitted an application to add the subject property to the Crook County inventory of significant aggregate resource sites (Application No. 217-21-000436-PLNG) and an application for a conditional use permit to authorize the extraction of sand and gravel from the site (Application No. 217-21-000573-PLNG). The applications were considered in a series of public hearings before the Crook County Planning Commission. The first evidentiary hearing was conducted on July 28, 2021, and continued for additional testimony to an August 25, 2021, public hearing. At the conclusion of the public hearing, the record was left open for seven days for additional testimony (until September 1, 2021) and an additional seven days for the Applicant's final argument (September 8, 2021). At that time, the record consisted of testimony received at the public hearings and written testimony including the Applicant's original burden of proof statement and Exhibits 1 – 34.

The Planning Commission scheduled a meeting for deliberation only on September 22, 2021. The Planning Commission approved a motion to forward a recommendation to the Crook County Court to add the subject property to the County's inventory of significant mineral and aggregate resources as a "3B" site. The Planning Commission also agreed to postpone deliberations on the conditional use request until the County Court reached a decision on the proposed plan amendment.

The Comprehensive Plan (Comp Plan) amendment recommendation was considered by the County Court at public hearings on October 20, 2021, November 3, 2021, December 3, 2021, and January 5, 2022 (deliberation only). The County Court visited the subject property and the Woodward site on October 26, 2021. Adjacent

property owners were invited to participate in the site visit. The County Court also visited Knife River's Butler Ranch project to view a reclaimed mine site (Knife River exhibit 45 - aerial view of reclaimed site).

The County Court applied a four-step process in reviewing the Comp Plan amendment request (See Exhibit 47 - Memorandum from John Eisler providing a detailed description of the process). The process to add a site to the County's Goal 5 inventory of significant mineral and aggregate sites is as follows:

Step One: Determine Whether the Resource Site is Significant
Step Two: Identify Conflicts
Step Three: Analyze Economic, Social, Environmental and Energy (ESEE) Consequences
Step Four: Develop a Program to Achieve Goal 5

Based on information provided by the Applicant, the County Court found that the subject property is a significant site based on the location, quality and quantity of the sand and gravel resource on the site. No testimony was received in opposition to this finding. The County Court found that there were land uses within the 500-foot impact area that could conflict with mining activities (adjacent residential and agricultural uses). Based on a review of conflicting uses and analysis of ESEE (economic, social, environmental and energy) consequences of the mine, the County Court found that "conflicting uses" should be allowed fully, notwithstanding possible impacts of those uses on the resource site. The County Court agreed with the Planning Commission's recommendation to add the subject property to the inventory of significant mineral and aggregate sites as a "3B" site, finding that the conflicting uses are of sufficient importance, relative to the resource site. Attachment A of Ordinance 328 outlines the Comp Plan process and includes a description of the ESEE analysis and Program to Achieve the Goal.

During the County Court's public hearings, the Court received additional evidence and argument, including both oral and written testimony. This additional evidence was included in the Court's record for the Comp Plan Application. After adoption of the Comp Plan amendment by the County Court, the Planning Commission held a public hearing on February 23, 2022, to consider whether to reopen the record to include the additional argument and evidence received by the County Court during the Comp Plan application proceedings. The Planning Commission took testimony from the public and the Applicant and determined that it was appropriate to reopen the record to include the additional testimony and evidence received by the County Court including Exhibits 35-66 and minutes and audio tapes of the County Court's hearing and deliberations. Per CCC 18.172.081(18), the Planning Commission passed a motion to receive additional written testimony limited to the new evidence, arguments, testimony, or standards and criteria in the County Court record from parties with standing in the prior proceedings.[1] The County received exhibits 67-71 from project opponents by the March 2, 2022 deadline and exhibits 72-80, the Applicant's rebuttal statement, by March 9, 2022. The Planning Commission also took notice of Ordinance 328.

The Planning Commission scheduled a hearing on March 16, 2022, for deliberation only to consider whether to approve of deny the conditional use permit request. The Planning Commission considered information in the record in reaching their decision. The Applicant had extended the 120-day timeline for the conditional use application to March 16, 2022. The Applicant confirmed during the March 16 hearing that the 120-day timeline for a final, signed decision could be extended to April 1, 2022.

[1] Crook County Code 18.172.081(18) Reopening the Record. When the hearing authority reopens the record to admit new evidence, arguments, or testimony, the hearing authority must allow people who previously participated in the hearing to request the hearing record be reopened, as necessary, to present evidence concerning the newly presented facts. Upon announcement by the hearing authority of their intention to take notice of such facts in its deliberations, any person may raise new issues which relate to the new evidence, arguments, testimony, or standards and criteria which apply to the matter at issue.

SUMMARY OF EVIDENCE AND TESTIMONY

The Planning Commission reopened the record for the conditional use permit to include all exhibits (35-66), testimony before the County Court, and minutes and audio recordings of County Court proceedings regarding the Comprehensive Plan Amendment request. Evidence and testimony provided during the County Court hearings generally addressed issues related to conflicts between mining operations and uses on neighboring properties, specifically the potential impacts of mining on area residential and agricultural uses. Testimony from neighbors raised concerns regarding noise and dust from the site based on operations at the existing Woodward site. They requested reduced operating hours. Neighbors were concerned about reductions in property values and loss of the rural character of the area due to mining activities. Many of these concerns were raised during the initial Planning Commission hearings in 2021.

Much of the testimony before the County Court related to neighbors' concerns regarding potential impacts to groundwater quality and quantity resulting from mining operations. Concerns were also raised about the inability of the Applicant to reclaim the site due to groundwater and low soil productivity.

Exhibit 65 provides a detailed summary of testimony received after the County Court's November 3, 2021 hearing (exhibits 57 through 63). In addition to comments directed at specific criteria, neighbors testified that the Applicant had not fulfilled conditions of approval regarding dust control and weed control on the existing mining operation on the Woodward site. One commenter provided evidence of Knife River violations of Department of Environmental Quality surface water requirements at other sites in Oregon. Testimony also was directed at the Applicant's hydrology reports, challenging methodology and findings of the reports.

Some testimony was neutral or offered in support of the application. Testimony was provided to describe the economic importance of a local source of aggregate. Testimony from the Department of Geology and Mineral Industries (DOGAMI) supported the use of recharge trenches to de-water the mining area. DOGAMI also stated that the Applicant had met reclamation requirements at other Crook County sites. Testimony regarding site reclamation was also received from a Crook County property owner whose site had been mined and reclaimed by the Applicant. The Applicant provided an aerial photo of the reclaimed site.

The Applicant provided testimony regarding conflicts with neighboring uses and the associated impacts on mining operations (e.g., increased costs due to mitigation measures, decreases in operational efficiencies due to limits on mining activities) (Exhibit 63 – ESEE analysis). They provided additional exhibits related to the site lay-out and relationship to adjacent properties. The Applicant provided additional testimony regarding site hydrology and proposed mitigation to avoid and minimize groundwater quality and quantity issues and submitted a final argument.

This testimony was addressed in the Findings of Fact and Conclusions of Law attached to Ordinance 328 (Attachment A to the ordinance) for the Comp Plan Amendment in the ESEE analysis – the analysis of the economic, social, environmental and energy costs associated with mining activities. Because many of the comments received during the County Court hearing are relevant to the conditional use permitting process and the requirements of Crook County Code 18.144 and Crook County Code 18.160, the Planning Commission approved motion at their February 23, 2022 meeting, to reopen the record to include testimony and exhibits provided to the County Court.

Additional testimony on the record was received by March 2, 2022. The Community Development Department received written testimony from five parties with standing.[2] Many of the comments related to a recently

[2] Testimony was also provided by Donna Kriege. She had not participated in any of the hearings before the Planning Commission or the County Court and this testimony was not accepted into the record. The Planning Commission

issued Oregon Water Resources Department (OWRD) permit authorizing groundwater withdrawals on the Woodward property (Limited license LL-1876). This permit authorizes use of groundwater from an existing well and three additional deep wells (255') to provide up to 78 million gallons of water annually for processing aggregate on the industrial site. Neighbors raised concerns about this proposal and the fact that they were not provided notice of the permit application. They are most concerned about how the new wells will impact groundwater resources on adjacent properties in conjunction with the proposed mining activities.

Exhibit 67 (Zimmerlee) challenges the Applicant's well log data and information on standing water levels. He described saturated soils on the Woodward property and is concerned that soils on the subject property will also be saturated, making it difficult to reclaim the property for productive agricultural use. He mentioned the failure of DOGAMI to enforce state mining and reclamation permit conditions. He raised concerns about the new OWRD permit for new wells on the Woodward industrial property.

Exhibit 68 (Mikulski) also raised concerns about the OWRD permit on the Woodward industrial property and the lack of notice of the OWRD permitting process. As neighbors of the proposed mine with both residential and agricultural use, they are very concerned about groundwater levels and potential drought conditions.

Exhibit 69 (Newton) raised concerns about the Applicant's hydrologic assessments and the methodology used in generating reports. He expressed concerns about the ability to reclaim the property for agricultural use with the high groundwater table and saturated soils. He was concerned about pollutants entering groundwater.

Exhibit 70 (Davis) reiterated concerns about springs on their property and the potential for diversion of surface water from the mine site. The potential impact of saturated soils on agriculture and site reclamations was also raised. The letter also was concerned about potential impacts to their drainfield from water infiltrating from the mine site. They also were concerned about the new groundwater wells on the Woodward property and the impact on water resources in the area.

Exhibit 71 (Johnson) was concerned about the impact of mining on her dairy operations and specifically the need to have a dependable source of clean water for her herd. She also raised concerns about the newly permitted wells on the Woodward industrial site.

The Planning Commission accepted final argument from the Applicant by March 9th, 2021. Exhibit 72, submitted by Amber Hudspeth on behalf of the Applicant, provided well monitoring data for the shallow well on the Mikulski property. Data was collected from 2017– 021. Based on the summary tables provided by Ms. Hudspeth, there has been little change in groundwater levels and water quality during that time period. The Applicant states that there is no evidence that existing mining operations have impacted nearby wells. (Exhibit 77 includes the Applicant's submittal of this testimony).

Exhibit 75 was submitted to demonstrate Mr. Lidstone's qualifications to address hydrogeologic issues. This was offered in response to Exhibit 67.

Exhibit 76 was submitted by Mark Stacy (Stantec) and Chris Lidstone (CDLidstone) as rebuttal testimony on behalf of the Applicant. Specifically, the letter rebutted efforts by Mr. Zimmerlee (Exhibit 67) and Mr. Newton (Exhibit 62) regarding the 2021 Hydrogeologic Report for the subject property. The letter describes the methodology used by the Stantec team to collect and map groundwater data. It also reiterated the feasibility of dewatering mine cells and reinjecting groundwater into recharge trenches. The letter suggests that no new

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determined in their February 23, 2022, meeting to consider reopening the record that only parties with standing could submit written testimony on evidence and testimony included in the County Court record.

information has been provided to suggest that the proposed mining approach and mitigation measures will not be effective.

The letter also rebutted testimony from Mr. Zimmerlee regarding the high-water table and how activity on the Woodward site limited his ability to farm and would have negative impacts on site reclamation. The Stantec letter responds that mining activities on the Woodward site are not responsible for wet areas on the subject property but rather are likely to result from discharge of springs on the adjacent Davis property.

The Stantec letter responded to concerns regarding the Oregon Water Resources Department (OWRD) recent issuance of a limited license to withdraw groundwater on the Woodward industrial site (Exhibits 67, 68, 69, 70 and 71). The letter described OWRD's notice process and finding that the issuance of the license would "not impair or be detrimental to the public interest." The letter suggested that the actual water usage on the Woodward property would be much less than estimated by neighboring property owners.

The Stantec letter also addressed concerns raised by Mr. Zimmerlee regarding numerous violations on the Woodward site (Exhibit 67). According to the letter, DOGAMI's investigations are documented and available as public records. It should be noted that no records of DOGAMI's investigation have been submitted to the record for this application. The letter addressed general concerns regarding the proposed mine site and referenced the Applicant's willingness to enter into a Groundwater Protection Guarantee with the County.

A letter was submitted by Mr. Vanier, the owner of the subject property (Exhibit 73). Mr. Vanier rebutted testimony in exhibits 67-71 and clarified his lease agreement with Mr. Zimmerlee and expectations regarding proposed Knife River operations. The Applicant submitted this evidence as well (Exhibit 78).

Matt Ropp, Knife River Technical Services Manager, submitted a letter outlining the process to date and summarizing the new evidence provided in support of the application (Exhibit 74). The Applicant also submitted photos of the site.

The findings below include reference to new Exhibit information where appropriate.

APPLICABLE CRITERIA:

Crook County Code	**Title 18 ZONING**
Chapter 18.08	**DEFINITIONS**
Chapter 18.16	**EXCLUSIVE FARM USE ZONES, EFU-1 (POST-PAULINA AREA), EFU-2 (PRINEVILLE VALLEY-LONE PINE AREAS), AND EFU-3 (POWELL BUTTE AREA)**
Chapter 18.144	**AGGREGATE RESOURCE SITES**
Chapter 18.160	**CONDITIONAL USES**
Chapter 18.172	**ADMINISTRATION PROVISIONS**
Chapter 18.180	**TRANSPORTATION**

Crook County-Prineville Area Comprehensive Plan, Chapter III, Land Use, Agriculture, Pages 40-47, Policies for Agricultural Areas of Crook County. Goal 5, Aggregate sites as amended by Ordinance 328 (February 2, 2022).

Oregon Revised Statutes 215.283(2)(b) and ORS 215.298
Oregon Administrative Rules (OAR) 660-016 and 660-033-130

BACKGROUND

The Applicant currently operates a sand and gravel mine and aggregate processing facility on an abutting tract of land to the west of the subject parcel (T14 R15 Section 14 tax lots 702 & 703 - the "Woodward" site).[3] As the aggregate reserve on the Woodward property is depleted, the Applicant proposes to continue mining to the east on the subject parcel (T14 R15 Section 14 tax lot 103) (referred to as the "subject property" or "Vanier property"). The subject parcel is zoned Exclusive Farm Use (EFU-2).

The Applicant does not intend to process aggregates on the Vanier property. Aggregates extracted from the Vanier property will be processed and exported from existing permitted processing facilities on the adjacent Woodward site. Aggregate materials will be transferred from the Vanier property to the processing facility via haul roads internal to the mine site. The Applicant states that no significant change to the nature of operations or impacts resulting from activities at the Woodward processing facility is expected. The original conditions of approval (217-15-000115-PLNG) continue to apply to the Woodward site.

The Vanier property is currently used for grazing and hay production. There is an existing dwelling on the northeast corner of the property. The Applicant plans post-mining reclamation to return the property to a condition suitable for the same agricultural use. The Applicant intends to mine the Property in cells, approximately 60 feet in width. Up to 10 acres will be disturbed at one time (5 acres for active mining with topsoil removed from the next 5-acre cell used to reclaim the first cell). An average of 13 feet of overburden will be stripped from the surface using excavators and loaders. Topsoil will be saved for surface reclamation. Remaining overburden (silt, clay, fine sand) excavated from the initial cell(s) will be used to construct an 8-foot-high berm along the Davis property on the north-east side of the property and along Stahancyk Lane. No berm is proposed along Lamonta Road.

Recoverable aggregates (sand and gravel), with an expected average thickness of 12 feet, will be excavated and transported to the Woodward site for processing. The Applicant states that groundwater may be encountered during mining but is not expected to prevent normal dry mining methods (i.e., excavators loading materials onto haul trucks). In the event groundwater infiltration complicates replacement of overburden during reclamation, the Applicant intends to temporarily use pumps to transfer water from open cells to a recharge trench so that overburden may be replaced safely and efficiently without impacting nearby groundwater rights. Undisturbed areas will remain available for agricultural use until mining commences. As cells are completed, land will be returned to agricultural use as soon as possible. Reclamation will be completed in accordance with a DOGAMI approved reclamation plan.

BASIC FINDINGS:

A. **LOCATION**: The subject property is located at the intersection of NW Stahancyk Lane and NW Lamonta Road on the north side of Stahancyk and west side of Lamonta, approximately 3 miles northwest of the City of Prineville.

B. **ZONING**: The property is zoned Exclusive Farm Use Zone, EFU-2 (Prineville Valley-Lone Pine Areas) and is designated Agricultural in the Crook County Comprehensive Plan.

C. **SITE DESCRIPTION**: The subject property is currently, and has been for many years, employed for farm use (irrigated hay and pasture). The property includes a single-family dwelling that has been on the property since the 1920s, two general purpose buildings and a machine shed.

[3] This property was added to the County's Goal 5 inventory of significant resource in 2015 (217-15-000114-PLNG) and granted conditional use approval for a mining operation (217-15-000115-PLNG).

D. **COMPREHENSIVE PLAN DESIGNATION:** The property is designated as Agricultural Land. The site has been added to the County's Goal 5 Inventory of Significant Mineral and Aggregate Resources (Ordinance 328, February 2, 2022).

E. **ACCESS:** The subject has direct frontage on NW Stahancyk Lane and NW Lamonta Road, both County owned and maintained roads. However, the mining operation on the subject property will only be accessed from the existing access for the mining operation on the Woodward property, directly to the west of the subject property. There will be no direct access to NW Stahancyk Lane or NW Lamonta Road for mining operations on the subject property.

F. **SOILS:** According to United States Department of Agricultural (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey the subject is comprised of three soil mapping units (SMU).

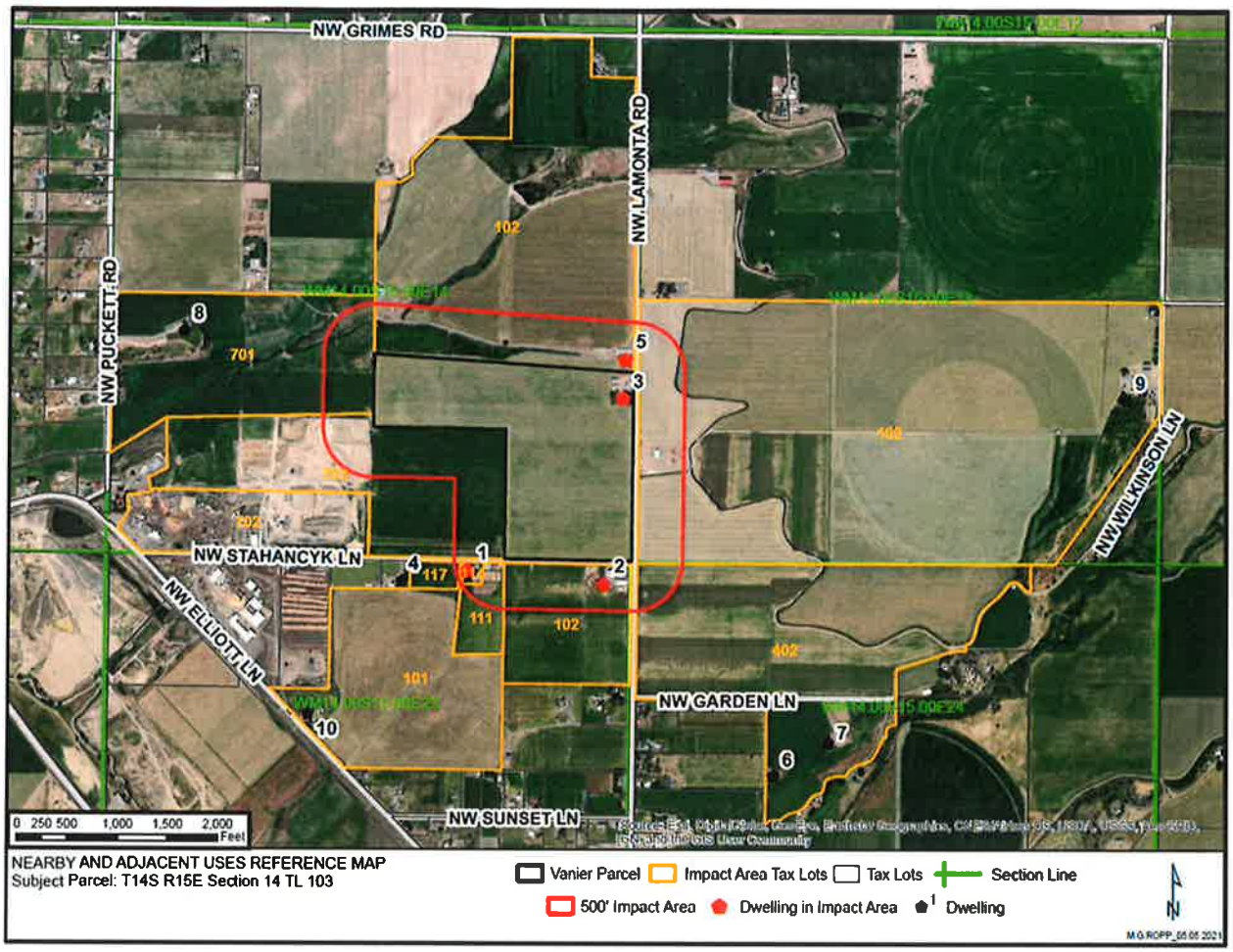
Soil Type	Acres	If irrigated	Non-irrigated
#020 Boyce Silt Loam 0-2% slopes	**0.2**	**3**	-
#123 Ochoco Prineville Complex 0-3% slopes	**75.9**	**3**	-
#133 Ochoco Prineville Complex 3-8% slopes	**2**	**3**	-

G. **NATURAL HAZARDS:** There are no mapped natural hazards on the subject property. The property is not in a mapped special flood hazard area.

H. **WETLANDS:** The National Wetlands Inventory does not include any wetlands on the subject property.

I. **SURROUNDING LAND USES:** The Applicant provided a table summarizing area land uses that are within the 500-foot impact area of the proposed mining operation. Surrounding parcels are zoned for exclusive farm use or heavy industrial use. The properties are identified on the accompanying map. There are larger agricultural operations to the southeast, east and north. The Woodward property with the existing mining operation is directly to the west. The processing facility is located on the Woodward property zoned heavy industrial. There are several smaller farms south of the subject property, across Stanhancyk Lane. Many of the properties have existing dwellings.

T-R-S Tax Lot	Direction from Subject	Distance from Mining to Tax Lot	Site Address	Existing Dwelling	ID # on Map	Distance from Mining to Dwelling	Acres	Zoning	Primary Use	Land Owner
14-15-13 TL 102	East	160'	5777 NW Wilkinson Rd	Yes	9	5,010'	286.5	EFU-2	Farm Use - Hay	Mark & Casey McKinnon
14-15-14 TL 102	North	50'	6525 NW Lamonta Rd	Yes	5	245'	156.0	EFU-2	Farm Use - Hay	Dean & Teresa Davis
14-15-14 TL 701	West	0'	5950 NW Puckett Rd	Yes	8	1,845'	76.1	EFU-2	Farm Use - Hay	Scott & Crista Porfily
14-15-14 TL 702	West	1,350'	4755 NW Stahancyk Ln	No	-	-	35.4	HM	Industrial - Aggregate	Woodward Land & Timber LLC
14-15-14 TL 703	West	0'	Stahancyk Ln	No	-	-	76.1	EFU-2	Farm Use & Aggregate	Woodward Land & Timber LLC
14-15-23 TL 101	Southwest	425'	4243 NW Elliot Ln	Yes	10	2,560'	66.8	EFU-2	Farm Use - Hay	Samual Stafford
14-15-23 TL 102	South	140'	3320 NW Stahancyk Ln	Yes	2	320'	33.2	EFU-2	Farm Use - Pasture	Billie Johnson
14-15-23 TL 111	Southwest	140'	Stahancyk Ln	No	-	-	8.8	EFU-2	Farm Use - Pasture	Adam & Karen Mikulski
14-15-23 TL 114	Southwest	245'	3992 NW Stahancyk Ln	Yes	1	390'	0.9	EFU-2	Residential	Adam & Karen Mikulski
14-15-23 TL 117	Southwest	455'	Stahancyk Ln	*No	*4	-	3.0	EFU-2	Residential & Farm Use	Rick Kriege
14-15-24 TL 402	Southeast	205'	2720 NW Garden Ln	Yes (X2)	6 7	2,685' 2,780'	123.3	EFU-2	Farm Use - Hay & Pasture	Simmons Farm, LLC; Elsie & Henry Simmons
* Kriege owns 14-15-23 TL 116, west of TL 117. TL 116 is outside of the 500' impact area and includes a dwelling that is 1,000 feet from the mining area.										



FINDINGS OF FACT:

The applicable criteria are in regular font and Planning Commission findings are in ***bold italics***. Crook County adopted the Department of Land Conservation and Development's model code language for farm and forest zones in 2019. This code language mirrors the language of Oregon Revised Statutes and Oregon Administrative Rules for uses in exclusive farm use zones.

1. CCC Chapter 18.16 – Exclusive Farm Use Zones

Chapter 18.16 provides standards and criteria for permissible uses in the EFU zones.

18.16.010 Use Table.

Table 1 identifies uses permitted in the EFU zone and applies to all new uses, expansions of existing uses, and changes of use, unless otherwise specified on Table 1. Section 4 of the table applies to mineral, aggregate, oil and gas uses in exclusive farm use zones (a copy of which is provided below). Section 4.4 identifies operations for mining of aggregate materials as subject to conditional use permit review and public hearings before the Crook County Planning Commission.

4	**Mineral, Aggregate, Oil and Gas Uses**			
4.1	Exploration for and production of geothermal, gas, oil and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the wellhead.	STS	Administrative	
4.2	Operations for the exploration for minerals as defined by ORS 517.750.	STS	Administrative	
4.3	Operations conducted for mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005 not otherwise permitted.	C	Planning Commission Hearing	
4.4	Operations conducted for mining, crushing or stockpiling of aggregate and other mineral and other subsurface resources.	C	Planning Commission Hearing	18.16.015(11) 18.144
4.5	Processing as defined by ORS 517.750 of aggregate into asphalt or Portland cement.	C	Planning Commission Hearing	18.16.015(10)
4.6	Processing of other mineral resources and other subsurface resources.	C	Planning Commission Hearing	

18.16.015(11) Mining, crushing or stockpiling of aggregate and other mineral and subsurface resources are subject to the following:

(a) A land use permit is required for mining more than 1,000 cubic yards of material or excavation preparatory to mining of a surface area of more than one acre.

(b) A land use permit for mining of aggregate shall be issued only for a site included on the mineral and aggregate inventory in the Crook County comprehensive plan.

(c) Mining, crushing, stockpiling and process of aggregate and other mineral subsurface resources are subject to the provisions of Chapter 18.144 CCC.

Finding: The proposed application is subject to the provisions of 18.16.015(11). A land use permit is required because more than 1,000 cubic yards of material and more than 1-acre will be excavated. The Crook County Court approved a plan amendment (File 217-21-000436-PLNG) to add the subject property to the County Comprehensive Plan's inventory of significant mineral and aggregate sites as a "3B" site (Ordinance 328). The County Court found that conflicting uses were of sufficient importance based on existing land uses and potential impacts should be allowed fully, regardless of the potential impact of the conflicting uses on the resource site. The provisions of CCC 18.144 are discussed below.

18.16.020 Conditional use review criteria.[4]
An applicant for a use permitted as a conditional use "C" in Table 1 must demonstrate compliance with the following criteria and specific requirements for conditional uses in Chapter 18.160 CCC:

(1) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use;

(2) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

Finding: The Applicant states that the mining operation on the Vanier property will be an extension of the current mining operation on the Woodward property. The Applicant stated that, based on six years of operation at the Woodward site, there has been no evidence provided that mining operations forced a significant change in or significantly increased the cost of agricultural activities. Mining operations on the Woodward property have been occurring for several years and the Applicant stated that they are not aware that any of its current operations have caused adverse impacts to surrounding lands devoted to farm use to the extent that said impacts have forced a significant change in, or significant increase in the costs of, accepted farm practices.

The Applicant stated in their rebuttal (Exhibit 34) "While there were general statements that dust on hay crops makes the hay less suitable for livestock feed, there was no explanation of how the dust would impact farm crops to a degree that it will force a significant change in accepted farm practices on surrounding lands devoted to farm use or significantly increase the cost of farm practices on surround lands devoted to farm use." The Applicant also stated that much of the dust was associated with processing on the Woodward site rather than the extraction activities. However, they did acknowledge that disturbed ground that had not yet been reclaimed contributed to dust issues, particularly during windy conditions. The Applicant has submitted a dust management plan and proposes berms along Stahancyk and the northeast corner of the property (adjacent to the Davis property). The Applicant agrees to construct the haul road from the subject property to the processing area on the adjacent Woodward property with an all-weather, crushed rock surface. Disturbed areas will be mulched, hydroseeded or revegetated to stabilize soils and minimize dust (Proposed conditions 6 (berms) and 7 (dust mitigation)).

Truck traffic associated with the current mining operations was not raised by area farmers as an issue that changed their farming practices or increased their costs significantly. All aggregate materials from the subject property will be exported from the current access to/from the existing Woodward property processing site. There should be no new traffic impacts to area farms resulting from the proposal. The conditions applying to traffic from the Woodward site remain in effect (217-15-000115-PLNG).

Area farmers and neighbors did raise concerns about the potential impact of mining activities on groundwater quality and quantity. In addition to testimony before the Planning Commission, additional testimony was provided to the County Court regarding potential impacts to groundwater and additional testimony provided to the Planning Commission in response to the County Court record. The Applicant's Aggregate Mine Hydrogeologic Characterization report included in the burden of proof statement, identifies shallow groundwater as an issue and proposes pumping into recharge trenches to remove water from active mining cells. Farmers and area residents raised concerns regarding potential loss of well water and contamination of well water. The Applicant has proposed baseline monitoring of water levels and water

[4] Crook County Code language mirrors that of Oregon Revised Statute (ORS) 215.296 (1) and Oregon Administrative Rules (OAR) 660-033-0130 Minimum Standards Applicable to the Schedule of Permitted and Conditional Uses.

quality parameters for wells and springs identified in Exhibit 24 page 2 (subject to landowner approval). (Proposed condition 10).

(3) The proposed use will be compatible with vicinity uses, and satisfies all relevant requirements of this title and the following general criteria:

(a) The use is consistent with those goals and policies of the comprehensive plan which apply to the proposed use;

Finding: The use has been included in the County's inventory of significant Goal 5 mineral and aggregate resources (Ordinance 328). The use of the property as an aggregate site will be consistent with the Crook County Comprehensive Plan, subject to the ESEE analysis and the adopted program to implement Statewide Planning Goal 5. The proposed use is allowed as a conditional use in the County's EFU-zones.

(b) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

Finding: The parcel is suitable for the proposed use considering its size, shape, location, topography and existence of improvements and natural features. The parcel is large enough and has natural features that allowed it to be designated as a significant aggregate site based on the quantity and quality of aggregate materials. It is located adjacent to an existing aggregate mine and processing site that is accessed by an existing truck route. The site is generally flat and requires no site improvements.

(c) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.

Finding: The Applicant states that proposed use will not permanently alter the character of the surrounding area because the operation will be limited in duration and no structures will be built. The operation will be an extension of an existing aggregate site. The mining operations will impact the surrounding area for the 5–10-year duration of mining operations and the subject property will be reclaimed for agricultural use.

The Planning Commission received testimony from neighboring property owners stating that mining operations would alter the character of the surrounding area by taking existing agricultural land out of production and changing the rural character and scenic nature of the area. These impacts were considered in the County Court's analysis of the ESEE consequences associated with the resource site. Properties in the area are zoned for exclusive farm use and heavy industrial use. While these uses will continue, there will be impacts to those properties from mining activities. The program to achieve the Goal included conditions of approval to limit impacts to surrounding properties. See the discussion of 18.160.020(2).

(d) The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use; and

Finding: No new infrastructure or public facilities are needed to support this proposed use.

(e) The use is or can be made compatible with existing uses and other allowable uses in the area.

Finding: The Planning Commission's motion to deny the Application found that despite proposed conditions to implement the Comp Plan Program to Achieve, including provisions relating to the subject property and other conditions designed to address potential impacts, the proposed use cannot be made compatible with

existing uses in the area and that the use would have a significant impact on allowable uses in the area. See the discussion of 18.160.020(2).

Crook County Code 18.144 Aggregate Resource Sites
18.144.040 Approval and Review Criteria.

(1) Notwithstanding any provisions in this title to the contrary, an application for a permit for a use listed in CCC 18.144.030 shall be allowed if it meets the following criteria:

(a) The site must be designated as a mineral or aggregate resource site or an energy source site on an inventory of significant Goal 5 resources in the comprehensive plan.

Finding: The Applicant submitted a plan amendment application (217-21-000436-PLNG) requesting the subject property be added to the mineral and aggregate inventory in the Crook County Comprehensive Plan. The Crook County Court approved designation of the subject property as a significant mineral and aggregate site (Ordinance 328).

(b) The proposed use must be consistent with the applicable ESEE analysis and conditions contained in the comprehensive plan. In the event conditions imposed on the mining use by the comprehensive plan to mitigate mining impacts on specific conflicting uses are less restrictive than conditions necessary to address these same impacts under the standards of this section, the conditions imposed by the comprehensive plan control.

Finding: Based on information in the record, the proposed use is consistent with the applicable ESEE analysis and Program to Achieve the Goal. The ESEE conditions of approval are included as proposed conditions 1-10 of this document. Planning Commission members had questions regarding the implementation of condition #10, the Groundwater Protection Guarantee Agreement.

(c) The proposed use must be shown to not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.

(d) The proposed use must be shown to not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

See the above finding for 18.16.020.

(e) There must be adequate public facilities and services (street capacity, water supply, police protection, fire protection, energy and communications services) available to meet the additional demands created by the proposed use or that can be made available through the orderly and efficient extension or expansion of these facilities and service

Finding: Mining of the subject property will not require any new or any change to public facilities and services. There will be no new structures, points of access, or activities requiring increased street capacity, water supply, energy or communications services, fire or police protection. The site is within the Crook County Fire and Rescue District. The subject property will provide additional aggregate reserve that will allow current operations to continue without change to current public facility and service needs/demands.

(2) An applicant for a use allowed by CCC 18.144.030 may demonstrate that these standards for approval could be satisfied through the imposition of conditions. Any conditions so imposed shall be clear and objective.

Finding: The Applicant acknowledged that conditions of approval may be necessary to ensure consistency with applicable approval criteria.

(3) To the extent compliance with the approval criteria of this section has been determined as part of the identification and resolution of conflicting uses and development of a program to achieve goal compliance in the comprehensive plan, the determination shall be binding until changed by amendment to the plan.

Finding: The Applicant acknowledged that conditions of the site specific ESEE and program to achieve goal compliance have been adopted as part of the plan amendment and will be binding and applicable to all land use permits unless changed by an amendment to the plan. See Condition 16.

(4) No application shall be approved to allow batching and blending of mineral and aggregate into asphalt cement within two miles of a planted vineyard. (Ord. 18 § 11.040, 2003)

Finding: No batching into asphalt has been requested and no batching is allowed on the subject property. The Applicant is unaware of existing planted vineyards within two miles of the subject property.

18.144.050 Approval Procedures.

(1) Each application for approval shall be processed in accordance with Chapter 18.172 CCC and this chapter.

(2) The hearing authority shall review the application and shall grant or deny approval based on conformance of the application with the requirements of this chapter and with the appropriate site-specific or generic ESEE analysis in the comprehensive plan.

(3) The hearing authority may only require modifications to the application as are necessary to fulfill the requirements of this chapter and the appropriate site-specific or generic ESEE analysis. Any modifications must be clear and objective.

(4) The hearing authority shall deny approval only if the requirements of this chapter or the ESEE analysis are not or cannot be satisfied by the proposed application.

(5) Prior to establishing a use authorized by this chapter, the property owner or agent must receive approval from the county.

Finding: The proposed conditional use has been reviewed under the provisions of Crook County Code 18.172. The Applicant acknowledged that conditions of the site specific ESEE and program to achieve goal compliance have been adopted as part of the plan amendment and are binding and applicable to all land use permits. The Applicant acknowledged that approval from the County is required prior to mining the subject property.

(6) In addition to all information required for a site reclamation plan by DOGAMI, the applicant shall submit the following information:

(a) An application for a site plan approval shall contain suitable maps, drawings and narrative to assure the requirements of this chapter can and will be met. A complete application must contain the following information:

(i) A complete application form from the county.

Finding: The Applicant submitted a complete application form, as required by the County. A final site plan is required (e.g., identifying the location and height of berms). See Condition 1.

(ii) A list of known materials to be extracted or processed together with a general description of the excavation operations and the estimated duration of operation at the site.

Finding: The Applicant provided a description of the materials to be extracted (see the "Aggregate Resource Investigation" report submitted with their application). A description of the excavation plan/operation is provided in the Mine Hydrogeologic Characterization report submitted with the application. A site plan and cross sections depicting the resource to be excavated and estimated resource volume calculations have been submitted with the application. The duration of the mining operation will depend on market conditions. However, the Applicant estimated the aggregate resource will be depleted and reclamation will be completed within five to ten years.

(iii) A map of the site which shows existing trees and natural vegetation; existing water courses, including streams, rivers, ponds and lakes; adjacent ownerships, including the location of structures which relate to the setback or other requirements of this zone; and existing and proposed roads.

Finding: The Applicant provided a site plan depicting existing structures/improvements and proposed setbacks as part of the application (Exhibit 22). There are no water courses, trees or other significant natural features on the subject property. There are two springs north of the subject property, on the adjacent Davis property. This subject property is primarily comprised of cultivated hay/pasture. There are existing trees on the berm on the south side of the current Woodward mining operation.

(iv) A surface water management plan for the site and all phases of the operation.

Finding: The Applicant states that there are no surface water features on the subject parcel. All storm water will be contained on site. A stormwater management plan will be required by DOGAMI as part of the Operating Permit. The Applicant has provided a detailed hydrogeologic report and there are proposed conditions of approval related to monitoring and protection of groundwater quality and quantity (Condition 10).

(v) A map which shows the location of the surface mining area, the location of all processing and storage areas, the location of caretaker dwelling (if proposed), landscaping, screening and buffer areas.

Finding: There will be no onsite processing of aggregate materials. Aggregate materials may be temporarily stockpiled onsite, but all processing will occur on the Woodward property to the west. The site plan will show the location of berms to screen the property.

(vi) A landscape management and maintenance plan adequate to demonstrate compliance with provisions of this zone.

Finding: Mined lands will be reclaimed consistent with the approved DOGAMI reclamation plan. As a condition of approval, the Applicant shall agree to hydroseed, irrigate to maintain vegetation and manage vegetation to prevent the spread of noxious weeks. See Condition 6.

(vii) A map showing existing contours.

Finding: The Applicant provided a map showing existing contours (see AGGREGATE RESOURCE INVESTIGATION VANIER SITE PRINEVILLE, OREGON 2019-2020 included in the conditional use application).

(viii) A map or other drawing showing the contours of the site upon completion of the operation together with a description of the proposed end use of the reclaimed site.

Finding: The Applicant provided a map showing proposed contours of the site upon completion of the operation and has stated that the site will be reclaimed for agricultural (hay) production. (Exhibit 59 includes Knife River's proposed final site contours).

(ix) An environmental report from an engineer or other qualified professional which is adequate to demonstrate that the operation can conform to county, DEQ, and DOGAMI requirements as outlined in the "development standards" section of this zone (CCC 18.144.060).

Finding: The aggregate resource and the mining operation are described in the Aggregate Resource Investigation and the Mine Hydrogeologic Investigation report submitted with this application. The Applicant shall provide evidence of approval of DEQ and DOGAMI requirements to the Crook County Community Development Department.

(x) A security plan addressing the following issues:
(A) Lighting.
(B) Fencing;
(C) Gates at access points;
(D) Water impoundments;
(E) Sloping; and
(F) Security of vehicles and equipment.

Finding: The subject property will be surrounded by an 8-foot vegetated berm along Stahancyk Road and the northeast corner of the property along the Davis property. The Applicant is not intending to place a berm along Lamonta Road because of concerns raised by the property's lessee that a berm would limit on-going agricultural activities. There is an existing fence along Lamonta.

Mining of the property will occur during daylight hours; lighting will not be required. No lighting is permitted. There will be no direct access from the subject property to adjacent public roads; aggregate materials will be exported from an existing access on the Woodward property. Thus, there will be no gated access points on the subject property. There will be no water impoundments on the subject property. Sloping will be depicted in the approved DOGAMI reclamation plan. Security of vehicles and equipment is not a concern as equipment will be staged at the Woodward property in a secured area. See Condition 11.

(xi) A noxious weed control plan, acceptable to the Crook County weed master, to control the spread of noxious weeds within and arising from the aggregate resource site. This plan must be implemented in accordance with ORS 569.380 through 569.400 and 569.445 through 569.450 and Chapter 8.24 CCC.

Finding: The Applicant has coordinated with the Weed Master to extend the current noxious weed control plan for the Woodward property to the subject property. See Condition 13.

18.144.060 Development Standards.[5]

Upon approval of a conditional mining use application, all the following standards apply:

[5] The provisions of 18.144.060 establish minimum requirements for operations on the subject property.

(1) Mining activities shall be located and conducted at least:

(a) One hundred feet from an existing noise or dust sensitive use unless the owner of the residence or use signs and files an agreement which authorizes the mining to be conducted closer than 100 feet. In no case shall such mining be conducted closer than 50 feet of the boundary of an adjacent ownership.

Finding: Based on the plan submitted by the Applicant, mining activities will be conducted at least 100 feet from all existing noise and dust sensitive uses.

(b) One hundred feet from a road not owned by the applicant and from the property line of the applicant unless that distance is not sufficient to protect the adjoining property from land movement, or the threat of land movement. In such cases, the setback shall be the minimum distance required by DOGAMI that will protect the adjoining property from movement or the threat of movement. This setback shall be reviewed and approved by DOGAMI prior to being approved by the hearing authority. In no case shall the setback be less than 100 feet.

Finding: The Applicant states that mining activities will be conducted at least 100 feet from adjacent public roads. See Condition 3.

(2) Processing of resource material and the storage of equipment shall be at least 500 feet from an existing noise or dust sensitive use unless the owner of the residence or use signs and files an agreement which authorizes the processing of resource material or storage of equipment closer than 500 feet. In no case shall such activities be located closer than 100 feet from any adjacent dwellings.

Finding: The Applicant is not proposing processing of resource material or storage of equipment on the subject property. Processing and equipment storage will occur on the adjacent Woodward property, which is more than 500 feet from existing noise or dust sensitive uses.

(3) Access. All private roads from mining sites to public highways, roads or streets shall be paved or graveled. All on-site roads and access roads from the site to a public road shall be designed, constructed, and maintained to accommodate the vehicles and equipment which use them. Whether paved or graveled, the roads shall be maintained by the applicant in accordance with county road standards. Before the applicant may exercise the privileges of the permit, the applicant shall provide a letter of agreement to the county to maintain the road to the applicable county road standards. If the applicant fails to provide the letter of agreement prior to exercising the privileges of the permit, or fails to so maintain the road, the applicant shall submit an agreement and security in accordance with CCC 17.40.080 and 17.40.090.

Finding: The Applicant is not proposing access to abutting public roads from the subject property. Aggregate materials will be hauled from the subject property to the Woodward site for processing. Aggregate materials from the subject property will replace aggregate materials currently being provided for processing at the Woodward plant from the Woodward property. There will be no change to traffic volumes exiting or entering the Woodward site because of approval for mining at the subject property. See Condition 5.

(4) Effective vehicle barriers or gates shall be required at all access points to the site.

Finding: There will be no vehicle access to the site. The Applicant states that the subject property will be surrounded by a vegetated earthen berm along Stahancyk. The subject property along Lamonta Road will continue to be farmed and will have a 100' setback from the road. The Applicant will work with the property owner to ensure that there is no access to the mining operation from Lamonta. See Condition 5.

(5) Screening. Unless inconsistent with the conditions imposed to protect conflicting uses under the comprehensive plan, or of minimal value of effectiveness because of topography or other site features, the following requirements apply to the mining or resource site:

(a) Berms, fencing or vegetation shall be maintained or established to block the view of the mining or resource site from conflicting uses;

(b) To the extent feasible, all-natural vegetation and trees located within 100 feet of the mining site and that block the view of the mining area shall be preserved and fences maintained for the purpose of screening the operation.

Finding: The Applicant states that an 8-foot vegetated earthen berm will be established to provide screening for mining operations on the subject parcel. There is no significant existing vegetation that could be retained to provide sufficient screening for the proposed mining operation. The Applicant will submit a final site plan showing the location and height of the berms. See Condition 1. See also Condition 6, which addresses the placement and maintenance of berms.

(6) No alteration or removal of riparian vegetation located within 100 feet of the banks of a year-round stream shall occur.

Finding: Not applicable. There are no year-round streams on the subject property.

(7) Mining, storage, and processing operations shall conform to all standards of the Department of Environmental Quality and to the requirements of the Department of Geology and Mineral Industries (DOGAMI). The county may require information, data and analyses which demonstrates the ability to meet state environmental standards.

Finding: The Applicant shall provide evidence of DOGAMI permit approval, including demonstrated compliance with DOGAMI and DEQ requirements to the Crook County Community Development Department.

(8) Hours of Operation. All mining extraction, processing and equipment operation shall be subject to the following limitations unless waivers authorize operation at other times:

(a) June 1st through October 31st: 6:00 a.m. to 9:00 p.m., Monday through Friday. 8:00 a.m. to 5:00 p.m., Saturday.

(b) November 1st through May 31st: 7:00 a.m. to 6:00 p.m., Monday through Friday. 8:00 a.m. to 5:00 p.m.

(c) No operations shall be conducted on Sundays or the following legal holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day.

Finding: Site operations will be limited to Monday-Friday and limited to the hours above. No weekend operations are allowed, and no operations are allowed on listed legal holidays. Neighboring property owners requested that operating hours be limited to Monday-Friday to provide some relief from noise and dust associated with the operation. The Applicant stated in rebuttal that mining activities will be completed more quickly if they are allowed to operate on Saturdays. In response to the review of conflicting uses and ESEE analysis, the County Court's Program to Achieve the Goal provisions related to the subject property addressed the neighbors' concerns by limited operating hours on the site to weekdays only. (Condition 4).

(9) Blasting.

Finding: Not Applicable. The Applicant is not proposing blasting as part of this permit application. Any blasting on the subject property in the future will require a new ESEE analysis and modification to this conditional use.

(10) Surface and Ground Water Management. Surface water shall be managed to provide protection against ground or surface water contamination and sediment discharge into streams, rivers and lakes. There shall also be adequate water available to the site for reclamation of the property, maintenance of screening and buffer, dust control, landscape maintenance, and processing of materials.

Finding: Water management for the proposed operation is addressed in the Mine Hydrogeologic report submitted with the application. DOGAMI and DEQ will regulate and monitor conditions related to surface and groundwater for mining operations on the subject property.

Much of the testimony offered to the Crook County Court as part of the Comp Plan review focused on concerns regarding groundwater quality and quantity. New testimony offered in response to the information received by the Planning Commission offered additional comments regarding concerns about potential groundwater impacts, specifically related to a new Oregon Water Resources Department limited license permit (LL-1876) to allow new wells to be drilled on the Woodward industrial site for aggregate processing. (Exhibits 67-71).

The Program to Achieve the Goal requires baseline water quality and quantity monitoring in select wells that may be affected by the proposed operations. If groundwater is encountered, it may be pumped out of active mining cells and infiltrated in on-site recharge trenches. The Applicant provided supplemental information on the effectiveness of recharge trenches including an email from DOGAMI describing the use and effectiveness of recharge trenches at other Oregon mining operations. Exhibit 39 showed the proposed location of monitoring wells and recharge trenches. The Applicant also provided additional information on the original hydrologic assessment. The Applicant shall enter into a Groundwater Protection Guarantee Agreement with Crook County as a condition of approval to compensate for injury in the event that corrective action is needed for well deepening, well replacement or replacement water supply. See Condition 10.

(11) For surface mining, which is not regulated by DOGAMI, the following requirements apply:

Finding: Not applicable. Surface mining of the subject property is regulated by DOGAMI.

(12) All mining operations shall be subject to the dimensional standards, yard restrictions, sign limitations and all other substantive standards set out in the zoning district applicable to the property.

Finding: The Applicant acknowledges these standards.

(13) Noxious Weed Control. The operator, including all public agencies, shall document compliance with the noxious weed control plan submitted pursuant to CCC 18.144.050(6)(a)(xi) on a yearly basis by submittal of a written report to the Crook County weed master. The report shall be submitted not later than December 15th of each year.

Finding: The Applicant has worked with the County Weedmaster and will extend the provisions of the noxious weed control plan applied to the Woodward site to the subject property. See Condition 13.

CCC 18.160.020 Conditional Uses - General criteria.
In judging whether or not a conditional use proposal shall be approved or denied, the planning director or planning commission shall weigh the proposal's appropriateness and desirability or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

(1) The proposal will be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies and regulations of the county.

Finding: The site has been added to the County Comprehensive Plan's inventory of significant aggregate resources as a "3B" site (Ordinance 328). The proposed use is allowed subject to standards and criteria in state law and Crook County Code as a conditional use in the County's EFU zones.

(2) Taking into account location, size, design and operation characteristics, the proposal will have minimal adverse impact on the (a) livability, (b) value and (c) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.

Finding: The Planning Commission's motion to deny the proposed mining operation found that the proposed use would not meet the requirement to have minimal adverse impact on the livability, value and appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.

The proposed mining activity will be located adjacent to an existing mining operation and former industrial site to the west. Properties to the southeast, east and north will continue as agricultural operations. Properties to the south are generally small agricultural operations with dwellings.

There was no testimony regarding appropriate development of abutting properties. However, because adjacent properties are zoned for exclusive farm use, development of abutting properties is limited to those uses allowed in the EFU zone – either as permitted uses or conditional uses. Agricultural uses are permitted outright in the area and will generally have fewer impacts on abutting properties than the proposed mining operation.

The Planning Commission received testimony from area property owners regarding impacts to livability and property values. Much of the testimony received by the County Court related to the economic, social, environmental and energy consequences of the mine site and addressed neighboring property owners concerns regarding livability and property values.

The County Court responded to the potential impacts to adjacent properties by including conditions in the Program to Achieve the Goal. These included limits on operating hours, design and placement of berms, as well as requirements to minimize dust and to address groundwater concerns. Environmental and reclamation issues will also be addressed through the Department of Geology and Mineral Industries and Department of Environmental Quality permitting processes. Conditions on mine operations will help minimize adverse impacts to the livability, value, and appropriate development of abutting properties. (See conditions 2-10).

The Planning Commission considered the ESEE analysis and conditions included in the Program to Achieve the Goal but in the motion to deny the application found that even with the conditions, the proposed mining operation would have more than a minimal adverse impact on the adjacent properties.

(3) The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrant.

Finding: The Applicant proposed vegetative berms to help buffer adjacent properties from the operation. No new structures are proposed. The site will be reclaimed to farm use after the mining operation concludes.

(4) The proposal will preserve assets of particular interest to the county.

Finding: The State and Crook County both recognize the importance of aggregate resources to economic development. The Planning Commission acknowledged the economic value in their final decision. Having a local source of aggregate materials helps to reduce construction costs in the County by reducing transportation costs. The County also recognizes the need to protect existing commercial agricultural lands and rural residential uses as demonstrated by the designation of the subject property as a "3B" site on the County's inventory of significant mineral and aggregate resources.

(5) The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal and is not motivated solely by such purposes as the alteration of property values for speculative purposes.

Finding: The Applicant has the capability to develop and use the subject property as proposed and has been successful in other mining operations in Crook County.

18.160.030 General conditions.

In addition to the standards and conditions set forth in a specific zone, this chapter, and other applicable regulations, in permitting a new conditional use or the alteration of an existing conditional use, the planning director or planning commission may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the county as a whole. These conditions may include the following:

(1) Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.

Finding: The County will limit hours of operation. See Condition 4.

(2) Establishing a special yard or other open space or lot area or dimension.

Finding: The Applicant will use the existing Woodward site as an equipment storage yard.

(3) Limiting the height, size or location of a building or other structure.

Finding: Not applicable. No structures are proposed.

(4) Designating the size, number, location and nature of vehicle access points.

Finding: No new accesses points will be required. Access will be from the existing driveway on the Woodward site. See Condition 5.

(5) Increasing the amount of street dedication, roadway width or improvements within the street right-of-way.

Finding: Not Applicable.

(6) Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or loading area.

Finding: Not applicable. Vehicle parking, including employee parking and equipment parking, will occur on the Woodward site.

(7) Limiting or otherwise designating the number, size, location, height and lighting of signs.

Finding: Not applicable. No signs are being proposed with this application

(8) Limiting the location and intensity of outdoor lighting and requiring its shielding.

Finding: Not applicable. No lighting is proposed.

(9) Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.

Finding: The Applicant is proposing to place 8-foot vegetated berms around the mine site along Stahancyk and on the northeast corner of the property and will provide a final site plan showing the location and height of the berms. See Conditions 1 and 6.

(10) Designating the size, height, location and materials for a fence.

Finding: Not applicable. No fencing is being proposed as a part of this application. According to the Applicant, there is existing fencing along Lamonta.

(11) Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.

Finding: The subject property is currently farmed. There are no existing trees, water resources, mapped wildlife habitat or significant natural resources on the subject property. There are springs on the Davis property to the north.

(12) Other conditions necessary to permit the development of the county in conformity with the intent and purpose of this title and the policies of the comprehensive plan.

Finding: Proposed conditions of approval 1 – 10 were adopted into the Comprehensive Plan as the "program to implement" Statewide Planning Goal 5 for the subject property. During deliberations on March 16, 2022, the Planning Commission added conditions 11 – 18, but determined even with the conditions, the request did not sufficiently minimize impacts and should be denied.

18.160.040 Permit and Improvements Assurance.

The commission may require an applicant to furnish the county with an agreement and security in accordance with CCC 17.40.080 and 17.40.090 that the planning director or planning commission deems necessary to guarantee development in accordance with the standards established and the conditions attached in granting a conditional use permit.

Finding: The Applicant agreed to enter into a Groundwater Protection Guarantee Agreement with the County to take corrective action for groundwater if mining operations necessitate well deepening, well replacement or replacement water. See Condition 10. This agreement will be reviewed by Crook County

Counsel and is subject to County Court approval. This Agreement was the subject of much discussion during the March 16 Planning Commission deliberation. See Condition 10.

18.160.050 Standards Governing Conditional Uses.
A conditional use shall comply with the standards of the zones in which it is located and with the standards and conditions set forth in this section.

(9) Mining, Quarrying or Other Extraction Activity.

(a) Plans and specifications submitted to the planning director or planning commission for approval must contain sufficient information to allow the planning director or planning commission to consider and set standards pertaining to the following:

(i) The most appropriate use of the land.
(ii) Setback from the property line.
(iii) The protection of pedestrians and vehicles through the use of fencing and screening.
(iv) The protection of fish and wildlife habitat and ecological systems through control of potential air and water pollutants.
(v) The prevention of the collection and the stagnation of water of all stages of the operation.
(vi) The rehabilitation of the land upon termination of the operation.

Finding: The Applicant stated that these requirements will be addressed and conditioned through the DOGAMI operating permit. The Crook County Code requires a minimum property line setback of 50 feet. The setback shall be 100' from all property lines with the exception of a 50' setback along the Porfily property to the northwest of the subject parcel. No setback is required from the mining operation on the Woodward property to the west.

(b) Surface mining equipment and necessary access roads shall be constructed, maintained and operated in such a manner as to eliminate, as far as is practicable, noise, vibration or dust which may be injurious or annoying to persons or other uses in the vicinity.

Finding: The Applicant stated that these standards will be sufficiently addressed and conditioned through the DOGAMI operating permit. The Applicant's "haul road" to transport materials from the subject property to the processing site on the Woodward property will be built to County standards to minimize dust and other impacts. This road will be developed with an "all-weather" surface of crushed rock. See Condition 7.

(c) The comments and recommendations of all appropriate natural resource agencies of the state and federal government shall be sought.

Finding: The County solicited comments from affected agencies through the conditional use permit affected agencies notice process. Comments were received from the Department of Geology and Mineral Industries (Exhibits 38 and 41). No other agency comments were received.

(d) A rock crusher, washer or sorter shall not be located closer than 500 feet from a residential or commercial use.

Finding: The Applicant does not intend to crush or wash aggregate on the subject property. Processing will continue to occur on the Woodward property to the west and will not be located closer than 500 feet from a residential or commercial use.

18.180.010 Transportation impact analysis.

(1) Purpose. The purpose of this section is to coordinate the review of land use applications with roadway authorities and to implement Section 660-012-0045(2)(e) of the state Transportation Planning Rule, which requires the county to adopt a process to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. The following provisions also establish when a proposal must be reviewed for potential traffic impacts, when a transportation impact analysis or transportation assessment letter must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities, the required contents of a transportation impact analysis and transportation assessment letter, and who is qualified to prepare the analysis.

(2) When a Transportation Impact Analysis Is Required. The county or other road authority with jurisdiction may require a transportation impact analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:

(a) The development generates 25 or more peak-hour trips or 250 or more daily trips.
(b) An access spacing exception is required for the site access driveway(s) and the development generates 10 or more peak-hour trips or 100 or more daily trips.
(c) The development is expected to impact intersections that are currently operating at the upper limits of the acceptable range of level of service during the peak operating hour.
(d) The development is expected to significantly impact adjacent roadways and intersections that have previously been identified as high crash locations or areas that contain a high concentration of pedestrians or bicyclists such as school zones.
(e) A change in zoning or a plan amendment designation.
(f) A TIA is required by ODOT.

Finding: The proposed use will not trigger a Transportation Impact Analysis because the operation will generate less than 250 or more daily trips. The Applicant provided a transportation assessment letter as required by 18.180.010(3). The operation on the Woodward site is limited to 160 trips per day (80 out-going trips and 80 incoming trips) (Planning file 217-18-000347-PLNG). If the Applicant intends to increase the number of trips per day, an application to modify the conditional use permit for the Woodward site shall be submitted to the Crook County Planning Department for a public hearing before the Planning Commission.

CONCLUSIONS

The Planning Commission deliberated on the proposed mining operation on the subject property. Based on testimony and exhibits in the record, the Planning Commission reviewed the proposed conditions of approval and made the following modifications:

To minimize impacts to adjacent properties, the following conditions of approval are recommended. These include the conditions imposed on the mining use by the comprehensive plan amendments adopted in Crook County Ordinance 328. The proposed use must be consistent with the applicable ESEE analysis and conditions contained in the comprehensive plan. In the event conditions imposed on the mining use by the comprehensive plan to mitigate mining impacts on specific conflicting uses are less restrictive than conditions necessary to address these same impacts under the standards of this section, the conditions imposed by the comprehensive plan control. (Crook County Code 18.144.040(1)(b)). Enforcement of these conditions of approval is subject to the provisions of Crook County Code 18.144.070.

CONDITIONS OF APPROVAL

General Requirements

1. **Site Plan:** The Applicant shall submit an updated site development plan to the Crook County Community Development Department reflecting required setbacks and berms and consistent with applicable conditions of County land use approval. The updated site plan shall be submitted prior to commencement of any site development. Any modification to the site plan will require review and approval by the Crook County Community Development Department.

2. **Water Rights:** The Applicant shall submit evidence of water rights for mining and reclamation use to the Crook County Community Development Department prior to such use of water.

Quality of Life Concerns

3. **Setbacks:** To minimize impacts to neighboring properties, no active mining shall occur closer than 100 feet from property lines on the north, east and south side of the subject property. Mining shall not extend closer than fifty (50) feet from the adjacent parcel 141415, tax lot 701 (the Porfily property) on the west side of the subject property. No setback is required on the boundary with the Woodward property to the west of the subject property (141514, tax lot 703). Berms and groundwater trenches may be placed within the setback areas subject to the final site plan.

4. **Operating Hours:** Ordinary operating hours shall be Monday through Friday, June 1 through October 31, from 6:00 a.m. to 9:00 p.m., or sunrise to sunset, whichever time period is shorter. Operating hours shall be Monday through Friday, November 1 through May 31, from 7:00 a.m. to 6:00 p.m., or sunrise to sunset, whichever time period is shorter. No operations shall be conducted on weekends or specific holidays. Crook County Code 18.144.060(8)(c) states that no operations shall be conducted on the following legal holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day.

5. **Traffic:** Access to the subject property shall be limited to the existing access at the Woodward site. Materials will be transferred from the subject property via an internal haul road, or an alternative internal system approved as part of the conditional use permit to the processing plan on the Woodward property. No new access is permitted on Stahancyk Lane or Lamonta Road.[6]

6. **Berms:** Berms are intended to buffer neighboring properties from noise, dust and visual impacts. The Applicant has proposed a height of 8-feet with a slope no steeper than 2:1. The 2:1 slope is intended to allow for mowing of the berms.

   Berms shall be placed at the time mining begins in adjacent cells to minimize the amount of disturbed ground. Berms will be hydroseeded, irrigated to maintain vegetation, and managed to prevent the spread of noxious weeds. Berms may be placed within the 100-foot property line setback area. Berms shall be removed upon completion of the mining operation.

[6] All of the conditions related to access to the Woodward site continue to apply (e.g., daily truck trips, no trucks shall leave or enter the site between 7 minutes before and 7 minutes after the scheduled Crook County School District bus pickup and drop -off times for NW Elliott Lane). The Applicant is responsible for verifying the times with the Crook County School District prior to the start of each school year. The Operator shall train all drivers, including contract drivers, to use caution when existing onto Highway 26 from Elliott Lane.

7. **Dust Mitigation:** The Applicant shall minimize fugitive dust emissions associated with all extraction operations on the site. The Applicant shall implement provisions in the Dust Management Plan (Exhibit 23). Excepting actively mined areas, the Applicant shall stabilize all disturbed areas to minimize dust using hydroseeding or other soil stabilization methods consistent with the Dust Management Plan. The Applicant shall stabilize all stockpile areas with mulch, vegetation, or chemical binders. During non-operation days, the stockpiles and active mining areas shall be sprinkled with water to limit fugitive dust.

   If constructing an internal haul road, the Applicant shall construct said road between the subject property and the Woodward processing site with an all-weather surface and aggregate base sufficient to support heavy vehicles and equipment. The surface shall be treated regularly to minimize fugitive dust.[7]

   A contact person representing the aggregate operator shall be named and all appropriate contact information shall be provided to Crook County Community Development and to any neighbor that requests such information so the aggregate operator can be contacted if dust is being released. The contact information for the regional office of the Oregon Department of Environmental Quality – Air Quality Division, shall also be provided.

8. **Noise:** Noise is an impact that has been identified as an issue by surrounding property owners. The berms proposed by the Applicant and limits on operating hours are intended to help minimize noise impacts. The County has no noise ordinance, but noise is regulated by the Oregon Department of Environmental Quality. To the extent authorized by law, the Applicant agrees to replace existing backup "beepers" on mining equipment and vehicles with directional "white noise" back-up alarms.

9. **Reclamation:** No more than 10 acres of ground shall be disturbed by mining at any time. The "disturbed area" refers to the active mining area (5 acres) and reclamation cells and does not include the stockpile area or the berm areas. The site will be reclaimed concurrently with mining as cells are completed. Prior to reclamation, the mine operator shall stabilize disturbed areas using hydroseeding or other soil stabilization product to help minimize dust from disturbed areas.

   Upon completion of mining cells, the Applicant agrees to remove standing water. Overburden will be replaced and ripped and disked to reduce compaction. Topsoil will be replaced. Reseeding will occur in the next planting season, but soil will be stabilized until planting can occur. The site will be reclaimed concurrently with mining as cells are completed.

   All reclamation activities shall be subject to a reclamation plan approved by the Oregon department of Geology and Mineral Industries (DOGAMI). The Applicant shall work with the property owner to ensure that reclamation is carried out in a manner that restores the property to its current use for grazing and hay production.

10. **Groundwater:** The Applicant acknowledges that groundwater may be encountered while mining the Subject Property. If water is encountered, it will be pumped out of the mining area and infiltrated on-site into recharge trenches as described in the Hydrogeologic Characterization report and in Exhibit

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[7] The County Roadmaster provided comments suggesting that the internal haul road shall be constructed to meet the gravel road standards in Crook County Code 17. 36. Although such roads are typically 20' wide, the Crook County Roadmaster recommends a travel width of 24' wide to allow for passage of two trucks at the same time.

33. Groundwater concerns pose economic, social and environmental issues for neighboring properties within the impact area. It is understood that requirements for groundwater monitoring and remediation may have economic consequences for the mine operator. Table 3 of the Aggregate Mine Hydrogeologic Characterization report identifies wells that have potential to be influenced by mining activities on the Vanier property in the absence of mitigation.

The Applicant has identified properties within the 500-foot buffer area for baseline testing. These properties identified by the Applicant primarily have relatively shallow wells (drilled above 40-feet) that are in the same aquifer and similar depth to the area proposed for mining.

Baseline data shall be collected for said wells within the 500-foot buffer area prior to mining, and information collected shall be provided to the respective property owner and Crook County Community Development Department.[8] Baseline testing will consist of water level measurements for the wells and discharge measurements of spring flow, as appropriate. Baseline water quality testing will consist of GRO (Gasoline Range Organics), DRO (Diesel Range organics), turbidity, total dissolved solids, iron, manganese, pH, conductivity and temperature.[9]

The Operator shall collect on-site monitoring of well water quantity data continuously and on-site well water quality data quarterly and shall share all collected data quarterly with designated well/spring owners who have granted access and sampling permission. Prior to mining through a trench or a monitoring well, all previously collected groundwater data will be reviewed by a licensed professional geologist or engineer. This data analysis shall consider the relocation and placement of the next infiltration trench and monitoring wells as well as any potential adverse impacts to surrounding properties. The Operator shall adjust the Mine Plan to minimize or eliminate any mine-related adverse impacts. All data shall be maintained on file by the Operator for the duration of the mining operation (or 6 (six) months after reclamation has been completed and the reclamation bond released by DOGAMI.

The Applicant has proposed a groundwater protection guarantee. The Applicant will work with the Crook County Community Development Department and Crook County Counsel to finalize the groundwater protection guarantee. Such guarantee shall be reviewed by the Crook County Court with opportunity for a public comment.

Said groundwater protection guarantee will ensure, at a minimum, that any injury to the quality or quantity of water is promptly and completely compensated through the interim measures by the Applicant for the period of the appropriate state agency's reviews, and that should causation for said injury be determined by the state agency to be attributed to operator, said injury shall be remedied in a complete and permanent manner. The Applicant shall be responsible for reimbursing property owners for any expenses to address groundwater quality or quantity impacts. Any violation of the groundwater protection guarantee by the Applicant shall be prosecuted by the County under CCC 18.144.070, in addition to other remedies or penalties under law. The Groundwater Protection Guarantee Agreement shall remain in force until 6 (six) months after reclamation has been completed and/or the reclamation bond has been released by DOGAMI.

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[8] The Applicant has proposed baseline water quality and quantity testing of three wells (shallow wells on the Vanier property and wells on the Mikulski and Johnson properties) and two springs on the Davis property (page 2, Exhibit 24).
[9] The Hydrologic Report (Table 3) also identifies an additional thirty-nine (39) wells within ½ mile of the subject property that share the same aquifer and could have "possible adverse impacts" in the absence of mitigation measures.

Additional Conditions

The following conditions are proposed to address specific criteria in CCC 18.144 and 18.160.

11. **Security.** Crook County Code 18.144.050(6) requires the Applicant to include a security plan. All vehicles and equipment shall be parked in a secure area on the Woodward processing site. No vehicles or equipment shall be parked on the subject property. No lights shall be placed on the site.

12. **Surface water.** Crook County Code 18.144.060(10) Development Standards Surface and Ground Water Management. Surface water shall be managed to provide protection against ground or surface water contamination and sediment discharge into streams, rivers and lakes. All equipment and vehicles operating near exposed water will be inspected daily for possible oil leaks and repaired if necessary prior to use. A spill kit for containing hydrocarbon releases will be kept with the equipment operating near exposed water should it be needed. The Applicant shall maintain a spill log onsite and shall report any incidents to Crook County Community Development Department and Crook County Fire and Rescue Department by the next business day.

    The Applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Deportment prior to commencing mining operations.

13. **Weed Control.** The Applicant consulted with the County Weedmaster who agreed that the noxious weed control plan for the Woodward site could be extended to the subject property. Crook County Code 18.144.070(13) requires that the operator shall document compliance with the noxious weed control plan on a yearly basis by submittal of a written report to the Crook County Weedmaster. The report shall be submitted not later than December 15th of each year.

14. **Emergency Management.** The final site plan shall be provided to the Crook County Fire and Rescue District's Fire Marshall. Contact information for the on-site operations manager shall be provided to the Fire Marshall.

15. **Archaeological and Cultural Resources.** The Applicant shall engage with Oregon's State Historic Preservation Office as part of the development process to ensure that requirements related to cultural and historic resources are met. This may require the Applicant to provide on-site surveys of the property. The Applicant will adopt an "inadvertent discovery plan" to address best management practices for archaeological and cultural discoveries during operations. [10]

16. **Modifications.** Any modification of operations shall be subject to County Planning Commission review and amendment of the Crook County Comprehensive Plan.

17. **State Permits.** The Applicant shall provide a copy of the Department of Geology and Mineral Industries operation and reclamation plan to the Crook County Community Development

[10] In reviewing the plan amendment to add the site to the Goal 5 inventory of significant mineral and aggregate resources, the decision identified potential conflicts with other Statewide Planning goals. Specifically, Goal 5 includes protection of historic and cultural resources (OAR 660-015-0000(5)). The Plan Amendment included the following: "The Applicant will be required to submit an "inadvertent discovery plan" regarding notification to the State Historic Preservation Office in the event of discovery of any natural or cultural resources. This will be addressed in the review of the conditional use permit."

Department. If a stormwater management permit is required by the Department of Environmental Quality, a copy of that permit shall also be provided to the Department.

18. **ESEE Analysis.** The ESEE Analysis and Program to Achieve the Goal applied only to sand and gravel extraction. No processing, crushing, blasting or asphalt productions will be allowed on the subject property. All processing activities will take place on the Woodward property (tax lot 1415140000702) and will be located more than 500-feet from existing residences. Processing activities are subject to conditions in the 2015 conditional use permit for the Woodward property 9217-15-000115-PLNG).

DECISION

THE ABOVE-ENTITLED MATTER came before the Crook County Planning Commission for deliberations on March 16, 2022. After consideration of the staff report, application materials, findings and testimony related to proposed conditional use, the application received three (3) votes in favor of a motion to deny the conditional use permit, and two (2) opposed to the motion to deny from the Planning Commission members in attendance.

FINAL DECISION:	**Approved subject to conditions**	____
	Denied	**x**

Based on the information provided by the Applicant and other information in the record, including evidence, testimony, hearing minutes and recordings from the Crook County Court meetings on the Comp Plan amendment (217-21-000436-PLNG) and on a review of applicable state and County requirements, the Planning Commission found that the proposed ***mining operation does not*** meet the requirements for a conditional use approval. ***Specifically, the motion to deny the application stated that the application does not meet the requirements of Crook County Code 18.160.020(2) and does not demonstrate that the proposal will have minimal adverse impact on the (a) livability, (b) value and (c) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright. The Planning Commission stated they relied on information from the ESEE analysis regarding impacts to conflicting uses and the determination of the site as a "3B" site with a finding that the conflicting uses are of sufficient importance relative to the resource site in making their decision.***

DATED THIS 31st **DAY OF** March **, 2022.**

Michael Warren II, Chair
Crook County Planning Commission

Will Van Vactor, Director
Crook County Community Development

The above decision may be appealed in writing to the Crook County Court no later than 4:00 p.m. on April 12, 2022 (twelve calendar days from the date this decision is mailed) on payment of an appeal fee of $2050.00 plus 20% of the initial application fee. All appeals must be filed in accordance with CCC 18.172.110.

Appeals must be submitted to the Crook County Planning Department, 300 NE Third Street, Prineville, Oregon, and must be received together with the appeal fee by the Planning Department no later than the above time and date.

Attachment C

BEFORE THE CROOK COUNTY COURT

IN THE MATTER OF APPEAL No. 217-22-000540-PLNG RE: APPLICATION 217-21-000573-PLNG FOR CONDITIONAL USE – AGGREGATE MINING OPERATION	FINAL DECISION FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL DECISION

After a hearing on Wednesday, June 15, 2022, and having decided to reverse the March 31, 2022 decision of the Crook County Planning Commission, the Crook County Court (the "Court") adopts this final decision with supporting Findings of Fact and Conclusions of Law on this 6th day of July, 2022.

This Final Land Use Decision may be appealed to the State of Oregon Land Use Board of Appeals (LUBA) within twenty-one (21) days from the date of this Decision.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

I. FACTS

The subject property is located at the following map tax lot numbers:

Map	Section	Tax Lots:
14S 15E	14	103

The applicant, Knife River Corporation – Northwest, is also the appellant, referred to hereinafter as "Knife River."

The Crook County Planning Commission approved a comprehensive plan amendment (217-21-000436-PLNG) to add the subject property to the County's inventory of Significant Mineral and Aggregate Resources under Statewide Planning Goal 5. This plan amendment was approved by the Crook County Court via Ordinance No. 328 on February 2, 2022. Ordinance No. 328 designated the subject property as a "3B" site, which means that there would be no protection for the mine site and no limits on conflicting uses within the 500-foot impact area of the proposed mine. Ordinance No. 328 also adopted an "ESEE analysis" (an analysis of the

economic, social, environmental, and energy impacts) and a Program to Achieve Statewide Planning Goal 5 (hereinafter the "Program"). The Program included conditions regarding nine separate aspects of aggregate extraction operations to reduce impacts to conflicting uses in the mine's impact area.

Knife River then applied for a conditional use permit to allow mining of the subject property (217-21-000573-PLNG). On March 16, 2022, this matter came before the Crook County Planning Commission for final deliberations. On March 31, 2022, the Crook County Planning Commission issued a final decision denying the requested Conditional Use Permit.

II. PROCEDURAL STATUS

On April 6, 2022, Knife River filed this appeal to the Crook County Court. Knife River stated that the Planning Commission's decision to deny the application "was conclusory and neglects to acknowledge substantial evidence in the record which clearly demonstrates consistency with Ordinance No. 328 and all applicable provisions of the Crook County Code." The Crook County Court scheduled an on-the-record public hearing for Wednesday, June 15, 2022, to consider the appeal. The hearing before the County Court was originally noticed and scheduled for June 1, 2022. The hearing was continued to June 15, 2022.

The County Court opened the public hearing by making the announcements required by ORS 197.763(5). No party objected to the procedural status of the hearing or the Court's jurisdiction. There were no objections regarding ex parte contact or conflicts of interest.

Crook County Code (CCC) 18.172.110(12) establishes the standards for a review of an appeal. The hearing was conducted on the record including all evidence and testimony considered by the Planning Commission. The County Court allowed those parties to appear who participated in the Planning Commission's decision pursuant to CCC 18.172.081(4). No new evidence was allowed.

John Eisler, Assistant County Counsel, summarized the May 25, 2022 staff report (the "Staff Report"), incorporated herein by reference and available on the County's website or by contacting Community Development. The Staff Report described the project background and procedural history of the application, including the Court's previous conclusions in Ordinance No. 328. The Staff Report also identified the provisions of CCC 18.144 as the applicable criteria for reviewing requests for mining of significant aggregate and mineral resources in the County's exclusive farm use (EFU) and forest zones. This determination is based on an extensive review of the relationship between sections of the Crook County Code, specifically chapters 18.16 (Exclusive Farm Use zones), 18.144 (Aggregate Resource Sites) and 18.160 (Conditional Uses). The Staff Report noted that the plain, unambiguous language of chapter 18.144 limits the review and processing of such applications to the confines of chapter 18.144. The Staff Report also reviewed the relevant provisions in their proper context, to determine that the requirements found within chapter 18.160 were either addressed in other provisions or contradicted the purpose of the Program. The Staff Report's conclusion was that the Planning Commission's decision found the application satisfied all relevant approval criteria, after excluding the inappropriate application CC 18.160.020(2).

Will Van Vactor, Crook County Community Development Director, summarized the written comments received on the appeal. Comments provided by Knife River (exhibit 81), Monique Davis (exhibit 82), Mona and Don Pomraning (Exhibit 83), and Richard Zimmerlee (exhibit 84). In addition, Knife River and opponents, Jim Newton and Adam Mikulski, offered argument before the County Court at the June 15, 2022 hearing.

Knife River objected to the inclusion of written and oral arguments from other parties in both its final written argument (Ex. 81) and during the hearing. Knife River's objection is based on the language in CCC 18.172.110(12)(v), which states that the appeal hearing is an "on the record review" limited to "Argument (without introduction of new or additional evidence) by the applicant, appellants or their agents." Knife River also argued for an interpretation of CCC chapters 18.160 and 18.144 consistent with the Staff Report, meaning that the criteria in CCC chapter 18.160 were inapplicable. Finally, Knife River argued that four of the conditions of approval—numbers 5, 10, 12, and 16—were not clear and objective.

Two parties in opposition to the application presented arguments. Jim Newton, from Cascade Geoengineering, LLC, reiterated previous arguments regarding the certifications of the professionals that prepared the hydrogeologic report and the validity of the report itself. Adam Mikulski presented arguments regarding enforcement of the conditions of approval, precedent for future aggregate locations, and public comment opportunity for the groundwater protection guarantee to be executed by Knife River and Crook County.

The Court then heard from staff addressing the arguments presented during the hearing. The Court also asked clarifying questions of staff before closing the public hearing. After hearing arguments based on the record established before the Planning Commission and reviewing written and oral arguments based on the record, the County Court closed the public hearing for deliberations.

III. APPLICABLE APPROVAL CRITERIA

Crook County Code

Title 18 Zoning

Chapter 18.08	Definitions
Chapter 18.16	Exclusive Farm Use Zones, EFU-1 (Post-Paulina Area), EFU-2 (Prineville Valley-Lone Pine Areas), and EFU-3 (Powell Butte Area)
Chapter 18.144	Aggregate Resource Sites
Chapter 18.172	Administrative Provisions
Chapter 18.180	Transportation

IV. CONCLUSIONS OF LAW

Per CCC 18.172.110(13), the appellate body may affirm, overrule, or modify the decision and shall set forth findings showing compliance with applicable standards and criteria. The appellate body may also remand the decision with instructions to the planning commission,

hearing officer or director who made the original decision to consider additional facts, issues or criteria not previously addressed.

After consideration of the Staff Report and evidence and testimony in the record, the Court finds that:

1. The Appeal meets the criteria in CCC 18.172.110(9). The Appeal request was timely filed and complete. The appeal hearing was an "on the record review."
2. The Court finds that CCC 18.172.110(12)(a) governs the scope and standard of review for appeal hearings; the section does not control who may participate in such hearings. Subsection (iv) is intended to refine the issues considered under appeal to those raised by the applicant, the appellant, or their agents. This is clear by the preamble in the parent subsection (a), which states that "the review of the final decision shall be confined to the record of the *proceedings below*, which shall include ...." (Emphasis added).
3. The Court finds that CCC 18.172.081(4) governs who may appear at appeal hearings. The section plainly states that for "on-the-record hearing[s]," such as our appeal hearings, those persons who provided written comments or testified during the original proceedings "may appear." An "Appearance" is defined as "the submission of testimony or evidence in the proceeding, either oral or written." CCC 18.172.005(2).
4. The Court finds that the application qualifies as "mining of aggregate and other mineral and other subsurface resources" under CCC 18.144.030. Thus, the application "shall be allowed" if it meets the criteria in CCC 18.144.040. The Court adopts and incorporates the interpretation of the relevant code language provided in the Staff Report. Specifically, the unambiguous language in sections 18.144.040 and 18.144.050 describes the process by which such applications should be reviewed, and that process involves an analysis wholly under chapter 18.144 and the Program, to the exclusion of CCC 18.160.020.
5. The Planning Commission included a review of the ESEE analysis developed in the Program through Crook County Ordinance No. 328. The Planning Commission addressed all the criteria in CCC 18.144.040 and processed the application in accordance with the remaining provisions of CCC chapter 18.144. The Planning Commission correctly found that the application satisfied the relevant criteria in 18.144.
6. The Planning Commission's decision was flawed only in that it also applied the general conditional use criteria of CCC 18.160.020 to the application. As stated above, CCC 18.160.020 is not a proper approval criterion for applications qualifying under CCC 18.144.030. The concerns addressed by the Planning Commission in its analysis of CCC 18.160.020(2) were addressed to the best of the Court's ability in its development of the Program. As such, the Court's earlier decision on those matters "shall be binding until changed by amendment to the plan." CCC 18.144.40(3).
7. The Court finds that by removing the Planning Commission's conclusions under the inapplicable criterion of CCC 18.160.020(2), the application satisfies its burden on all remaining criteria and should be approved. The Court hereby adopts and incorporates all findings of the Planning Commission's decision (available on the County's website or

by contacting Community Development), excepting the section on CCC 18.160.020(2) and the final conclusion. The Planning Commission's analysis regarding impacts to surrounding farm practices under the EFU conditional use criteria of CCC 18.16.020, demonstrates the sufficient evidence in the whole record to satisfy the criteria of CCC 18.144.040(1)(c)-(d).

8. The Court also finds that Conditions of Approval numbers 5, 10, 12, and 16 could be made more definite and certain, for the benefit of the interested parties.

V. CONCLUSION

Based upon the above findings of fact and conclusions of law, the Crook County Court overrules the March 31, 2022 decision of the Crook County Planning Commission and approves conditional use application 217-21-000573-PLNG. The County Court also revises the conditions of approval, as depicted on Attachment 1 to this decision.

Dated this 6th day of July, 2022.

CROOK COUNTY COURT

unavailable
Seth Crawford
County Judge

Jerry Brummer
County Commissioner

Brian Barney
County Commissioner

Attachment 1 – Final Decision
Conditions of approval 217-21-000573-PLNG

1. Site Plan:
The Applicant shall submit an updated site development plan to the Crook County Community Development Department reflecting required setbacks and berms and consistent with applicable conditions of County land use approval. The updated site plan shall be submitted prior to commencement of any site development. Any modification to the site plan will require review and approval by the Crook County Community Development Department.

2. Water Rights:
The Applicant shall submit evidence of water rights for mining and reclamation use to the Crook County Community Development Department prior to such use of water.

3. Setbacks:
To minimize impacts to neighboring properties, no active mining shall occur closer than 100 feet from property lines on the north, east and south side of the subject property. Mining shall not extend closer than fifty (50) feet from the adjacent parcel 141415, tax lot 701 (the Porfily property) on the west side of the subject property. No setback is required on the boundary with the Woodward property to the west of the subject property (141514, tax lot 703). Berms and groundwater trenches may be placed within the setback areas subject to the final site plan.

4. Operating Hours:
Ordinary operating hours shall be Monday through Friday, June 1 through October 31, from 6:00 a.m. to 9:00 p.m., or sunrise to sunset, whichever time period is shorter. Operating hours shall be Monday through Friday, November 1 through May 31, from 7:00 a.m. to 6:00 p.m., or sunrise to sunset, whichever time period is shorter. No operations shall be conducted on weekends or specific holidays. Crook County Code 18.144.060(8)(c) states that no operations shall be conducted on the following legal holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day.

5. Traffic:
Access to the subject property shall be limited to the existing access at the Woodward site. Materials will be transferred from the subject property via an internal haul road. No new access is permitted on Stahancyk Lane or Lamonta Road.[1]

6. Berms:
Berms are intended to buffer neighboring properties from noise, dust and visual impacts. The Applicant has proposed a height of 8-feet with a slope no steeper than 2:1. The 2:1 slope is intended to allow for mowing of the berms.

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[1] All of the conditions related to access to the Woodward site continue to apply (e.g., daily truck trips, no trucks shall leave or enter the site between 7 minutes before and 7 minutes after the scheduled Crook County School District bus pickup and drop -off times for NW Elliott Lane). The Applicant is responsible for verifying the times with the Crook County School District prior to the start of each school year. The Operator shall train all drivers, including contract drivers, to use caution when existing onto Highway 26 from Elliott Lane.

Berms shall be placed at the time mining begins in adjacent cells to minimize the amount of disturbed ground. Berms will be hydroseeded, irrigated to maintain vegetation, and managed to prevent the spread of noxious weeds. Berms may be placed within the 100-foot property line setback area. Berms shall be removed upon completion of the mining operation.

7. **Dust Mitigation:**

The Applicant shall control all fugitive dust emissions associated with all extraction operations on the site. The Applicant shall implement provisions in the Dust Management Plan (Exhibit 23). Excepting actively mined areas, the Applicant shall stabilize all disturbed areas to minimize dust using hydroseeding or other soil stabilization methods consistent with the Dust Management Plan. The Applicant shall stabilize all stockpile areas with mulch, vegetation, or chemical binders. During non-operation days, the stockpiles and active mining areas shall be sprinkled with water to limit fugitive dust.

When constructing an internal haul road, the Applicant shall construct said road between the subject property and the Woodward processing site with an all-weather surface and aggregate base sufficient to support heavy vehicles and equipment. The surface shall be treated regularly to minimize fugitive dust.[2]

A contact person representing the aggregate operator shall be named and all appropriate contact information shall be provided to Crook County Community Development and to any neighbor that requests such information so the aggregate operator can be contacted if dust is being released. The contact information for the regional office of the Oregon Department of Environmental Quality – Air Quality Division, shall also be provided.

8. **Noise:**

Noise is an impact that has been identified as an issue by surrounding property owners. The berms proposed by the Applicant and limits on operating hours are intended to help minimize noise impacts.
The County has no noise ordinance, but noise is regulated by the Oregon Department of Environmental Quality. To the extent authorized by law, the Applicant agrees to replace existing backup "beepers" on mining equipment and vehicles with directional "white noise" back-up alarms.

9. **Reclamation:**

No more than 10 acres of ground shall be disturbed by mining at any time. The "disturbed area" refers to the active mining area (5 acres) and reclamation cells and does not include the stockpile area or the berm areas. The site will be reclaimed concurrently with mining as cells are completed. Prior to reclamation, the mine operator shall stabilize disturbed areas

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[2] The County Roadmaster provided comments suggesting that the internal haul road shall be constructed to meet the gravel road standards in Crook County Code 17. 36. Although such roads are typically 20' wide, the Crook County Roadmaster recommends a travel width of 24' wide to allow for passage of two trucks at the same time.

using hydroseeding or other soil stabilization products to help minimize dust from disturbed areas.

Upon completion of mining cells, the Applicant agrees to remove standing water. Overburden will be replaced and ripped and disked to reduce compaction. Topsoil will be replaced. Reseeding will occur in the next planting season, but soil will be stabilized until planting can occur. The site will be reclaimed concurrently with mining as cells are completed.

All reclamation activities hall be subject to a reclamation plan approved by the Oregon Department of Geology and Mineral Industries (DOGAMI). The Applicant shall work with the property owner to ensure that reclamation is carried out in a manner that restores the property to its current use for grazing and hay production.

10. **Groundwater:**

The Applicant acknowledges that groundwater may be encountered while mining the Subject Property. If water is encountered, it will be pumped out of the mining area and infiltrated on-site into recharge trenches as described in the Hydrogeologic Characterization report and in Exhibit 33. Groundwater concerns pose economic, social and environmental issues for neighboring properties within the impact area. It is understood that requirements of groundwater monitoring and remediation may have economic consequences for the mine operator. Table 3 of the Aggregate Mine Hydrogeologic Characterization report identifies wells that have potential to be influence by mining activities on the Vanier property in the absence of mitigation.

The Applicant has identified properties within the 500-foot buffer area for baseline testing. These properties identified by the Applicant primarily have relatively shallow wells (drilled above 40-feet) that are in the same aquifer and similar depth to the area proposed for mining.

Baseline data shall be collected for said wells within the 500-foot buffer area prior to mining, and information collected shall be provided to the respective property owner and Crook County Community Development Department.[3] Baseline testing will consist of water level measurements for the wells and discharge measurements of spring flow, as appropriate. Baseline water quality testing will consist of GRO (Gasoline Range Organics), DRO (Diesel Range organics), turbidity, total dissolved solids, iron, manganese, pH, conductivity and temperature.[4]

The Operator shall collect on-site monitoring of well water quantity data continuously and on-site well water quality data quarterly and shall share all collected data quarterly with designated well/spring owners who have granted access and sampling permission. Prior to

[3] The Applicant has proposed baseline water quality and quantity testing of three wells (shallow wells on the Vanier property and wells on the Mikulski and Johnson properties) and two springs on the Davis property (page 2, Exhibit 24).

[4] The Hydrologic Report (Table 3) also identifies an additional thirty-nine (39) wells within ½ mile of the subject property that share the same aquifer and could have "possible adverse impacts" in the absence of mitigation measures.

mining through a trench or a monitoring well, all previously collected groundwater data will be reviewed by a licensed professional geologist or engineer. This data analysis shall consider the relocation and placement of the next infiltration trench and monitoring wells as well as any potential adverse impacts to surrounding properties. The Operator shall adjust the Mine Plan to minimize or eliminate any mine-related adverse impacts. All data shall be maintained on file for the duration of the mining operation (or 6 (six) months after reclamation has been completed and the reclamation bond released by DOGAMI.

The Applicant has proposed a groundwater protection guarantee. The Applicant will work with the Crook County Community Development Department and Crook County Counsel to finalize the groundwater protection guarantee. Such guarantee shall be reviewed by the Crook County Court during a regular Count Court meeting as a discussion item with opportunity for public comment.

Said groundwater protection guarantee will ensure, at a minimum, that any injury to the quality or quantity of water is promptly and completely compensated through the interim measures by the Applicant for the period of the appropriate state agency's reviews, and that should causation for said injury be determined by the state agency to be attributed to operator, said injury shall be remedied in a complete and permanent manner. The Applicant shall be responsible for reimbursing property owners for any expenses to address groundwater quality and quantity impacts. Any violation of the groundwater protection guarantee by the Applicant shall be prosecuted by the County under CCC 18.144.070, in addition to other remedies or penalties under law. The Groundwater Protection Guarantee Agreement shall remain in force until 6 (six) months after reclamation has been completed and/or the reclamation bond has been released by DOGAMI.

Additional Conditions

The following conditions are proposed to address specific criteria in CCC 18.144.

11. Security:

Crook County Code 18.144.050(6) requires the Applicant to include a security plan. All vehicles and equipment shall be parked in a secure area on the Woodward processing site. No vehicles or equipment shall be parked on the subject property. No lights shall be placed on the site.

12. Surface water:

Crook County Code 18.144.060(10) Development Standards Surface and Ground Water Management. Surface water shall be managed to provide protection against ground or surface water contamination and sediment discharge into streams, rivers and lakes. All equipment and vehicles operating near exposed water will be inspected daily for possible oil leaks and repaired if necessary prior to use. A spill kit for containing hydrocarbon releases will be kept with the equipment operating near exposed water should it be needed. The Applicant shall maintain a spill log onsite. The Applicant shall report any incidents that would impose a reporting requirement to a state agency to Crook County Community Development and the Crook County Fire and Rescue Department by the next business day.

The Applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations.

13. Weed Control:
The Applicant consulted with the County Weedmaster who agreed that the noxious weed control plan for the Woodward site could be extended to the subject property. Crook County Code 18.144.070(13) requires that the operator shall document compliance with the noxious weed control plan on a yearly basis by submittal of a written report to the Crook County Weedmaster. The report shall be submitted not later than December 15th of each year.

14. Emergency Management:
The final site plan shall be provided to the Crook County Fire and Rescue District's Fire Marshall. Contact information for the on-site operations manager shall be provided to the Fire Marshall

15. Archaeological and Cultural Resources:
The Applicant shall engage with Oregon's State Historic Preservation Office as part of the development process to ensure that requirements related to cultural and historic resources are met. This may require the Applicant to provide on-site surveys of the property. The Applicant will adopt an "inadvertent discovery plan" to address best management practices for archaeological and cultural discoveries during operations. [5]

16. Modifications:
Any modification of operations beyond the scope of this Conditional Use Permit Approval or the Comprehensive Plan Amendment shall be subject to County Planning Commission review and amendment of the Crook County Comprehensive Plan.

17. State Permits:
The Applicant shall provide a copy of the department of Geology and Mineral Industries operation and reclamation plan to the Crook County Community Development Department. If a stormwater management permit is required by the Department of Environmental Quality, a copy of that permit shall also be provided to the Department.

18. ESEE Analysis:
The ESEE Analysis and Program to Achieve the Goal applied only to sand and gravel extraction. No processing, crushing, blasting or asphalt production will be allowed on the subject property. All processing activities will take place on the Woodward property (tax lot 1415140000702) and will be located more than 500 feet from existing residences.

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[5] In reviewing the plan amendment to add the site to the Goal 5 inventory of significant mineral and aggregate resources, the decision identified potential conflicts with other Statewide Planning goals. Specifically, Goal 5 includes protection of historic and cultural resources (OAR 660-015-0000(5)). The Plan Amendment included the following: "The Applicant will be required to submit an "inadvertent discovery plan" regarding notification to the State Historic Preservation Office in the event of discovery of any natural or cultural resources. This will be addressed in the review of the conditional use permit."

Processing activities are subject to conditions in the 2015 conditional use permit for the Woodward property (217-15-000115-PLNG).

Attachment D Case #: 24-078

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
OCT 11 2024
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corp. Northwest

Address of Violation:
Knife River's Woodward Pit: 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:	Subdivision:	Lot:
Township 14 South, Range 15 East, Section 14		Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta, Left on Stahancyk Lane., Prineville, OR 97754

ALLEGED VIOLATOR

Last Name:	First Name:	Middle Name:	
Knife River Corp. - Northwest			
Address: 82260 Old Hwy. 34			
City: Tangent, OR 97389	State:	ZIP:	Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389

Compliance Case #:217-24-000108-NVST	
☐ Personal Service	Date:
☒ Service by Mail	Date: 12/30/24
☒ Service by Email	Date: 12/30/24
Abatement Date: 1/15/25	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 12, Chapter 13.08, No Sewer / Septic Permit
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (9b) CUP Violation for Berm Maintenance (Replacement Tree Height)

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to Submit your most recent dust management plan for review.

My contact information is listed here below so that we can connect and work out an abatement plan together. I would like to thank you in advance for your cooperation. Please note that failure to respond to this notice will result in further action.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Louis Seals

From: Louis Seals
Sent: Monday, December 30, 2024 3:37 PM
To: jeff.steyaert@kniferiver.com
Subject: Knife River - Notice of Complaint Case#24-078
Attachments: woodward knife River Quarry Notice of Complaint 123024.docx

Jeff,

Rather than rely just on mail this time, I am sending this formal notice on a recent complaint. In the CUP decision, under conditions is the following:

All berms will be hydro-seeded upon completion and will be irrigated to maintain the planted Vegetation. The vegetation will be maintained to prevent the growth and spread of noxious Weeds and foxtail. The top of the South Farm Lot Berm will be planted when constructed with Evergreen trees (Austrian Pine) 6-8 feet high spaced 20 feet apart. Trees that die will be replaced with similar sized tree as available. Livestock will not be permitted on the screening berms.

This complaint reference most all trees that have been planted to replace trees that have died are significantly shorter in height than the current healthy trees. If similar height trees are unavailable, please provide documentation as such. Otherwise, the replacement trees will need to meet this berm maintenance condition of the CUP decision.

Thank you in advance for your cooperation... it is greatly appreciated.

Louis

Louis Seals

Crook County

Code Compliance Officer

300 N.E. 3rd St., Rm 12
Prineville, OR 97754
(541) 447-3211, Ext. 244
Cell: 541-903-2081

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
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DEC 24 2024
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

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Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Township 14 South, Range 15 East, Section 14 | Subdivision: | Lot: Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: Knife River Corporation - Northwest | First Name: | Middle Name:

Address: 82260 Old Highway 34

City: Tangent, OR 97389 | State: | ZIP: | Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (*check all that apply*)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
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Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
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	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

There are two dead pine trees on the top of the South Farm Lot Berm. According to the Crook County Planning Department's CUP for the Knife River Woodward Pit 217-15-000115'PLNG, Dated 10/23/2015. Pg. 6, under paragraph All Berms, states in part "The top of the South Farm Lot Berm will be planted when constructed with evergreen trees (Austrian Pine) 6-8 feet high, spaced 20 feet apart. Trees that die will be replaced with a similar sized tree as available."

Please note: these trees have been dead since about spring of this year.

Also, there have been dead trees replaced, BUT with MUCH smaller (about 3-4' high) trees then the CUP stipulates.

Knife River needs to order replacement trees ahead of planting time in order to get the 6-8' tall trees that is part of their CUP for the Woodward Pit.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Adam and Karen Mikulski	First Name:	Middle initial:	
Title (if agency)	Jurisdiction		
Address: 3992 NW Stahancyk Lane			
City: Prineville, OR 97754	State:	ZIP:	Phone: 541-410-9964
Signature: [signature]			Date Signed: 12/23/24

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Iv. South Farm Lot Berm – A berm 5 feet high with slopes no steeper than 2:1 (Horizontal:Vertical) will be constructed along the north edge of the OID water line easement along the south side of the EFU2-zoned tax lot 703 parallel to Stahancyk Lane.

Progressive South Side Berm – As mining progresses across the site, a berm will be added to the north side of the South Farm Lot Berm to a height based on conversations with the landowners on Stahancyk Lane across from this area. The maximum height for this berm will be 15 feet with slopes no steeper than 2:1 (Horizontal:Vertical). The designated height may vary across this area and it will merge into the South Farm Lot Berm at a height of about 5 feet without damaging the trees planted there. A letter will be submitted by the Aggregate Operator to Crook County Planning Department for the permit record prior to completing any section of this berm indicating acceptance by the immediately adjacent property owners across Stahancyk Lane, of the proposed height if greater than 5 feet above original elevation. The Aggregate Operator may proceed with the construction of this berm up to the 5 feet height without such acceptance. This berm will be removed during final reclamation

East and North Side Berm – The Aggregate Operator will construct berms to a height no greater than 20 feet above the original elevation at its sole discretion within the setbacks on the east and north sides of tax lot 703. Such berms will have slopes no steeper than 2:1 (Horizontal:Vertical).

West Mill Site Berm – A berm will be constructed within the setback along the western edge of the active mill area within the Woodward Site if and when the mining progresses to within 1,000 feet from the western property line of the Woodward Site (except for within the proposed batch plant area). This berm will be a minimum of 8 feet high with slopes no steeper than 2:1 (Horizontal:Vertical).

South Mill Site Berm – A berm will be constructed within the setback along the southern edge of the active mill area within the Woodward Site if and when the mining progresses to the west across the current active mill site (except for the ingress/egress area and within the proposed batch plant area). This berm will be a minimum of 8 feet high with slopes no steeper than 2:1 (Horizontal:Vertical). Provided, however, and at the written request of the owners of property designated on the Crook County Assessor's map as T 14 R 15 Section 14, Tax lot 700, a berm shall be constructed parallel to and of the same length as the residential building, at a height of up to 15 feet with a slope of 2:1 (Horizontal:Vertical).

All berms will be hydro- seeded upon completion and will be irrigated to maintain the planted vegetation. The vegetation will be maintained to prevent the growth and spread of noxious weeds and foxtail. The top of the South Farm Lot Berm will be planted when constructed with evergreen trees (Austrian Pine) 6-8 feet high spaced 20 feet apart. Trees that die will be replaced with a similar sized tree as available. Livestock will not be permitted on the screening berms.

All berms constructed on the Woodward Site will be incorporated into the site reclamation upon completion of mining. No berms will remain around the site.



NO
TRESPASSING
PRIVATE PROPERTY
Electronic Surveillance in Use


NO
TRESPASSING
PRIVATE PROPERTY
Electron Surveillance in use

Trees Dead

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
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FOR OFFICE USE ONLY
Crook County
FEB 10 2025
Community Development

CASEFILE #

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Lot:
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ALLEGED VIOLATOR

Last Name:
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First Name:

Middle Name:

Address:
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State:

ZIP:

Phone:
541-918-5100

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Other	Enter authority by statute or rule number and description of violation. ☐ _____ ☐ _____ ☐	☐ _____ ☐ _____ ☐

Crook County

FEB 10 2025

Community Development

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Please note: these trees have been dead since about spring of this year.

Also, there have been dead trees replaced, BUT with MUCH smaller (about 3-4' high) trees then the CUP stipulates.

Knife River needs to order replacement trees ahead of planting time in order to get the 6-8' tall trees that is part of their CUP for the Woodward Pit.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A CUP violation.

This affects our property value in the area

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (✓) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Thompson First Name: Julie Middle initial: L

Title (if agency) Jurisdiction

Address: 5950 NW Green Valley

City: Prineville, OR 97754 State: Prineville, OR ZIP: 97754 Phone: 541-419-0950

Signature: Julie Thompson Date Signed: 2/6/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Trees Dead

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County

FEB 10 2025

Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR/PROPERTY OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☒ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

FEB 10 2025

lopment

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

There are two dead pine trees on the top of the South Farm Lot Berm. According to the Crook County Planning Department's CUP for the Knife River Woodward Pit 217-15-000115'PLNG, Dated 10/23/2015. Pg. 6, under paragraph All Berms, states in part "The top of the South Farm Lot Berm will be planted when constructed with evergreen trees (Austrian Pine) 6-8 feet high, spaced 20 feet apart. Trees that die will be replaced with a similar sized tree as available." Please note: these trees have been dead since about spring of this year. Also, there have been dead trees replaced, BUT with MUCH smaller (about 3-4' high) trees then the CUP stipulates. Knife River needs to order replacement trees ahead of planting time in order to get the 6-8' tall trees that is part of their CUP for the Woodward Pit.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (✓) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Langston First Name: Jason Middle initial: L

Title (if agency) Jurisdiction

Address: 6530 NW Green Valley Rd

City: Prineville, OR 97754 State: ZIP: Phone: 541-408-1717

Signature: Date Signed: 2/7/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

KNIFE RIVER
AN MDU RESOURCES COMPANY

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

CCB# 2101 www.kniferiver.com

Corporate Office: Fax (541) 918-5375
AR Dept.: Fax (541) 918-5376
HR/Payroll Dept.: Fax (541) 918-5378
Willamette Valley: Fax (541) 928-6490

Crook County
JAN 17 2025
Community Development

Louis,

Knife River Corporation- Northwest (Knife River) is in receipt of the Notice of Complaint dated December 30, 2024, Complaint Case #:217-24-000108-NVST. Knife River has reviewed this complaint, and we believe the best option for a resolution would be for Knife River to have an in-person meeting with you to discuss our options. It would also be good for Knife River to know who submitted the complaint to Crook County, so Knife River can discuss options with them to get the best outcome for everyone.

Please let me know what your availability is in the next few weeks.

Sincerely

Jeff Steyaert

KNIFE RIVER
AN MDU RESOURCES COMPANY

CCB# 2101 www.kniferiver.com

Knife River Corporation - Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

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HR/Payroll Dept.: Fax (541) 918-5378
Willamette Valley: Fax (541) 928-6490

February 20, 2025

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-24-0000108-NVST

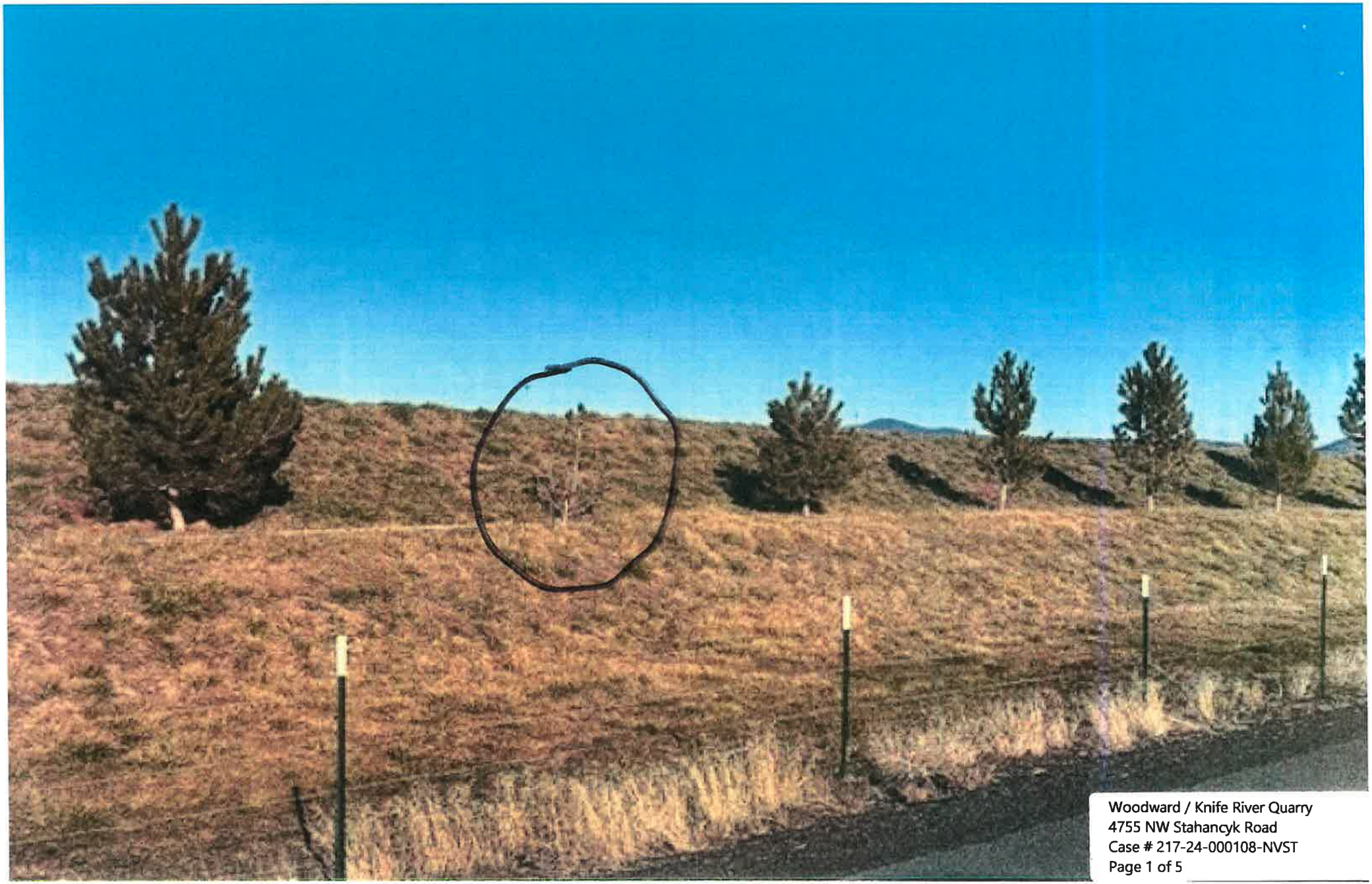
Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint Letter" dated December 30, 2024. This complaint states "Violation for berm maintenance (Replacement tree height". On January 30th Knife River employees (Matt Ropp, John Rigel and I met you and the neighbors Adam and Karen Mikulski and we walked along the roadway and noted that about 8 pine trees have either died or were distressed and may not meeting the 6-8' height requirement. Knife River agreed to replant these trees with a similar species that meet the 6-8' requirement and will be done by April 30th at the latest. The planting will be performed by a licensed landscaper who will add soil amendments and root enhancers to each tree planting to hopefully achieve health growth of these replacement trees.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert
Environmental MGR.



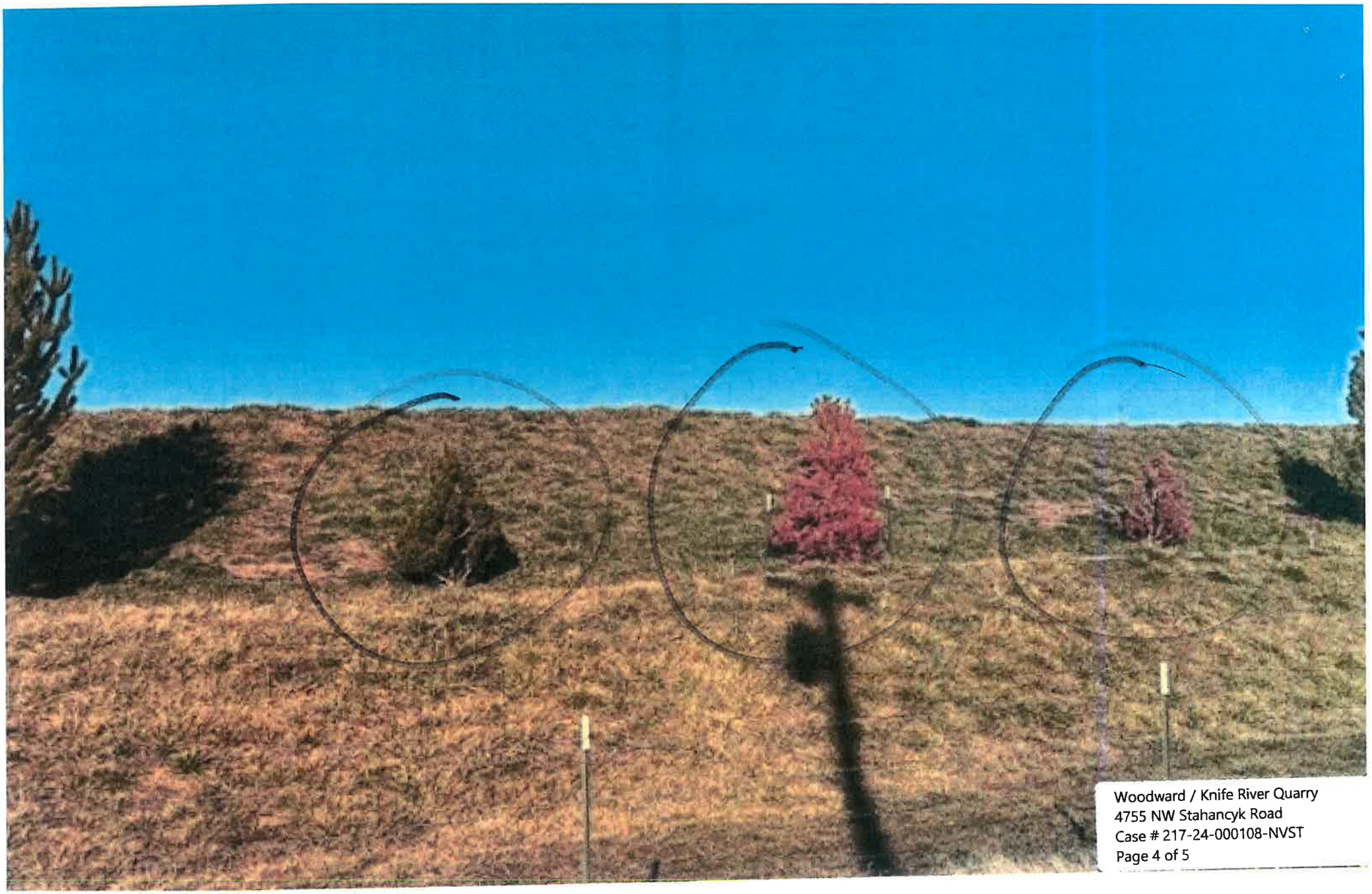
Woodward / Knife River Quarry
4755 NW Stahancyk Road
Case # 217-24-000108-NVST



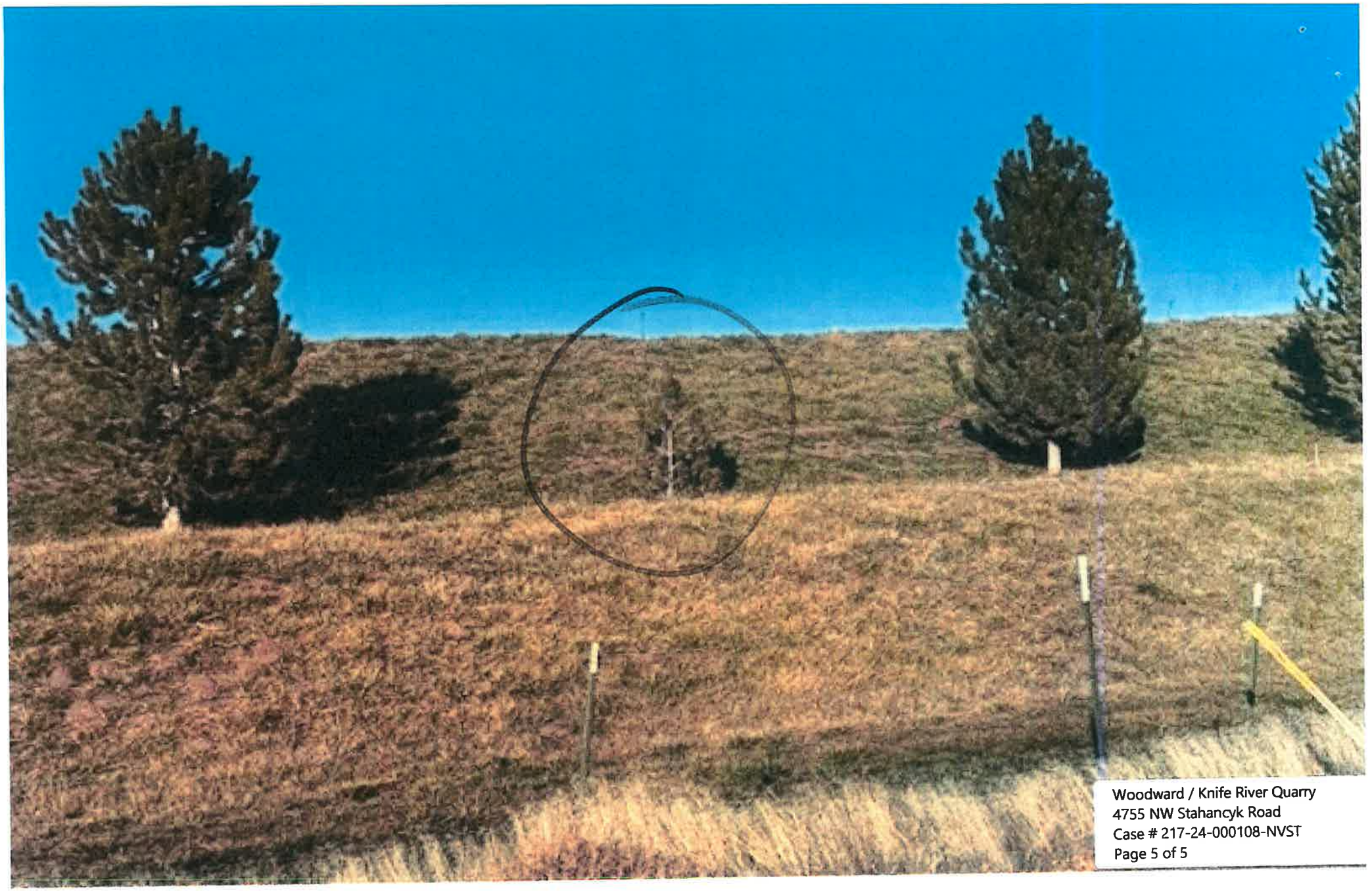
Woodward / Knife River Quarry
4755 NW Stahancyk Road
Case # 217-24-000108-NVST



Woodward / Knife River Quarry
4755 NW Stahancyk Road
Case # 217-24-000108-NVST



Woodward / Knife River Quarry
4755 NW Stahancyk Road
Case # 217-24-000108-NVST



Woodward / Knife River Quarry
4755 NW Stahancyk Road
Case # 217-24-000108-NVST

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389

Compliance Case #:217-25-000005-NVST	
☐ Personal Service	Date:
☐ Service by Mail	Date:
☒ Service by Email	Date: 2/6/25
Abatement Date: 2/22/25	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (9a6) CUP Violation: Sediment from settling ponds being placed in mining ponds along with backfill from off site are being placed into cell D.

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Settling Pond Sediment and alleged placement into mining ponds located in active cells at the quarry. This was submitted to DEQ and thus they have provided their findings:

DEQ reviewed the photos and video you provided regarding the solids removal activities at the Knife River settling ponds, and DEQ also forwarded the information to DOGAMI.

Agencies confirmed that Knife River cleaned out their settling ponds consistent with past practice at the site. The "wet fines" are excavated from the unlined settling ponds and placed on the surface to dry. Knife River noted that they do not place the fines in contact with ground water. Rather they back fill the mining excavation with overburden to fill the pit above the groundwater level then the fines are placed above the overburden and then covered with soil as part of their reclamation procedures.

Note that the existing settling ponds at the Woodward facility are unlined, so they are not moving material from a lined facility to an unlined facility. Using fines from settling operations in site reclamation is a standard mining practice throughout the state. DEQ's understanding is that the reported activity falls under Knife River's existing Woodward Site DOGAMI Operating Permit (DOGAMI ID# 07-0159) and existing coverage under the DEQ WPCF 1000 General Permit for solids management.

The sampling of the settling ponds and sediment is proposed under the pending Groundwater Investigation that DEQ and DOGAMI have required the facility conduct, and the areas are within the groundwater investigation footprint of their operation. Activities are covered under the existing Woodward Site DOGAMI Operating Permit (DOGAMI ID# 07-0159), permit condition #2. Schedule A, Item 1.a and Item 6 discuss solids management under the WPCF-1000 permit.

Please let me know if you have any questions regarding the above. Thank you.

Greg Svelund
DEQ Regional Solutions Center Liaison
Oregon Department of Environmental Quality

Mobile: 541-647-4194
svelund.greg@deq.state.or.us

DigiSign Verified - 294f2740-6fce-4f96-bc6b-736799c5868b

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
JAN 28 2025
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14 Subdivision: Lot: Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:	First Name:	Middle Name:	
Knife River Corporation - Northwest			
Address: 82260 Old Highway 34			
City: Tangent, OR 97389	State:	ZIP:	Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - 294f2740-6fce-4f96-bc6b-736799c5868b

Crook County

JAN 28 2025

Community Development

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Knife River is violating Crook County's 9-24-2015 CUP for the Woodward Pit by backfilling the last open mining cell/Area D and South of Area D with sediment from the settling ponds from Area C

The 2015 217-15-000115-PLNG CUP states under Groundwater Protection, #26 All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds. Dates Knife River dumped sediment into this open mining cell that has standing water: Sept 2024; Jan. 22nd, 23rd, 24th and 27th, 2025. Large dump trks dumped loads 8 hrs. a day of wet sediment & will cont. until pond{s} are cleaned out. Note: dumping into Area D has occurred more times in the past than listed above.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Crook County CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (☑) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (☑) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? (☑) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(☑) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Ashley McCormick | First Name: | Middle initial:

Title (if agency) | Jurisdiction

Address: 5602 NW Green Valley Road

City: Prineville | State: OR | ZIP: 97754 | Phone: 503.689.3102

Signature: Ashley McCormick | Date Signed: 01/28/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

KNIFE RIVER
AN MDU RESOURCES COMPANY

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

CCB# 2101 www.kniferiver.com

Corporate Office: Fax (541) 918-5375
AR Dept.: Fax (541) 918-5376
HR/Payroll Dept.: Fax (541) 918-5378
Willamette Valley: Fax (541) 928-6490

February 15, 2025
Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

Crook County
FEB 18 2025
Community Development

RE: 217-25-000005-NVST
Mr. Seals,
Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint Letter" dated February 12, 2025. This complaint states "Sediment from settling ponds being placed in mining pond along with backfill from off site are being placed into cell D". The Crook County conditions of approval for Land Use Decision 217-15-000115-PLNG under the Groundwater Protection section it was indicated that "groundwater may be encountered in the mining of the area in lot 703 that is east of the Industrial lot 702" and therefore, condition #26 states that " All mining ponds will be backfilled with materials sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining pond". As part of our reclamation requirements, Knife River has placed onsite overburden into the mining cells east of lot 702. The maximum mining depth was 20' below grade surface and there was about 10-12' of onsite overburden material that was backfilled for reclamation of this area. Sediment from the onsite settling ponds has been and continues to be placed on top of overburden material onsite. Knife River's consultant Hudspeth Land + Water collected recent groundwater level data from the 3 monitoring wells (WW-1A, WW-2A and WW-3A) in the eastern side of our mining area and the groundwater static water level was about 16' below ground surface on 1-13-2025 and is now 16.4' on 2-10-2025. Therefore, any continued placement settling pond fines would be at least 6' higher than the groundwater surface level. Knife River had accepted some small amount of offsite concrete debris fill material in 2021 from its Redmond concrete plant that was placed on top of the overburden material. There has been no further fill material accepted from offsite since 2021.

Attachments:

- Well Logs – WW-1A, WW-2A and WW-3A.
- Water level static data

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert
Environmental MGR.

STATE OF OREGON
MONITORING WELL REPORT
(as required by ORS 537.765 & OR 690-240-0395)

CROO 55019

1/30/2021

WELL I.D. LABEL# L 134387

START CARD # 1050538

(1) LAND OWNER

Owner Well I.D. WW3A
First Name _____ Last Name _____
Company WOODWARD LAND & TIMBER LLC
Address 7300 NW MADRAS HIGHWAY
City PRINEVILLE State OR Zip 97754

(2) TYPE OF WORK

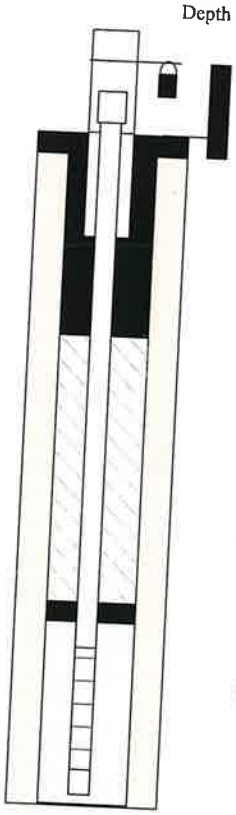
[X] New [ ] Deepening [ ] Conversion
[ ] Alteration (repair/recondition) [ ] Abandonment

(3) DRILL METHOD

[ ] Rotary Air [ ] Rotary Mud [ ] Cable [ ] Hollow Stem Auger [ ] Cable Mud
[ ] Reverse Rotary [X] Other SONIC

(4) CONSTRUCTION

Piezometer Well [ ]
Depth of Completed Well 28.00 ft. Special Standard [ ]



MONUMENT/VAULT Above Ground
From 3 To 2

BORE HOLE
Diameter 8 From 0 To 28

CASING
Dia. 4 From [X] 2.5 To 13
Gauge SCH40 Wld Thrd
Material (O) Steel (•) Plastic [ ] [X]

LINER
Dia. _____ From [ ] _____ To _____
Gauge _____ Wld Thrd
Material ( ) Steel ( ) Plastic [ ] [ ]

SEAL
From 0 To 2
Material Concrete
Amount 7 Sacks Grout weight _____

SCREEN
Casing/Liner Casing Material PVC
Diameter 4 From 13 To 28
Slot Size 0.020

FILTER
From 11 To 28 Material SILICA Size of pack 12/20

(5) WELL TESTS

( ) Pump ( ) Bailer ( ) Air ( ) Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)

Temperature 56 °F Lab analysis [ ] Yes By _____
Supervising Geologist/Engineer _____
Water quality concerns? [ ] Yes (describe below) TDS amount 300 ppm

From	To	Description	Amount	Units

(6) LOCATION OF WELL (legal description)

County CROOK Twp 14.00 S N/S Range 15.00 E E/W WM
Sec 14 SW 1/4 of the SE 1/4 Tax Lot 703
Tax Map Number _____ Lot _____
Lat ° ' " or 44.34984400 DMS or DD
Long ° ' " or -120.89169100 DMS or DD
( ) Street address of well (•) Nearest address
4755 NW STAHANCYK LN 97754

(7) STATIC WATER LEVEL

	Date	SWL(psi)	+ SWL(ft)
Existing Well / Predeepening			
Completed Well			

WATER BEARING ZONES Flowing Artesian? [ ] Dry Hole? [ ]
Depth water was first found 20.00

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
1/21/2021	17.2	28			17.2

(8) WELL LOG

Ground Elevation _____

Material	From	To
fill material/sands	0	10
sands and gravels	10	20
cobbles and gravels	20	28

Crook County
FEB 18 2025
Community Development

Date Started 1/20/2021 Completed 1/20/2021

(unbonded) Monitor Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon monitoring well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number _____ Date _____
Password : (if filing electronically) _____
Signed _____

(bonded) Monitor Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon monitoring well construction standards. This report is true to the best of my knowledge and belief.

License Number 10432 Date 1/30/2021
Password : (if filing electronically) _____
Signed DONALD LARSON (E-filed)
Contact Info (optional) Yellow Jacket Drilling Services

ORIGINAL - WATER RESOURCES DEPARTMENT
THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK

Form Version:

MONITORING WELL REPORT - continuation page

CROO 55019

1/30/2021

WELL I.D. LABEL# L134387

START CARD # 1050538

(4) CONSTRUCTION

BORE HOLE

Dia	From	To

FILTER PACK

From	To	Material	Size

SEAL

Material	From	To	Amt	sacks/ lbs	grout weight
Bentonite Chips	2	11	100	P	

CASING/LINER

Casing Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

SCREENS

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn size/ slot width	Slot length	# of slots	Tele/ pipe size

(5) WELL TESTS

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)

Water Quality Concerns

From	To	Description	Amount	Units

(7) STATIC WATER LEVEL

Water Bearing Zones

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)

(8) WELL LOG

Material	From	To

MONITORING WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

CROO 55019

1/30/2021

Crook County

FEB 18 2025

Community Development

Map of Hole

STATE OF OREGON
WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department
725 Summer St NE, Salem OR 97301
(503)986-0900

LOCATION OF WELL

Latitude: 44.34984400 Datum: WGS84
Longitude: -120.89169100
Township/Range/Section/Quarter-Quarter Section:
WM14.00S15.00E14SWSE
Address of Well:
4755 NW STAHANCYK LN 97754

Well Label: 134387

Printed: January 30, 2021

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor



CROO 55017

STATE OF OREGON
MONITORING WELL REPORT
(as required by ORS 537.765 & OAR 690-240-0395)

1/30/2021

WELL I.D. LABEL# L 134385

START CARD # 1050439

(1) LAND OWNER

Owner Well I.D. WW1A
First Name _____ Last Name _____
Company WOODWARD LAND & TIMBER LLC
Address 7300 NW MADRAS HIGHWAY
City PRINEVILLE State OR Zip 97754

(2) TYPE OF WORK

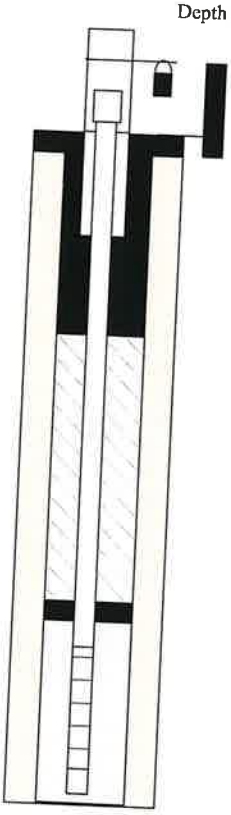
☒ New ☐ Deepening ☐ Conversion
☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD

☐ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Hollow Stem Auger ☐ Cable Mud
☐ Reverse Rotary ☒ Other SONIC

(4) CONSTRUCTION

Piezometer Well ☐
Depth of Completed Well 30.00 ft. Special Standard ☐



MONUMENT/VAULT Above Ground
From 3 To 2

BORE HOLE
Diameter 8 From 0 To 30

CASING
Dia. 4 From ☒ 2.5 To 10
Gauge SCH40 Wld Thrd
Material ◯ Steel ◉ Plastic ☐ ☒

LINER
Dia. _____ From ☐ _____ To _____
Gauge _____ Wld Thrd
Material ◯ Steel ◯ Plastic ☐ ☐

SEAL
From 0 To 2
Material Concrete
Amount 14 Sacks Grout weight _____

SCREEN
Casing/Liner Casing Material PVC
Diameter 4 From 10 To 30
Slot Size 0.020

FILTER
From 8 To 30 Material SILICA Size of pack 12/20

(5) WELL TESTS

◯ Pump ◯ Bailer ◯ Air ◯ Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)

Temperature 56 °F Lab analysis ☐ Yes By _____
Supervising Geologist/Engineer _____
Water quality concerns? ☐ Yes (describe below) TDS amount 300 ppm

From	To	Description	Amount	Units

(6) LOCATION OF WELL (legal description)

County CROOK Twp 14.00 S N/S Range 15.00 E E/W WM
Sec 14 SW 1/4 of the SE 1/4 Tax Lot 703
Tax Map Number _____ Lot _____
Lat ° ' " or 44.34940000 DMS or DD
Long ° ' " or -120.89171000 DMS or DD
◯ Street address of well ◉ Nearest address
4755 NW STAHANCYK LN PRINEVILLE, OR 97754

(7) STATIC WATER LEVEL

	Date	SWL(psi)	+ SWL(ft)
Existing Well / Predeepening			
Completed Well			

WATER BEARING ZONES Flowing Artesian? ☐ Dry Hole? ☐
Depth water was first found 21.00

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
1/19/2021	21	30			21.1

(8) WELL LOG

Ground Elevation _____

Material	From	To
sands and gravels	0	15
cobbles and gravels	15	30

Crook County
FEB 18 2025
Community Development

Date Started 1/18/2021 Completed 1/18/2021

(unbonded) Monitor Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon monitoring well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number _____ Date _____
Password : (if filing electronically) _____
Signed _____

(bonded) Monitor Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon monitoring well construction standards. This report is true to the best of my knowledge and belief.

License Number 10432 Date 1/30/2021
Password : (if filing electronically) _____
Signed DONALD LARSON (E-filed)
Contact Info (optional) Yellow Jacket Drilling Services

ORIGINAL - WATER RESOURCES DEPARTMENT
THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK

Form Version:

MONITORING WELL REPORT - continuation page

CROO 55017

1/30/2021

WELL I.D. LABEL# L134385

START CARD # 1050439

(4) CONSTRUCTION

BORE HOLE

Dia	From	To

FILTER PACK

From	To	Material	Size

SEAL

Material	From	To	Amt	sacks/ lbs	grout weight
Bentonite Chips	2	8	150	P	

CASING/LINER

Casing Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

SCREENS

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn size/ slot width	Slot length	# of slots	Tele/ pipe size

(5) WELL TESTS

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)

Water Quality Concerns

From	To	Description	Amount	Units

(7) STATIC WATER LEVEL

Water Bearing Zones

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)

(8) WELL LOG

Material	From	To

MONITORING WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

CROO 55017

1/30/2021

Crook County

FEB 18 2025

Community Development

Map of Hole

STATE OF OREGON
WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department
725 Summer St NE, Salem OR 97301
(503)986-0900

LOCATION OF WELL

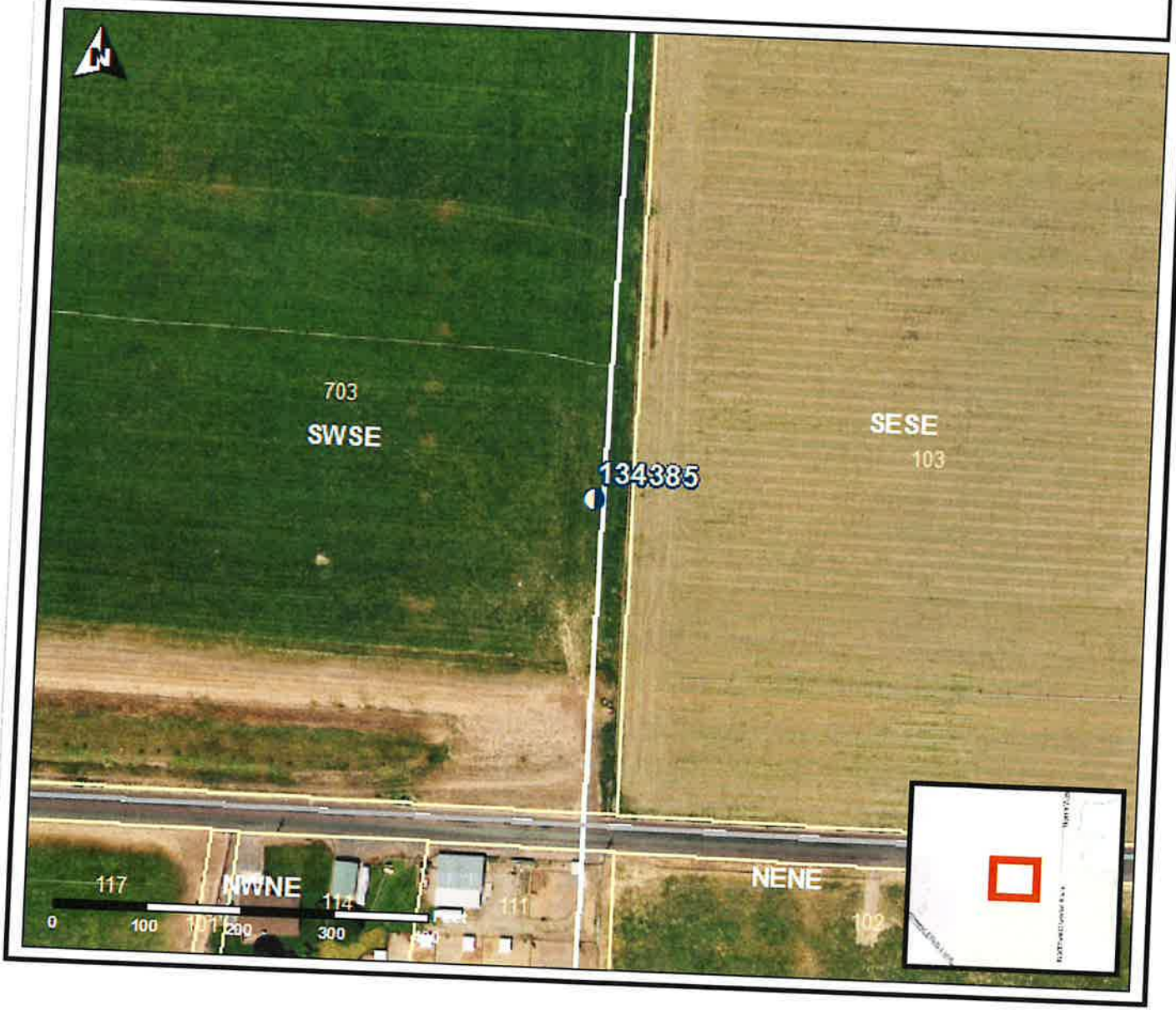
Latitude: 44.34940000 Datum: WGS84
Longitude: -120.89171000
Township/Range/Section/Quarter-Quarter Section:
WM14.00S15.00E14SWSE
Address of Well:
4755 NW STAHANCYK LN PRINEVILLE, OR 97754

Well Label: 134385

Printed: January 30, 2021

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor



Crook County
FEB 18 2025
Community Development

WW-1A South **2025**

Top of Casing (PVC) NGVD1929 (FT AMSL) **2928.0**

Ground Elevation (FT AMSL) **2925.4**

	Sample Date	Sample Time	Sample Location	Sampled By	Depth to Water From Top of Casing (feet)	Depth to Water From Ground (feet)
*1	1/13/25	9:37	WW-1A	AV	22.6	20.08
2	1/27/25	9:04	WW-1A	AV	22.75	20.23
3	2/10/25	8:14	WW-1A	AV	23.00	20.48
4						
5						
6						
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32						

Crook County
FEB 18 2025
Community Development

WW-2A Middle **2025**
Top of Casing (PVC) NGVD1929 (FT AMSL) 2927.4
Ground Elevation (FT AMSL) 2924.8

	Sample Date	Sample Time	Sample Location	Sampled By	Depth to Water From Top of Casing (feet)	Depth to Water From Ground (feet)
*1	1/13/25	9:47	WW-2A	AV	21.8	19.28
2	1/27/25	9:14	WW-2A	AV	22	19.48
3	2/10/25	8:24	WW-2A	AV	22.30	19.78
4						
5						
6						
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Crook County
FEB 18 2025
Community Development

WW-3A North **2025**
Top of Casing (PVC) NGVD1929 (FT AMSL) 2924.8
Ground Elevation (FT AMSL) 2922.3

	Sample Date	Sample Time	Sample Location	Sampled By	Depth to Water From Top of Casing (feet)	Depth to Water From Ground (feet)
*1	1/13/25	9:59	WW-3A	AV	18.5	15.98
2	1/27/25	9:27	WW-3A	AV	18.7	16.18
3	2/10/25	8:34	WW-3A	AV	18.90	16.38
4						
5						
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CROO 55018

STATE OF OREGON
MONITORING WELL REPORT
(as required by ORS 537.765 & OAR 690-240-0395)

1/30/2021

WELL I.D. LABEL# L 134386

START CARD # 1050440

(1) LAND OWNER

Owner Well I.D. WW2A
First Name _____ Last Name _____
Company WOODWARD LAND & TIMBER LLC
Address 7300 NW MADRAS HIGHWAY
City PRINEVILLE State OR Zip 97754

(2) TYPE OF WORK

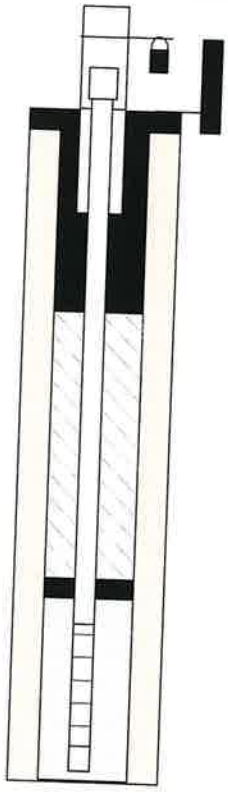
☒ New ☐ Deepening ☐ Conversion
☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD

☐ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Hollow Stem Auger ☐ Cable Mud
☐ Reverse Rotary ☒ Other SONIC

(4) CONSTRUCTION

Piezometer Well ☐
Depth of Completed Well 25.00 ft. Special Standard ☐



MONUMENT/VAULT Above Ground
From 3 To 2

BORE HOLE
Diameter 8 From 0 To 25

CASING
Dia. 4 From ☒ 2.5 To 10
Gauge SCH40 Wld Thrd
Material ○ Steel ◉ Plastic ☐ ☒

LINER
Dia. _____ From ☐ _____ To _____
Gauge _____ Wld Thrd
Material ○ Steel ○ Plastic ☐ ☐

SEAL
From 0 To 2
Material Concrete
Amount 14 Sacks Grout weight _____

SCREEN
Casing/Liner Casing Material PVC
Diameter 4 From 10 To 25
Slot Size 0.020

FILTER
From 8 To 25 Material SILICA Size of pack 12/20

(5) WELL TESTS

○ Pump ○ Bailer ○ Air ○ Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)

Temperature 56 °F Lab analysis ☐ Yes By _____
Supervising Geologist/Engineer _____
Water quality concerns? ☐ Yes (describe below) TDS amount 300 ppm

From	To	Description	Amount	Units

(6) LOCATION OF WELL (legal description)

County CROOK Twp 14.00 S N/S Range 15.00 E E/W WM
Sec 14 SW 1/4 of the SE 1/4 Tax Lot 703
Tax Map Number _____ Lot _____
Lat ° ' " or 44.34945000 DMS or DD
Long ° ' " or -120.89174000 DMS or DD
○ Street address of well ◉ Nearest address
4755 NW STAHANCYK LN PRINEVILLE, OR 97754

(7) STATIC WATER LEVEL

	Date	SWL(psi)	+ SWL(ft)
Existing Well / Predeepening			
Completed Well			

WATER BEARING ZONES Flowing Artesian? ☐ Dry Hole? ☐
Depth water was first found 20.00

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
1/19/2021	20.3	25			20.3

(8) WELL LOG

Ground Elevation _____

Material	From	To
sands and gravels	0	15
cobbles and gravels	15	25

Crook County
FEB 10 2025
Community Development

Date Started 1/18/2021 Completed 1/18/2021

(unbonded) Monitor Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon monitoring well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number _____ Date _____
Password : (if filing electronically) _____
Signed _____

(bonded) Monitor Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon monitoring well construction standards. This report is true to the best of my knowledge and belief.

License Number 10432 Date 1/30/2021
Password : (if filing electronically) _____
Signed DONALD LARSON (E-filed)
Contact Info (optional) Yellow Jacket Drilling Services

ORIGINAL - WATER RESOURCES DEPARTMENT
THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK

Form Version:

MONITORING WELL REPORT - continuation page

CROO 55018

WELL I.D. LABEL# L134386

START CARD # 1050440

1/30/2021

(4) CONSTRUCTION

BORE HOLE

Dia	From	To

FILTER PACK

From	To	Material	Size

SEAL

Material	From	To	Amt	sacks/ lbs	grout weight
Bentonite Chips	2	8	150	P	

CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

SCREENS

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn size/ slot width	Slot length	# of slots	Tele/ pipe size

(5) WELL TESTS

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)

Water Quality Concerns

From	To	Description	Amount	Units

(7) STATIC WATER LEVEL

Water Bearing Zones

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)

(8) WELL LOG

Material	From	To

MONITORING WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

CROO 55018

1/30/2021

Crook County

FEB 18 [illegible]

Community Development

Map of Hole

STATE OF OREGON
WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department
725 Summer St NE, Salem OR 97301
(503)986-0900

OREGON WATER RESOURCES DEPARTMENT

LOCATION OF WELL

Latitude: 44.34945000 Datum: WGS84
Longitude: -120.89174000
Township/Range/Section/Quarter-Quarter Section:
WM14.00S15.00E14SWSE
Address of Well:
4755 NW STAHANCYK LN PRINEVILLE, OR 97754

Well Label: 134386

Printed: January 30, 2021

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor



CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-25-000005-NVST	
☐ Personal Service	Date:
☐ Service by Mail	Date:
☒ Service by Email	Date: 2/11/25
Abatement Date: 2/27/25	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (9a6) CUP Violation: Sediment from settling ponds being placed in mining ponds along with backfill from off site are being placed into cell D.

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
JAN 28 2025
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

JAN 28 2025

Community Development

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Knife River is violating Crook County's 9-24-2015 CUP for the Woodward Pit by backfilling the last open mining cell/Area D and South of Area D with sediment from the settling ponds from Area C

The 2015 217-15-000115-PLNG CUP states under Groundwater Protection, #26 All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds. Dates Knife River dumped sediment into this open mining cell that has standing water: Sept 2024; Jan. 22nd, 23rd, 24th and 27th, 2025.

Large dump trks dumped loads 8 hrs. a day of wet sediment & will cont. until pond(s) are cleaned out. Note: dumping into Area D has occurred more times in the past than listed above.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Crook County CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (☑) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (☑) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? (☑) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (☑) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Byrd	First Name: Tawndy	Middle initial: L
Title (if agency)	Jurisdiction	
Address: 5089 NW Elliott Lane		
City: Prineville	State: OR ZIP: 97754	Phone: (541) 420-8071
Signature: Tawndy L Byrd		Date Signed: 01/28/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
JAN 28 2025
Community Development

CASEFILE #

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Tax Map #:
Township 14 South, Range 15 East, Section 14 Subdivision: Lot: Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: Knife River Corporation - Northwest First Name: Middle Name:

Address:
82260 Old Highway 34

City: Tangent, OR 97389 State: ZIP: Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
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	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

JAN 28 2025

Community Development

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Knife River is violating Crook County's 9-24-2015 CUP for the Woodward Pit by backfilling the last open mining cell/Area D and South of Area D with sediment from the settling ponds from Area C

The 2015 217-15-000115-PLNG CUP states under Groundwater Protection, #26 All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds. Dates Knife River dumped sediment into this open mining cell that has standing water: Sept 2024; Jan. 22nd, 23rd, 24th and 27th, 2025. Large dump trks dumped loads 8 hrs. a day of wet sediment & will cont. until pond{s} are cleaned out. Note: dumping into Area D has occurred more times in the past than listed above.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Crook County CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (✓) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No Across from our house.

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INITIAL) UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Adam and Karen Mikulski	First Name:	Middle initial:
Title (if agency)	Jurisdiction	
Address: 3992 NW Stahancyk Lane		
City: Prineville, OR 97754	State:	ZIP:
Signature:		Phone: 541-410-9964
		Date Signed: 1/27/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Louis Seals

From: KAREN MIKULSKI Owner <karenmikulski@centurylink.net>
Sent: Monday, January 27, 2025 1:18 PM
To: Louis Seals
Cc: susan.Hermreck@crookcounty.or.gov
Subject: Knife River's CUP Violation submitted on 1/28/25, Attachment/Additional Notes

Louis,

This is information to go with the CUP violation we are submitting to the County on 1/28/25. There wasn't room on the County's Violation form for the following:

* There were photos taken of Knife River's truck loading and dumping the sediment. The photos were taken by neighbors bordering the mining site on the north and NE side.

* I attached a copy of the first page of the 217-15-000115-PLNG Final Decision
* I attached a copy of Page 7 of the 2015 CUP. It lists #26 under Groundwater Protection
* I attached a copy of Knife River's map showing the mining areas and the Area D they are dumping in.

* This open mining cell has standing water in it. Even if Knife River states they aren't dumping directly into this body of water, the large amounts of wet sediment/water will reach the water in the cell and infiltrate it. It will because the body of water is at the lowest point of the cell, and everything dumped will move to the lowest point.....the standing water.

Thank you.
Adam and Karen Mikulski

cc: Commissioner Susan Hermreck

*

Crook County
JAN 28 2025
Community Development

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

WEBMAIL.CENTURYLINK.NET - KAREN MIKULSKI OWNER <KARENMIKULSKI@CENTURYLINK.NET>

KNIFE RIVER'S CUP VIOLATION SUBMITTED ON 1/28/25, ATTACHMENT/ADDITIONAL NOTES



me

louis.seals@co.crook.or.us

1/27/2025 1:18 PM

Crook County

JAN 28 2025

Community Development

From me
karenmikulski@centurylink.net
To louis.seals@co.crook.or.us
Cc susan.Hermreck@crookcounty.or.gov

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Thank you.
Adam and Karen Mikulski

cc: Commissioner Susan Hermreck

*

Crook County

JAN 28 2025

Community Development

Crook County
Planning Department
300 NE 3rd Street, Prineville, OR 97754
(541)447-8156
Fax (541)416-3905
cplan@co.crook.or.us

BEFORE THE CROOK COUNTY PLANNING COMMISSION
IN THE MATTER OF APPLICATION 217-15-000115-PLNG FOR SITE PLAN APPROVAL IN A HEAVY INDUSTRIAL H-M ZONE AND CONDITIONAL USE APPROVAL IN AN EXCLUSIVE FARM USE ZONE (EFU-2).

FINAL DECISION

DATE: September 24, 2015

APPLICATION NO.: 217-15-000115-PLNG

APPLICANT/OWNER: Craig Woodward
P.O. Box 663
Prineville, Oregon 97754

AGENT/APPLICANT: Tim Marshall
Knife River Corporation – Northwest
82260 Ola Highway 34
Tangent, Oregon 97389

PROPERTY: Township 14 South, Range 15 East, Section 14, Tax lots 702 and 703

APPLICANT'S REQUEST: The applicant has requested that the County amend the Crook County Comprehensive Plan to add a 59.5 acre area to the County's inventory of significant mineral and aggregate resource sites and by adopting the site specific ESEE (Economic, Social, Environmental and Energy) analysis to allow mining activities on the subject property. The property consists of two tax lots. Tax lot 702 is zoned Heavy Industrial (H-M) and is the site of the Prineville Sawmill. Tax lot 703 is zoned Exclusive Farm Use – 2 (Prineville Valley Lone Pine Areas).

The applicant is requesting a conditional use permit for aggregate mining within the portion of the property zoned for Exclusive Farm Use (EFU-2) and for a site plan approval for aggregate mining and processing within the Heavy Industrial (H-M) zone.

The applicant proposes phasing in mining to allow continued use of the property for agricultural production and the existing sawmill. The EFU zoned property will be reclaimed for agricultural use. The H-M zoned property will be reclaimed for industrial use.

APPLICATION RECEIVED: May 6, 2015

APPLICATION DEEMED COMPLETE: June 1, 2015

PUBLIC NOTICE: June 5, 2015

PROPERTY OWNER NOTICE: June 3, 2015

HEARING DATES: June 24, 2015 and August 12, 2015

As of 7-28-22 Areas B, E, F, G are still disturbed w/ mining activity.

Timing of Mining - Minimizing Quality of Life Impacts

1. No more than 10 acres of ground shall be disturbed by mining at any time. [illegible] are subject to the applicant's mining plan and shall not be considered as exceeding the 10-acre limitation. [illegible] are considered reclaimed.

Reclamation

2. [illegible] activities will be subject to a reclamation plan approved by the Department of Geology and Mineral Industries. *

* Does County have a copy?

Groundwater Protection

The aggregate operator acknowledges that groundwater may be encountered in the mining of [illegible] Lot 703 that is east of the Industrial lot 702, and hereby agrees to the following measures to demonstrate protection of the groundwater resource.

24. The site will not be dewatered. They dewatered Area "G" w/o Permit

25. [illegible] The applicant shall, at the applicant's expense and assuming neighbor permission, have water levels measured, performance tested, and sampled by a qualified expert at the five wells [illegible] the applicant's well and any wells in the neighboring RM-zoned properties nearest to the [illegible] wells including wells in Section 20 to the west [illegible] Section 19 to the northwest [illegible] Section 17 to the north. Such well water levels shall serve as a "baseline" against which possible future changes in water quality can be assessed. A copy of the well report shall be provided by the applicant to the well owners.

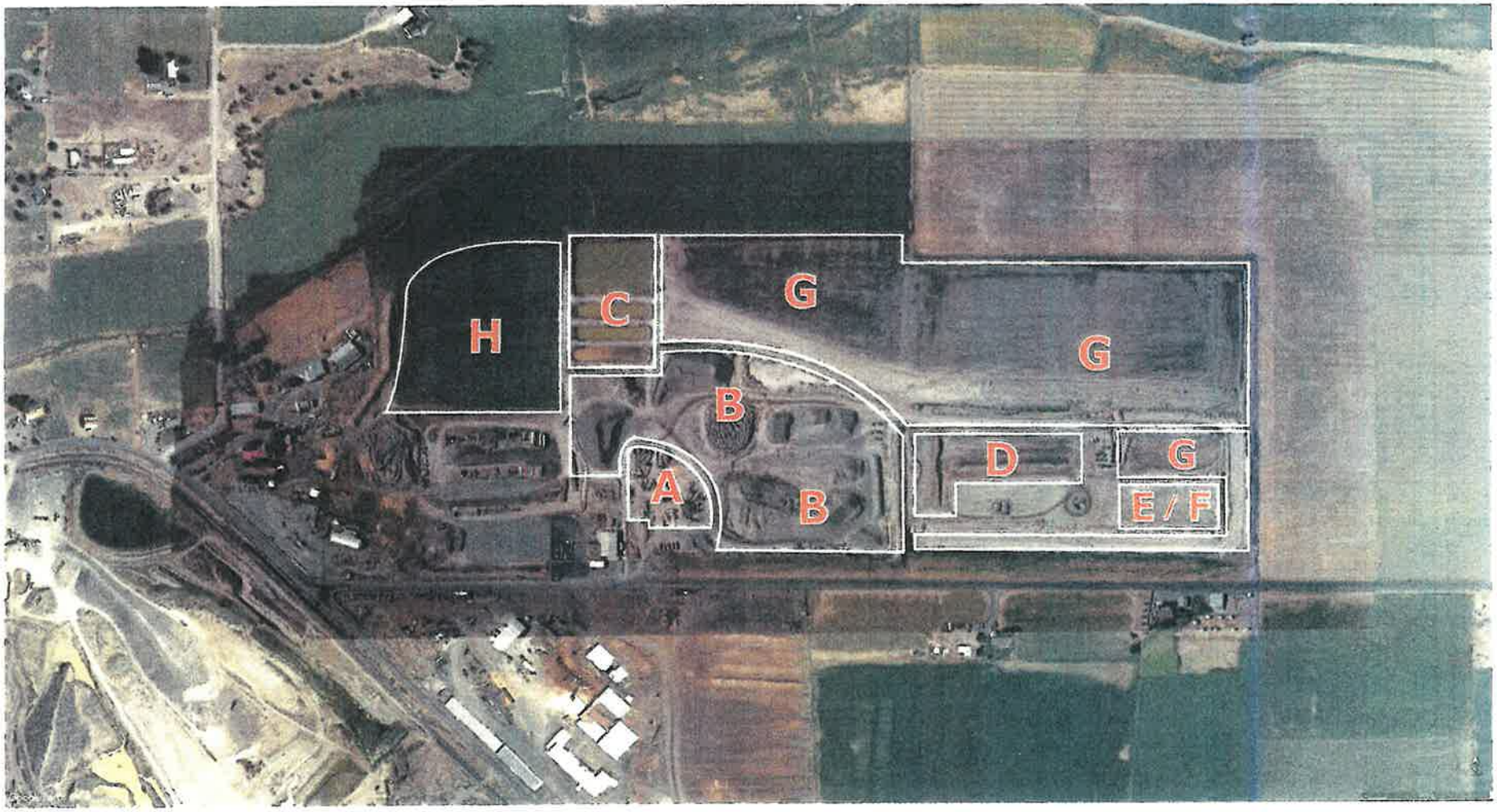
9-24 They backfilled part of Sect D w/Sediment from Settling ponds.

26. All aggregate [illegible] and mining operations near exposed water will be inspected daily for possible [illegible] and repaired if necessary prior to use. A spill kit for containing hydrocarbon releases will be kept with the equipment operating near exposed water [illegible].

28. The existing water well on the mine site must not be used for aggregate washing operations but may be used for irrigation on the berm and aggregate stockpiles if needed.

Woodward Property

KNIFE RIVER
AN MDU RESOURCES COMPANY



A	Plant	D	Topsoil Piles	G	Reclaimed/Ready to Plant
B	Stockpiles	E	Prepared for Mining	H	Reclaimed/In Production
C	Ponds	F	Mining		

Crook County
JAN 28 2025
Community Development

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County

JAN 28 2025

Community Development

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
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	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

JAN 28 2025

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ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (☑) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (☑) No

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☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Utterback	First Name: Traci	Middle initial: R
Title (if agency) Owner - Coldwell Banker Jurisdiction Sun Country Realty, Inc.		
Address: 715 NW 3rd Street		
City: Prineville	State: OR ZIP: 97754	Phone: 503-580-1179
Signature: Traci Utterback		Date Signed: 1-28-25

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
JAN 29 2025
Community Development

CASEFILE #

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Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

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Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
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City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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Crook County

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Community Development

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
LANGSTON	JASON	L

Title (if agency): Jurisdiction:

Address: 6530 NW Green Valley Rd

City:	State:	ZIP:	Phone:
Prineville	OR	97754	541 408-1717

Signature: Date Signed: 1/29/2025

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
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Crook County

JAN 29 2025

Community Development

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Crook County

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
Thompson	Julie	L

Title (if agency): Jurisdiction:

Address: 5150 NW Greenvalley Rd Prineville OR 97754

City: State: ZIP: Phone: 541-419-0950

Signature: Julie Thompson Date Signed: 1/29/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County:

DigiSign Verified - 670b4ae6-fcdf-40cf-ba9f-58c177ef12d9

Preliminary Compliance Report

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

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Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

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Crook County

JAN 29 2025

Community Development

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

Knife River is violating Crook County's 9-24-2015 CUP for the Woodward Pit by backfilling the last open mining cell/Area D and South of Area D with sediment from the settling ponds from Area C

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What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Crook County CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (☑) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (☑) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

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☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (☑) Yes ( ) No If not, why?:

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"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

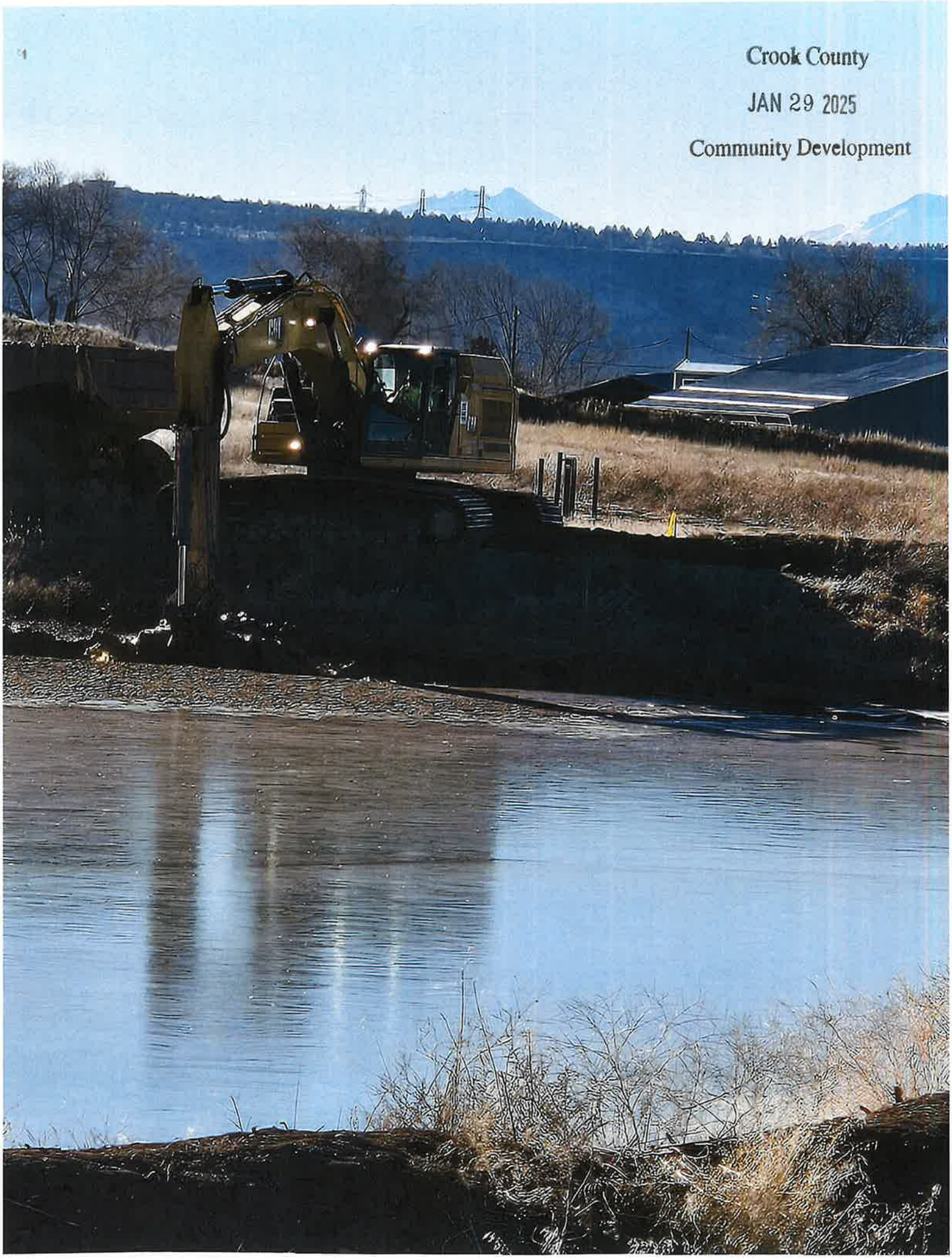
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COMPLAINANT INFORMATION

Last Name: Richard Zimmerlee	First Name:	Middle initial:
Title (if agency)	Jurisdiction	
Address: 6487 NW Lamonta Road		
City: Prineville	State: OR	ZIP: 97754
Phone: 5414806899		
Signature: Richard Zimmerlee		Date Signed: 01/29/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
JAN 29 2025
Community Development



Crook County

JAN 29 2025

Community Development



Crook County

JAN 29 2025

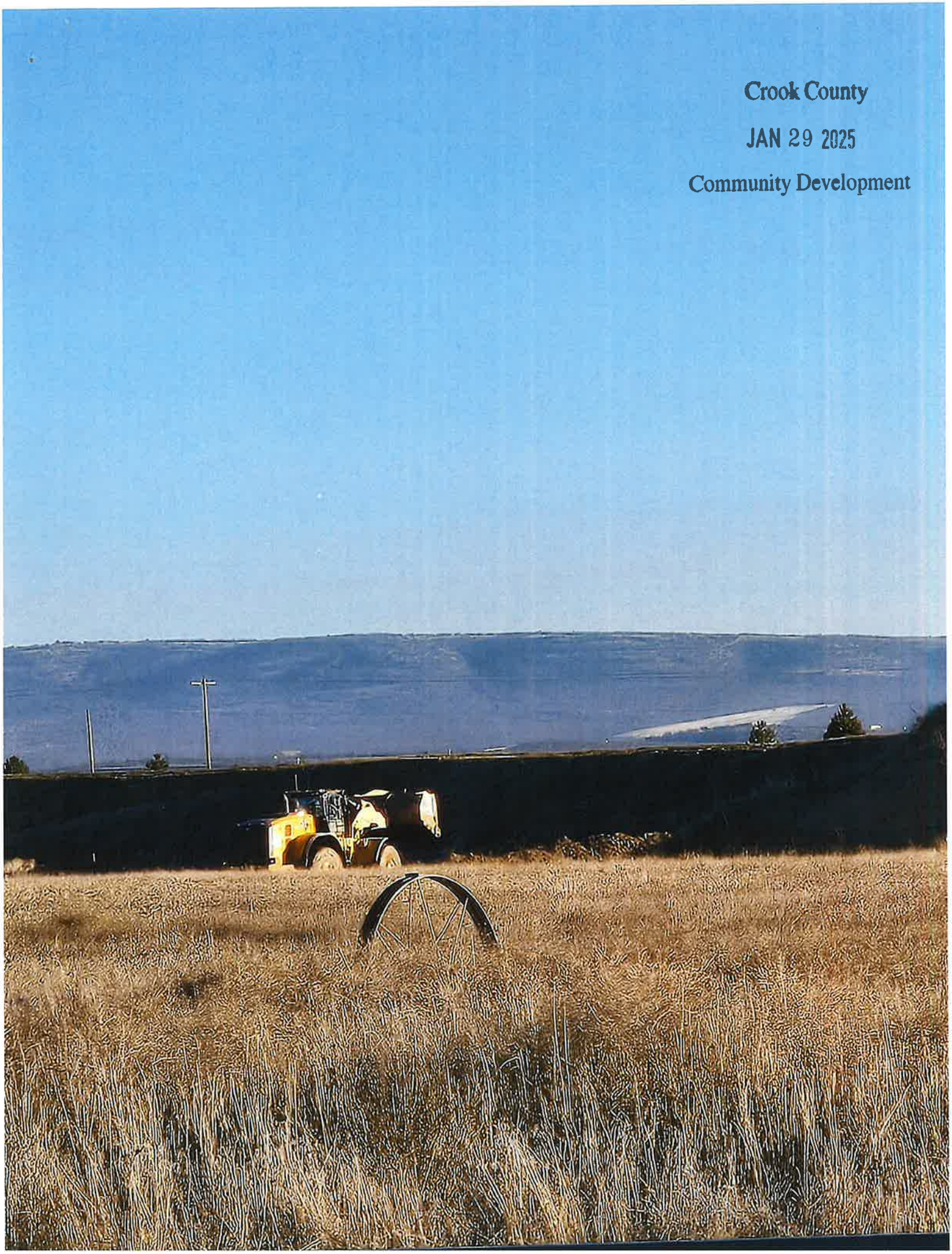
Community Development



Crook County

JAN 29 2025

Community Development



Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County

JAN 30 2025

Community Development

CASEFILE #

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Subdivision:

Lot:
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ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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Crook County

JAN 30 2025

Community Development

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What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Crook County CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (☑) Unknown If Yes, please identify hazard in detail:

BG

☆ Can the violation be seen from the road? (☑) Yes (☒) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Zednik	First Name: Bryan	Middle initial: R
Title (if agency)	Jurisdiction	
Address: 6222 NW Puckett Rd		
City: Prineville	State: OR	ZIP: 97754
Phone: 541-280-4227		
Signature: Bryan R Zednik	Date Signed: 01/29/2025	

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County

JAN 30 2025

VIOLATION INFORMATION

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☆ Can the violation be seen from the road? (☑) Yes (☒) No BZ

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

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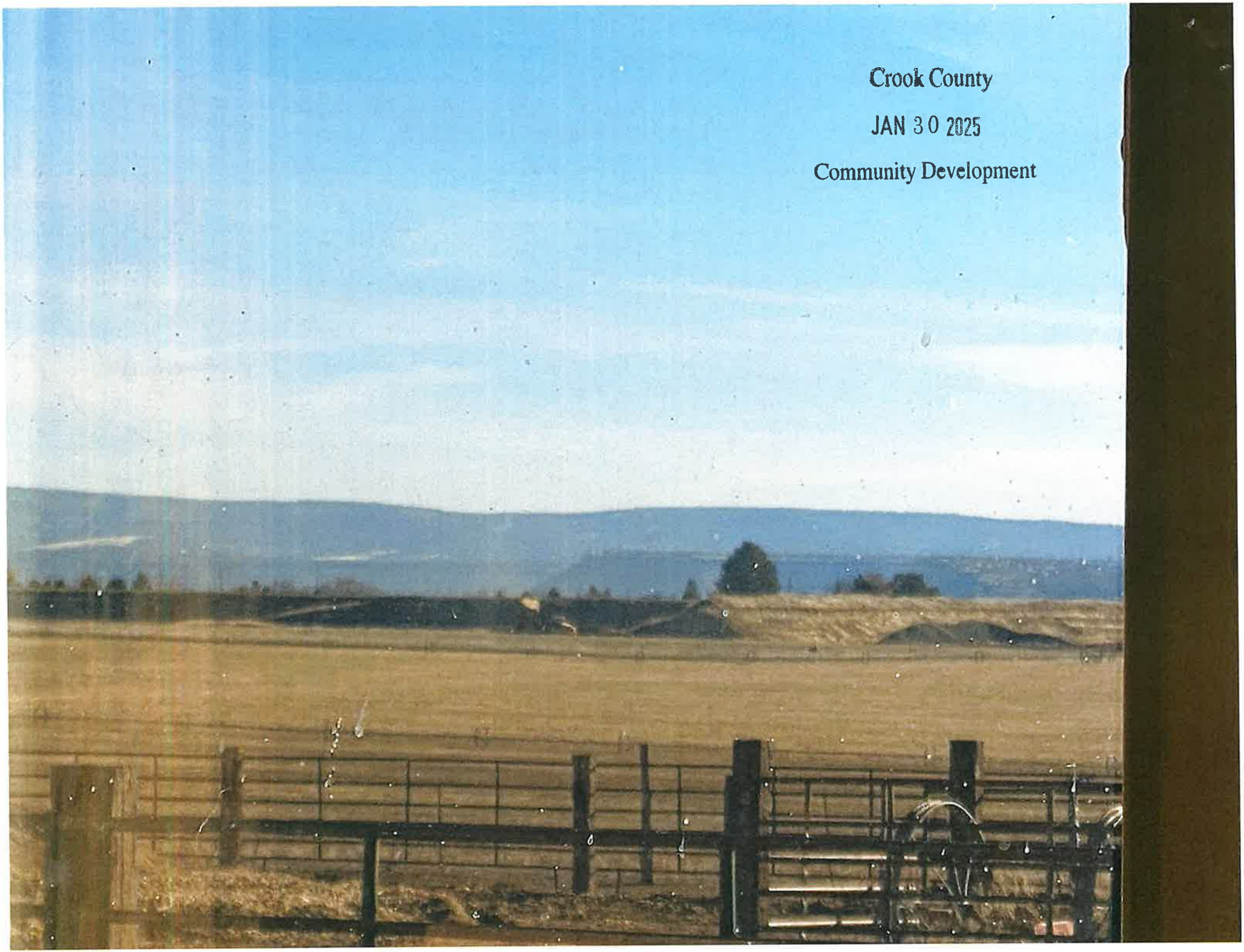
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COMPLAINANT INFORMATION

Last Name: Zednik	First Name: Bryan	Middle initial: R
Title (if agency)	Jurisdiction	
Address: 6222 NW Puckett Rd		
City: Prineville	State: OR ZIP: 97754	Phone: 541-280-4227
Signature: Bryan R Zednik		Date Signed: 01/29/2025

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Crook County

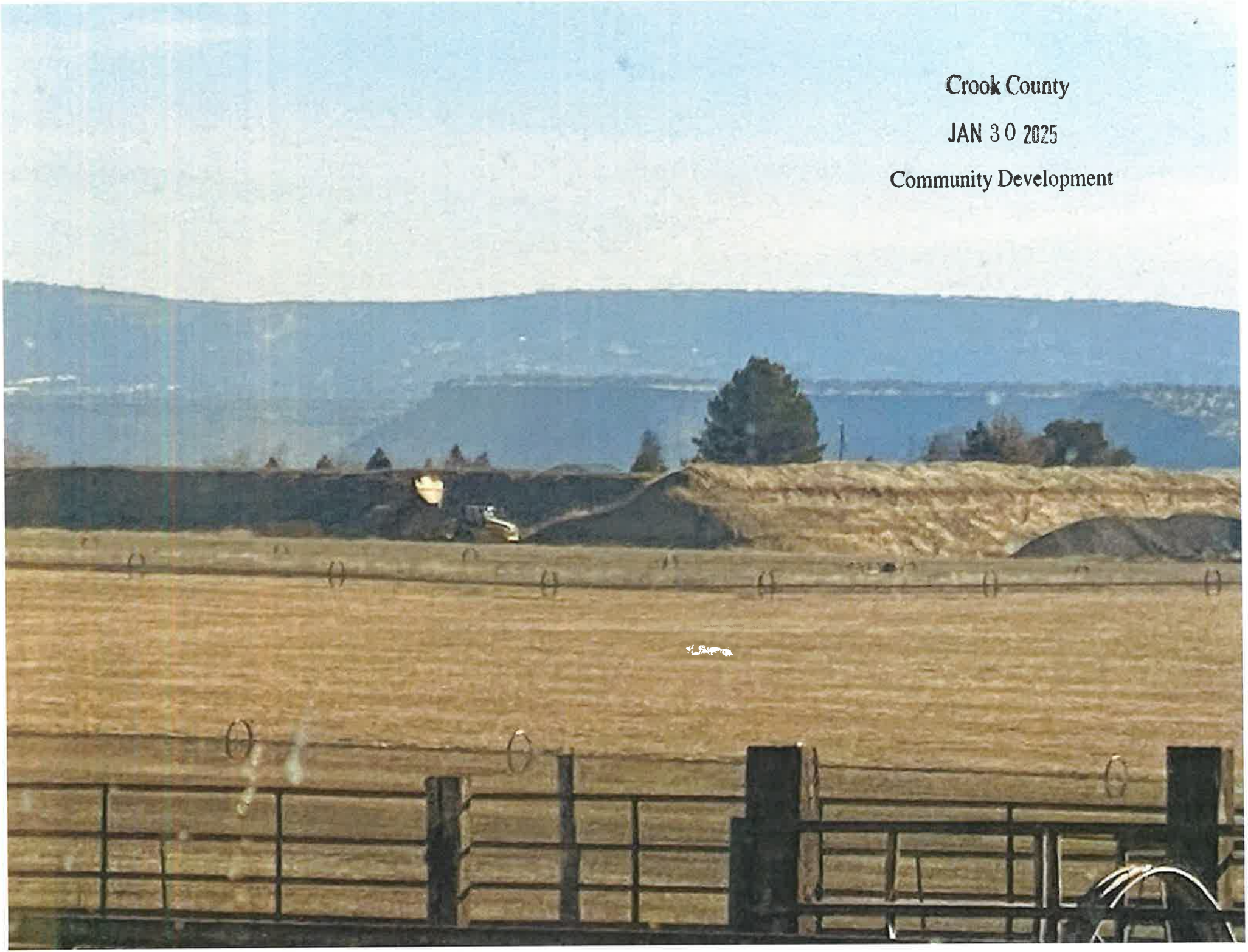
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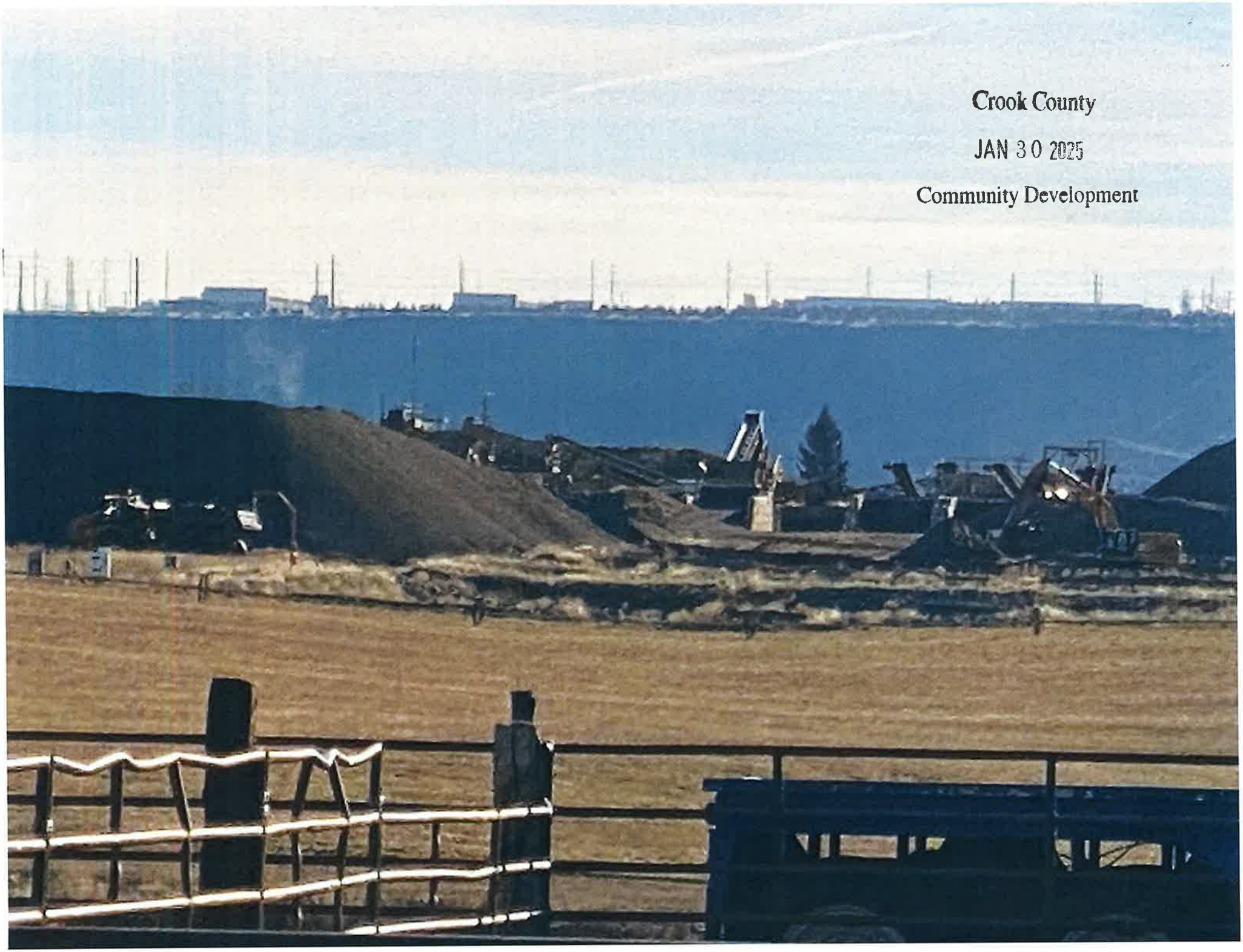
Community Development

Crook County

JAN 30 2025

Community Development

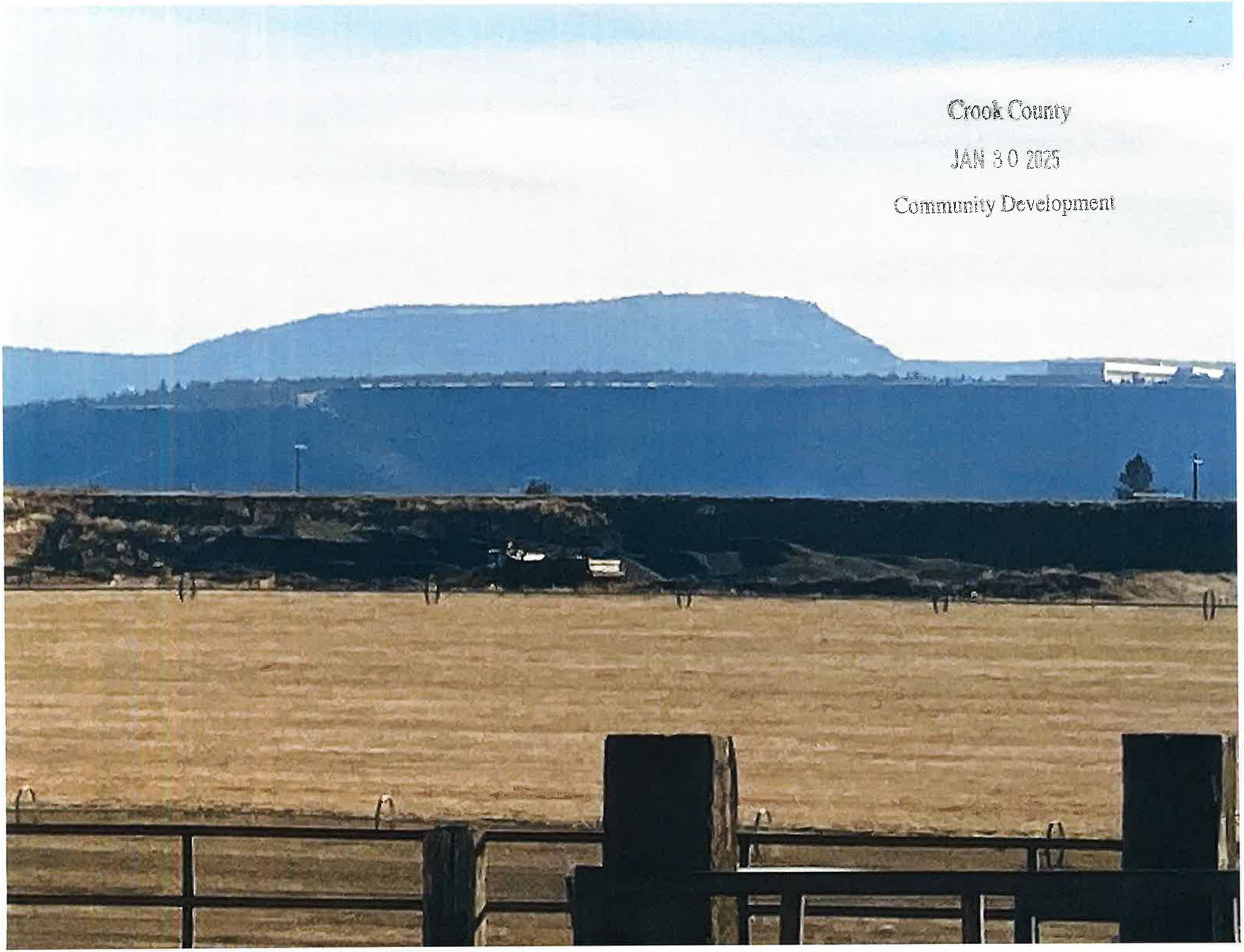




Crook County

JAN 30 2025

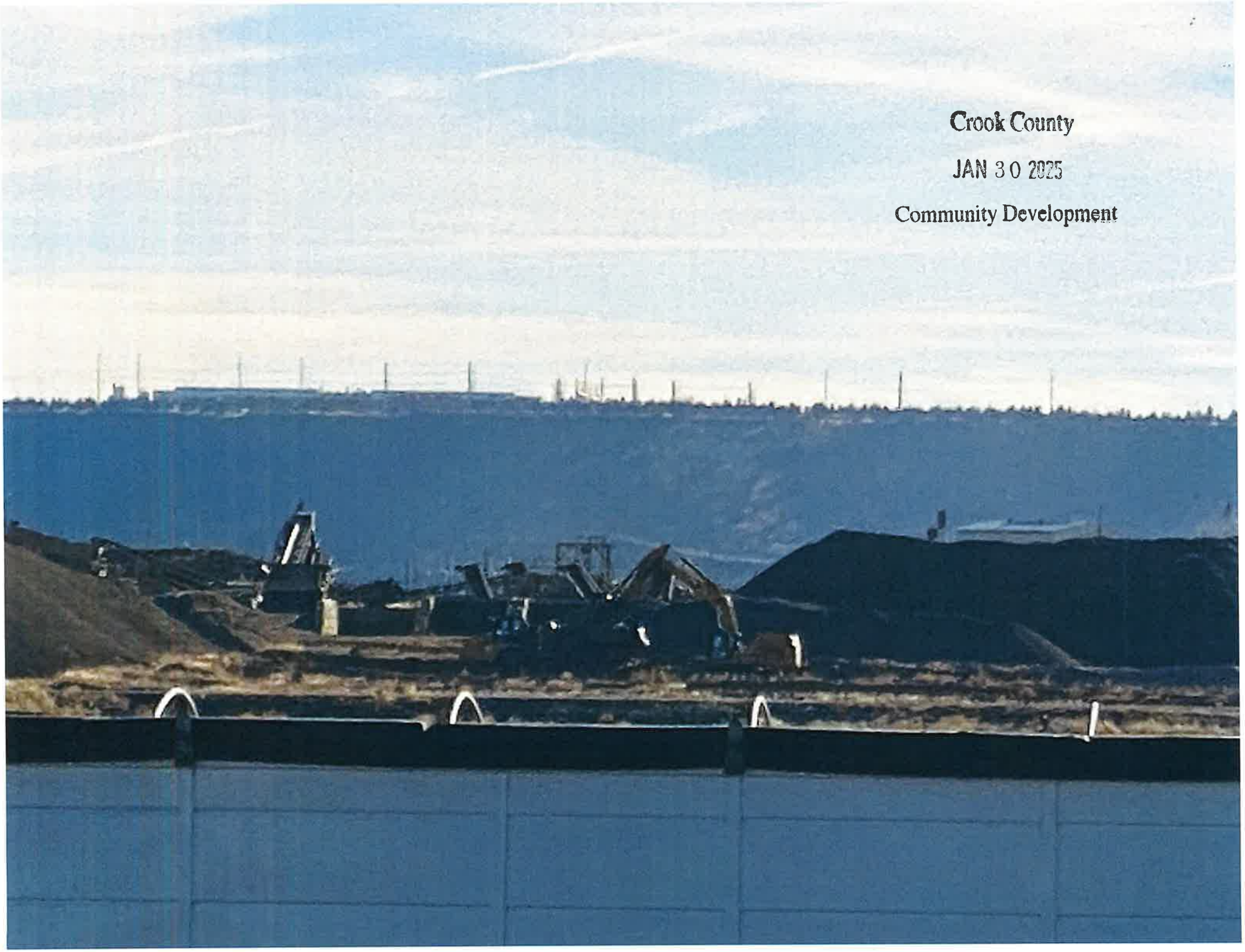
Community Development



Crook County

JAN 30 2025

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Crook County

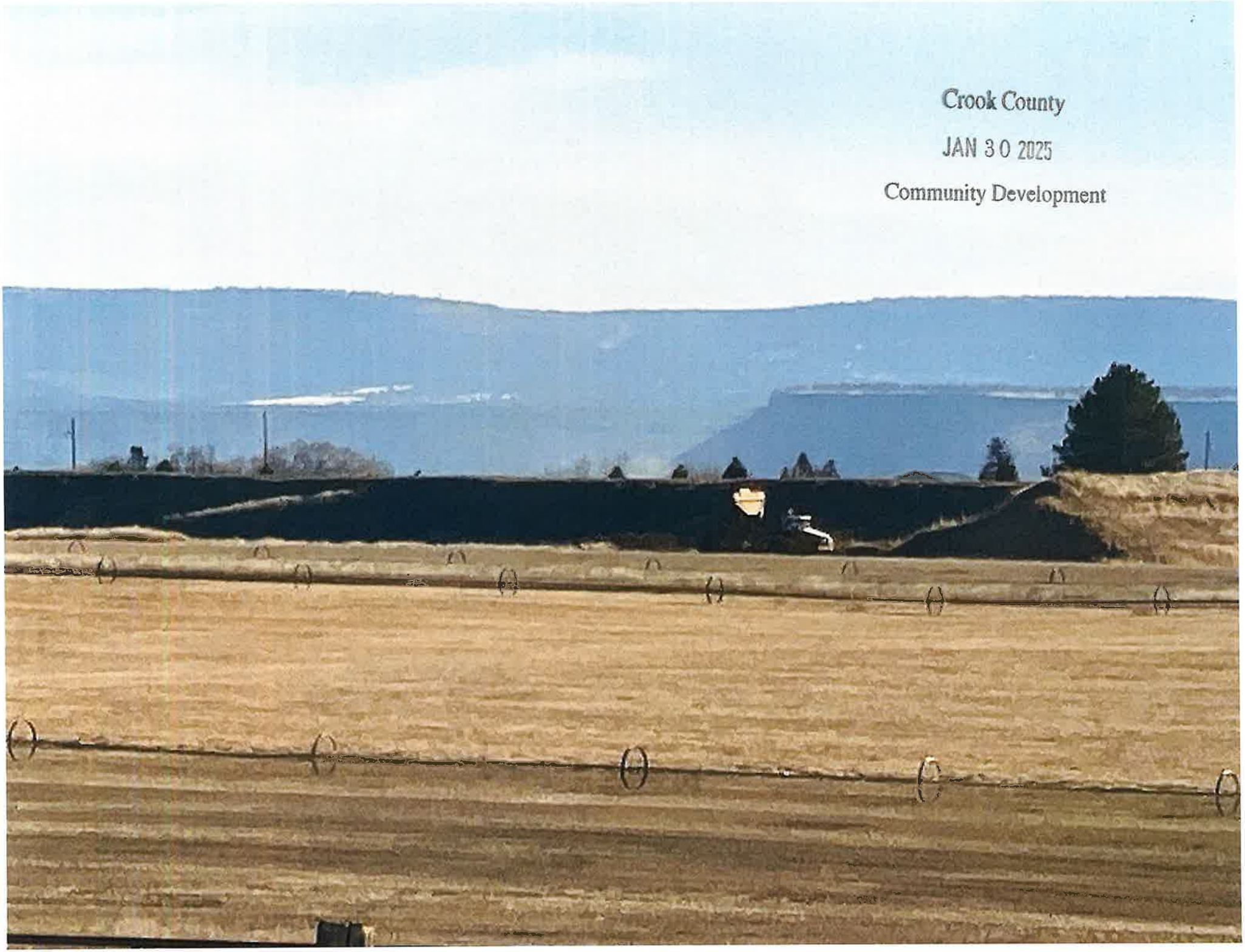
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Community Development

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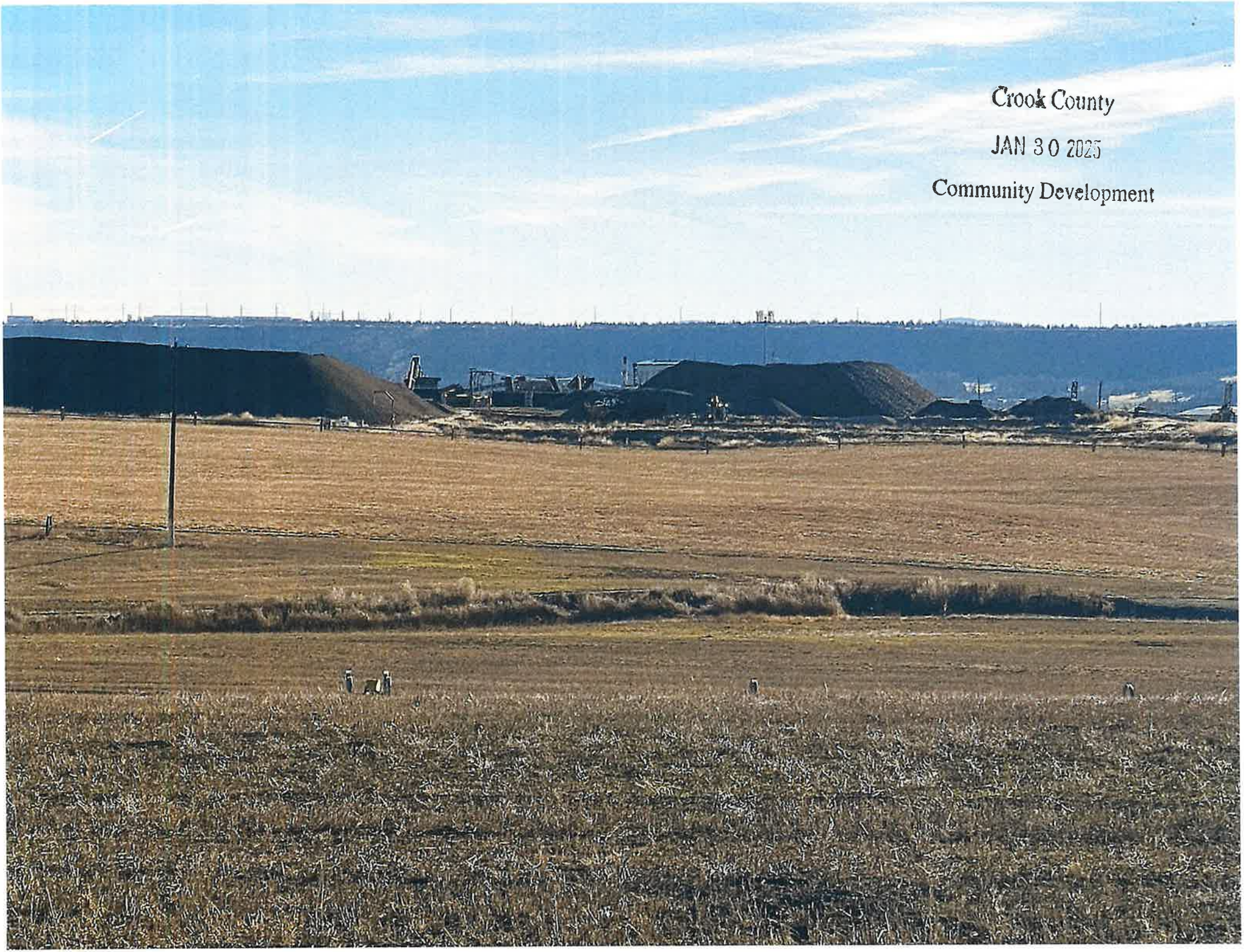
Crook County

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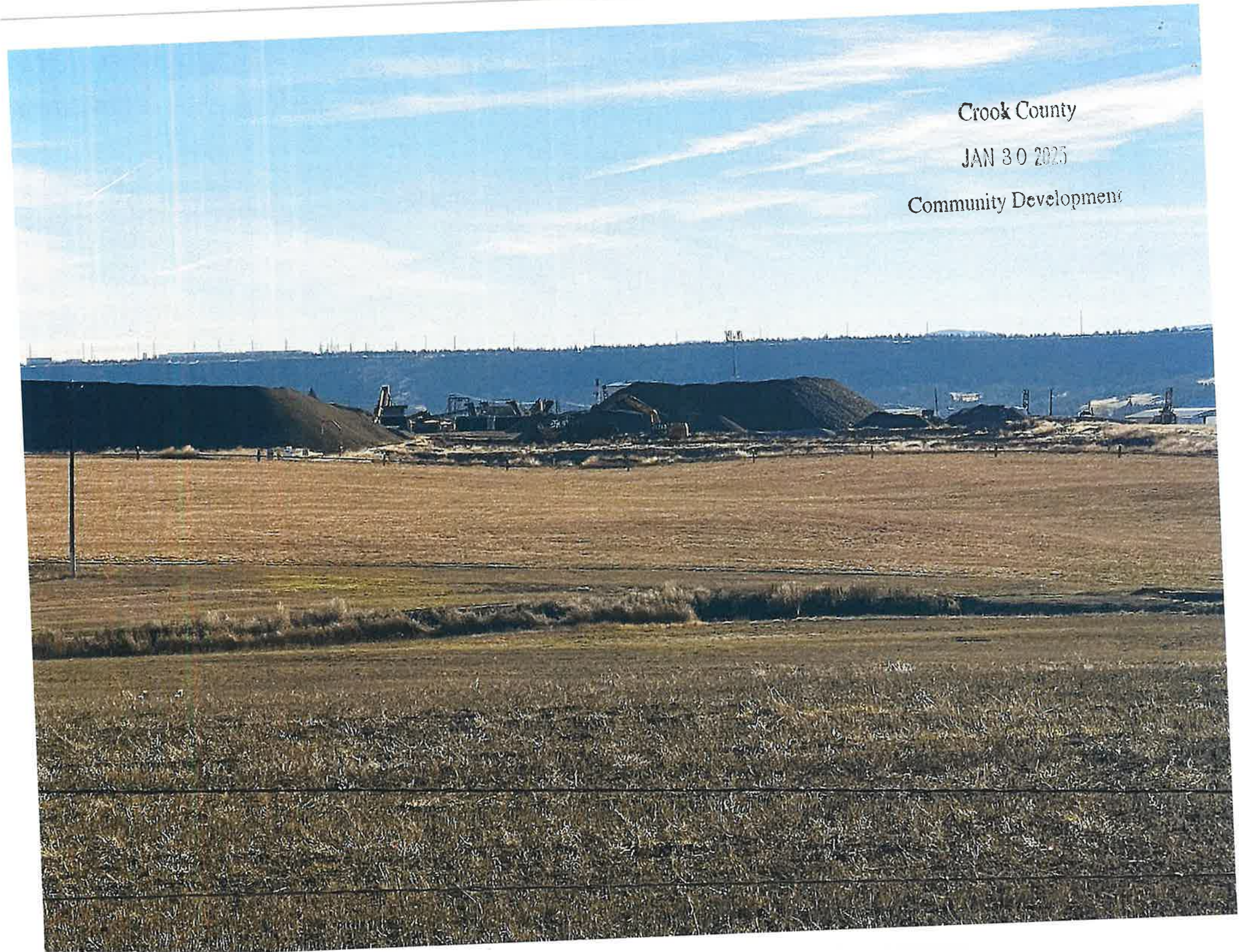
Community Development




Crook County
JAN 30 2025
Community Development
DEMCO



Crook County
JAN 30 2025
Community Development



Crook County

JAN 30 2025

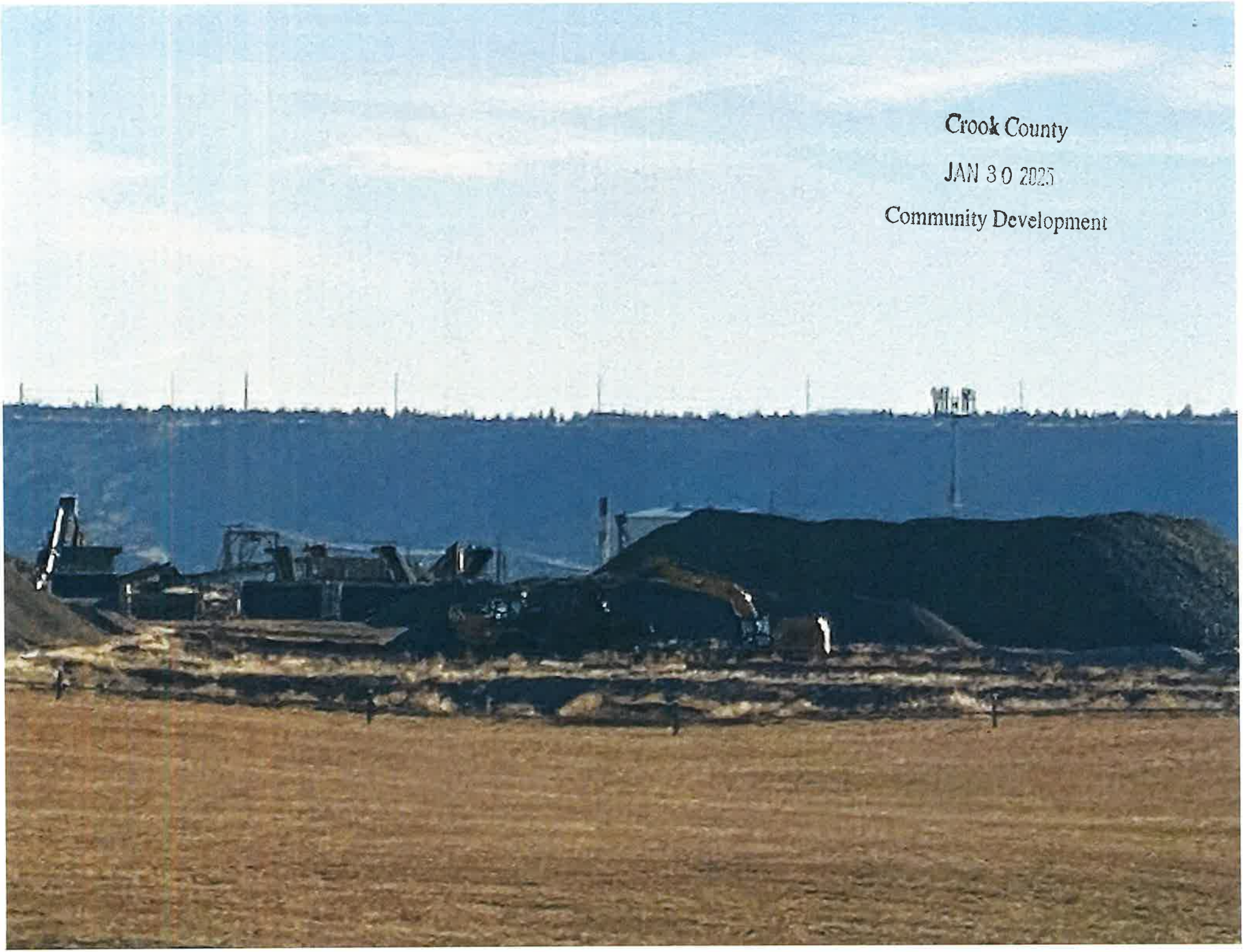
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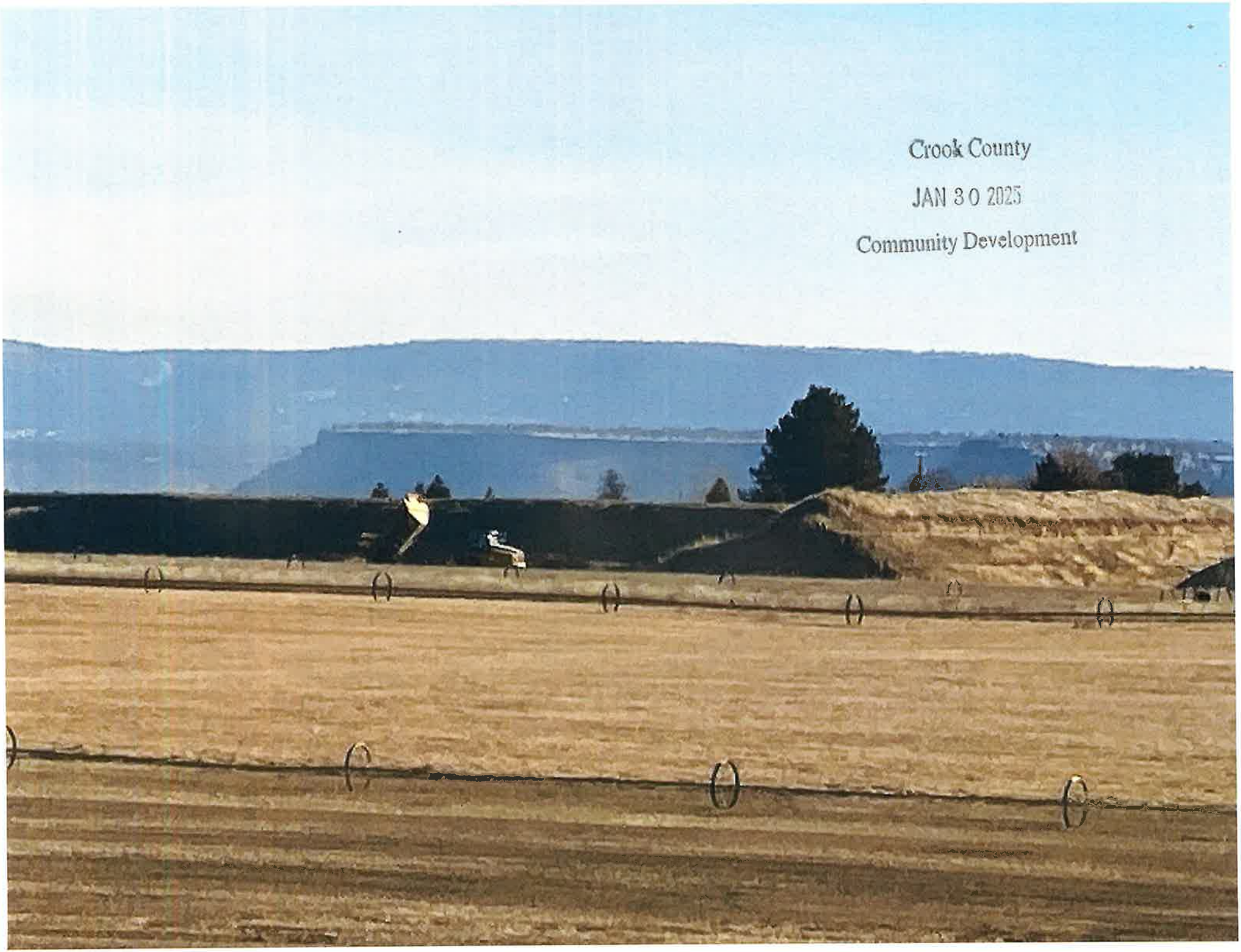

Crook County
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www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County

FEB 05 2025

Community Development

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Property Owner Name:
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Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

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Knife River Corporation - Northwest

First Name:

Middle Name:

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Details of complaint: ***(be specific)***

The Knife River/Woodward Pit Site's 2015 CUP, 217-15-000115-PLNG under Ground Water Protection,
#26 states in part: all mining ponds will be backfilled with material sourced on the site
In Sept. 2024 and in January: 22, 23, 24 & 27, 2025 Knife River removed the sediment from the bottom
of the settling pond(s) and dumped it into a mining cell.
This sediment came from washing aggregate/materials hauled in from offsite location{s} not part of the Woodward site.
A representative from Knife River recently stated they were done mining at the Woodward site and
are starting reclamation. So, it appears they did use offsite material(s) as backfill on this mining cell/pond.
Note: Knife River has been hauling in and/or had aggregate/materials hauled in from offsite
location(s) and processed at the Woodward site for most of the 2024 year and continuing in 2025.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A CUP violation.

Crook County
FEB 05 2025
Community Development

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No
☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No
☆ Is the violation property a neighboring property? (✓) Yes ( ) No
☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
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COMPLAINANT INFORMATION

Last Name: Adam and Karen Mikulski	First Name:	Middle initial:
Title (if agency)	Jurisdiction	
Address: 3992 NW Stahancyk Lane		
City: Prineville, OR 97754	State:	ZIP:
Phone: 541-410-9964		
Signature: [redacted]		Date Signed: [redacted] 2-5-2025

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Crook County

FEB 05 2025

Community Development

Timing of Mining – Minimizing Quality of Life Impacts

21. **No more than 10 acres of ground shall be disturbed by mining at any time.** The 'disturbed area' refers to the active mining and reclamation cells and does not include the processing and stockpile area, the temporary ponds, the existing mill operations, or the berm area.

Reclamation

22. The site will be reclaimed concurrently with mining as cells are completed.

23. All reclamation ***activities will be subject to a reclamation plan approved by the Department of Geology and Mineral Industries.***

Groundwater Protection

The aggregate operator acknowledges that groundwater may be encountered in the mining of the area in lot 703 that is east of the industrial lot 702, and hereby agrees to the following measures to demonstrate protection of the groundwater resource.

24. The site will not be dewatered.

25. If the applicant intends to dewater the site, it shall obtain relevant DOGAMI and DEQ permits. The applicant shall also, at its expense and assuming neighbor permission, have well water reports performed by an independent expert at the five wells (other than the applicant's well and any wells in the neighboring HM-zoned properties) nearest to the Woodward site, including two to the South (on Stahancyk), one to the West (on Elliot), one to the Northwest (on Puckett) and one directly to the North. Such well water reports shall serve as a "base-line" against which possible future changes in water quality can be assessed. A copy of the well report shall be provided by the applicant to the well owner.

26. All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds.

27. All equipment and trucks operating near exposed water will be inspected daily for possible oil leaks and repaired, if necessary, prior to use. A spill kit for containing hydrocarbon releases will be kept with the equipment operating near exposed water should it be needed.

28. The existing water well on the mill site must not be used for aggregate washing operations, but it can be used for irrigation on the berm and aggregate stockpiles if needed.

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MUCH OF THE INFORMATION REQUESTED CAN BE EXPLAINED ON THE MINE PLAN MAP.

The map must be a stamped survey from a Professional Land Surveyor on a topographic base map. Surveyed coordinates must be supplied. See *Guide to Surveying and Marking*.

Map Requirements Include *(but are not limited to)*

1. Scale (1" = 100' to 500')
2. North arrow
3. Appropriate legal description(s) and tax lot numbers, etc.
4. Permit boundary (must be labeled)
5. Location of plant, office, and maintenance facilities
6. Locations of all intermittent water courses, perennial streams, springs, wetlands, and wells
7. Present mine areas and future mining blocks
8. Areas for topsoil and overburden storage or spoil locations, including berms
9. Location of all proposed access roads
10. All property lines within 500' of the permit boundary
11. Location of processing and stockpile areas, plus visual and sound berms or screens
12. Setbacks from property lines, streams, etc.
13. Utility poles, gas line rights-of-way, etc.
14. Storage location of chemicals and petroleum products
15. Date of map preparation and name of the person preparing map

Pre- and post-mining cross-sections of the land surface may be required.

1. PRE-MINE CONDITIONS

a) Current land use and zoning: Lot 702 - Heavy Industrial; Lot 703 - EFU 2

b) Average depth of topsoil: 18"

c) Type and density of vegetation: Pasture grass; dense before grazing

d) Are there any springs, seeps, intermittent or perennial streams on or near the site? ☒ yes ☐ no
If yes, list here and *locate on mine plan map.*
Unnamed stream flowing SW near NW corner of the site.

e) Has a wetland delineation been completed? ☐ yes ☒ no
If yes, attach report.

f) Has a landslide investigation been completed on this property? ☐ yes ☒ no
If yes, attach report.

2. POST-MINING LAND USE

a) What is the planned post-mining land use(s) of the permit area?

- ☒ Agriculture — Lot 703
- ☐ Range/Open Space
- ☐ Forestry
- ☐ Housing/Construction
- ☐ Wildlife/Wetland
- ☐ Recreation
- ☒ Other — Industrial; Lot 702

The post-mining use must be compatible with the local comprehensive plan or have specific land-use approval. For significant aggregate sites zoned for mining, local government must determine the post-mining land use.

3. RECLAMATION TIMING

a) How many days after mining is completed will reclamation begin?

OR

b) If reclamation will be concurrent with mining, explain the procedure for concurrent reclamation.

* At the completion of each mining cell it will be graded with silty overburden and then covered with the reserved topsoil and cultivated for pasture grass

4. OPERATING PLAN

a) Mining method(s) to be employed (mark all that apply):

☒ single bench ☐ multiple bench ☐ pond excavation
☐ placer mine ☐ side hill cut ☐ hill top removal
☐ other:

b) Equipment to be used for mining:
Excavator, loader, haul trucks

c) Will there be on-site processing? ☒ yes ☐ no
If yes, check type of processing:
☒ wash water contained in a closed system
source of water: Ochoco Irrigation District
☐ wash water discharged off site
☐ dry processing
☐ other:

d) Will blasting be employed? ☐ yes ☒ no

e) Distance to closest structure not owned by permittee.
260'

f) Disposition of removed vegetation.
Vegetation will be grazed or harvested with remainder cultivated into topsoil.

ID No. 01-015-9

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g) Soil types which will be disturbed by mining, processing, or reclamation.
Ochoco - Prineville complex

h) Average soil salvage depth 18"

i) Overburden removal depth Avg. 5.6'

j) Will soil, overburden, rock waste or crusher reject dumps or stockpiles be created during mining? ..... ☐ yes ☐ no
If yes, list the estimated volume of each at the end of this form and *locate on a mine plan map.*

Additional information may be required for large dumps or those located on steep terrain.

k) Will this plan require excavating across any property lines? .....Same ownership..... ☒ yes ☐ no

l) How and where will soil or subsoils be stored for reclamation? Locate storage areas on mine plan map.
Up to 100,000 cubic yards can be stored in the screening berms surrounding the mining area.

m) What measures will be taken to reduce compaction and prevent water and wind erosion of the topsoil stockpiles and when will they be implemented?
They will be planted with native seed immediately and irrigated.

n) What will be the minimum property line setback:
for the excavation 50'
for processing or storage 100'

5. WATER RESOURCE PROTECTION

a) Will mining occur below groundwater level? ... ☐ yes ☒ no

b) Will mine site dewatering be necessary? ..... ☐ yes ☒ no
If yes, explain procedure and estimated depth to which water will be drawn down inside of the mine and where water will be discharged.
Some perched water was encountered in several test pits. It is not expected to result in a discharge.

WRD — *A permit may be required from the Water Resources Department for dewatering activity.*

c) Will process water be contained on site? ..... ☒ yes ☐ no

d) Will storm water be contained on site? ..... ☒ yes ☐ no

e) Will a pond(s) be used to contain water? ..... ☒ yes ☐ no
Explain containment procedures.
Processing area will be established on top of gravel deposit to allow for stormwater infiltration. Process water will be circulated through ponds for infiltration.

If the answer to c) or d) is no, please explain discharge procedures.

DEQ — *A permit from the Department of Environmental Quality may be required for off-site discharges and is required for any discharge into public waters, wetlands, streams or lakes. Contact DOGAMI for these permits.*

f) Will any drainages/streams be relocated? ..... ☐ yes ☒ no
If yes, complete Section 11.

g) What will be the minimum undisturbed setback(s) of the operation from all stream(s) or drainage(s)? 100'

List the name of stream(s) or drainage(s) and setback from each at the end of this form and locate on a mine plan map.

h) How will the buffer(s) be identified and protected during mining and reclamation?
Aggregate does not extend to within two' of drainage.

i) Describe methods employed to control erosion in the permit area. Be specific, i.e., seeding and mulching, sediment basins or ponds, contour ditching, waterbars, etc.
Seeding with irrigation; sediment basins and ponds; reclaim to pasture soon after mining

j) Will settling ponds/dams be constructed? ..... ☒ yes ☐ no
State the number and size of the impoundment(s) and how they will be built. Will the pond be excavated or will berms be constructed? *Locate on a mine plan map.*
Ponds will be excavated.

k) If dams will be constructed, how high will they be and what is the maximum amount of water (in acre feet) to be impounded behind each dam?
NA

WRD — *If a dam is higher than 10 feet, and stores more than 9.2 acre feet of water, approval from the Water Resources Dept. is required prior to construction.*

l) If berms or a dam will be constructed, describe construction details and attach a sketch showing construction methods.
NA

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m) How deep will impoundment(s) be? 10'

n) If the impoundment(s) are to be removed upon completion of mining, how will they be drained and/or filled?
Water will be irrigated and infiltrated over the site then filled.

o) Will settling ponds, wetlands, or a water impoundment be left upon final reclamation?..... ☐ yes ☒ no

6. GROUNDWATER INFORMATION

a) Proposed mine depth in SE corner 30'

b) Groundwater depth 24' (Under static (pre-mine) conditions)

c) What is groundwater depth estimate based on?
Water well on site (log attached) CROO 50140

d) Flow direction of groundwater, if known. Interpreted to be to W-SW

e) Distance to closest well outside the permit boundary.
CROO 329 300'

Wells within permit area must be shown on mine plan map. Attach a copy of the well log(s).

7. VISUAL AND NOISE SCREENING

Screening can be very effectively employed to isolate sites from public notice and to minimize noise from operations.

a) Does a natural landform or vegetative screen currently exist along the permit boundary?..... ☐ yes ☒ no
If yes, what screen width will be maintained during mining?
50'

b) Will a berm and/or vegetation be established to develop a visual screen for the operation?..... ☒ yes ☐ no
If yes, describe the height and width of the berms and/or the type and density of vegetation; show location on mine map.

(Crushed rock stockpiles, although not permanent, can also be used to reduce noise from the operation.)
10' high soil berm with native grass vegetation

8. EQUIPMENT AND STRUCTURES REMOVED

a) Upon final reclamation, will all structures, visual berms, equipment, and refuse be removed?..... ☒ yes ☐ no
If no, explain what will be left.

9. RECLAMATION TECHNIQUES

a) What will be done with oversized rock not used during mining?
It will be crushed and sold or sold as drain rock

b) What will be the average depth of soil replaced on the area to be reclaimed? 18"

If less than 12" of topsoil is available, a substitute material may be required.

c) Will additional material be utilized as a soil substitute to complete the revegetation?..... ☐ yes ☒ no
If yes, specify type(s), amount(s), and source(s).

d) Will any waste products, such as tailings, crusher rejects, etc., be generated during mining?..... ☒ yes ☐ no
If yes, what will be done with them?
Fines from aggregate washing will be incorporated into reclamation fill with the existing silt.

e) How will processing and stockpile sites be reclaimed? If they are to be revegetated, explain procedures which will be employed to decompact areas prior to topsoiling/seeding.
Processing and stockpile sites are to be reclaimed for industrial use as a level gravel-covered lot on to pasture grass.

10. REVEGETATION TECHNIQUES

a) Species to be seeded/planted by type and amount.
Landowner will plant with his desired pasture grass for his livestock.

b) Describe method and time of year for planned planting.
Landowner's decision based on livestock needs.

c) List fertilizers and lime to be used (include amount).
Landowner's decision based on his evaluation for livestock needs.

d) List type and amount of mulch or other erosion control techniques such as erosion netting.
mulch not anticipated to be necessary. Irrigation available.

Vegetative survival comparable to the density of original ground cover will normally be considered acceptable.

11. RECLAMATION PROCEDURES - POST-MINE DRAINAGE CONTROL AND RECONSTRUCTION

a) During reclamation, will stream channel and/or bank stabilization and rehabilitation be necessary? .. ☐ yes ☒ no
If yes, attach plans..... ☐ n/a

A Division of State Lands' permit is required for relocation of all perennial and some intermittent water courses.

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b) How will surface water runoff and erosion be controlled upon completion of mining? Describe and list structures that will be used.

Gentle slopes on agricultural field planted with hay crop.

12. RECLAMATION PROCEDURES - IMPOUNDMENTS & POND DECOMMISSIONING

a) Will dewatering be required? ..... ☒ yes ☐ no

b) Will it be necessary to backfill a water filled excavation pit or pond? ..... ☐ yes ☒ no

c) How will settling ponds be stabilized and revegetated?

Water will be removed, pond filled, and topsoil placed and cultivated for pasture use.

* d) How will quality of imported backfill be monitored to protect groundwater quality?

None anticipated.

Monitoring may be required to ensure groundwater protection.

13. RECLAMATION PROCEDURES - LAND SHAPING

Long continuous slopes should be avoided or broken up with surface contours, ditches, or complex slope shape.

a) What will be the:

* i) -steepest above-water ***excavated*** slopes left after mining? (1½:1 is generally maximum) 3:1

* ii) -steepest above-water ***fill*** slopes left after mining? (2:1is generally maximum) 3:1

b) What will be done to ensure the stability of excavated slopes?

Final slopes are mostly gentle for livestock access. Site will be planted with pasture grass.

c) What will be done to ensure the stability of fill slopes?

Graded to low slopes followed by planting.

d) Will this site be shaped or backfilled to blend in with surrounding topography? ..... ☒ yes ☐ no

14. POST-MINING WATER IMPOUNDMENT(S)

a) Number of impoundment(s) Ø

b) Use of impoundment(s) NA

c) Total surface area in acres NA

d) Average depth NA

e) How much is the water level expected to fluctuate annually? NA

f) What will be the steepest and flattest in-water slopes left after mining? NA

Generally 3:1 in-water slopes are the steepest allowable, except off islands. To increase potential for wetland habitat establishment, 5:1 to 20:1 slopes are needed.

g) Will shallow ponds, shorelines, or other areas conducive to wetland plant development be left? ..... ☐ yes ☒ no

h) What will be the impoundment water source? NA

WRD *A water right for the water source may be needed needed from the Water Resources Department.*

i) What will be done for wildlife & fish enhancement, e.g. fish structures, islands, peninsulas, and irregular shorelines? NA

j) If wetlands are to be constructed, explain the methods and final configuration. NA

15. OTHER PERMITS

In order to assist other agencies in the review of this plan and their ability to ascertain compliance with their laws, list all permits by type and number that are held (or applications filed) for this mine site or processing equipment (such as fill/removal permits, water rights, air quality and stormwater or waste water permits).

Agency/Permit Type	Permit Number

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16. LANDOWNER CONSENT

As surface or mineral rights owner, I concur with the proposed subsequent use for any mining operation and with the operating and reclamation plan as submitted. I also agree to allow access to the State Department of Geology and Mineral Industries or their contractor for reclamation of the mine site if it is declared abandoned by the Department of Geology and Mineral Industries. By my signature below, I certify that I have a legal right to sign this document.

Appropriate signatures are needed for EACH land parcel.

I CONCUR (Surface Rights)

Name (Please Print or Type) Craig Woodward

Signature Craig Woodward

Title Landowner

Date Nov - 23 - 2015

I CONCUR (Mineral Rights):

Name (Please Print or Type) Craig Woodward

Signature Craig Woodward

Title Landowner

Date Nov - 23 - 2015

17. APPLICANT'S ACCEPTANCE

Name (Please Print or Type) _____

Signature _____

Title _____

Date _____

18. PREPARED BY (IF OTHER THAN APPLICANT)

Name (Please Print or Type) _____

Signature _____

Title _____

Company _____

Date _____

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ID No. 07 - 0159

DOGAMI - MLRR • 229 BROADALBIN ST. SW • ALBANY OREGON 97321 • PHONE: 541-967-2039 • FAX: 541-967-2075 • EMAIL: mlrr.info@dogami.oregon.gov

Oregon Department of Geology and Mineral Industries (DOGAMI)
Mineral Land Regulation and Reclamation (MLRR) Program

The Mined Land Reclamation Act of 1971 – FAQs

What is Oregon State Policy regarding mineral extraction?
Per Oregon Revised Statute (ORS) 517.760, "it is the policy of the State of Oregon to recognize the important and essential contribution that the extraction of minerals makes to the economic well-being of the state and the nation and to prevent unacceptable adverse impacts to environmental, scenic, recreational, social, archaeological and historic resources of the state that may result from mining operations, while permitting operations that comply with the provisions set forth in ORS 517.702 to 517.951."

What is the Mined Land Reclamation Act?
The primary purpose of the Oregon Mined Land Reclamation Act of 1971 is to ensure the proper reclamation of lands affected by surface mining operations. Reclamation is necessary to prevent adverse impacts to land and water conditions that would be detrimental to the general welfare, health, safety and property rights of the citizens of this state.

When did the Mined Land Reclamation Act go into effect?
The Act went into effect on July 1, 1972.

What land does the Mined Land Reclamation Act apply to?
The Mined Land Reclamation Act applies to all land in Oregon, except tribal land inside a reservation and certain federal land. This includes lands managed by the Bureau of Land Management and the United States Forest Service.

What does the Act require?
The Act requires that an Operating Permit be obtained if surface mine operations will result in the removal or extraction of at least 5,000 cubic yards of minerals or disturbs at least one acre in any 12-month period. The 5,000 cubic yard threshold encompasses the sum of all soil, overburden, and minerals that are stripped or excavated. If the total area disturbed by mining exceeds 5 acres an Operating Permit is required regardless of the amount excavated or disturbed annually. Mining without the required permit may result in department enforcement orders, or civil and criminal penalties including significant fines.

How do you maintain compliance with the Act?
When under DOGAMI jurisdiction, a permittee must comply with the requirements and performance standards of the Mined Land Reclamation Act and its implementing rules, the Operating Permit and the approved operating and reclamation plans. If at any time you have questions regarding your Operating Permit and how to maintain compliance, contact DOGAMI immediately. In the event that permittees fail to comply, DOGAMI has authority to issue compliance orders, and may seek civil or criminal penalties including significant fines. DOGAMI may also demand financial security in order to conduct site reclamation and/or stabilization in the event that the permittee or landowner default on the permit obligations.

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When is a DEQ Water Quality Permit Required?

Contact, 385-601-
Jeff Navarro 525

A DEQ water quality permit is required whenever there is a discharge of pollutants to waters of the state or to the ground. Waters of the state include surface waters (wetlands, pond, lakes, streams, rivers, etc.) and groundwater. Permits are required for discharges of wastewater (sewage, processing water, etc.), wash water, and even for wastewater that may be relatively clean, such as non-contact cooling water. These discharges may occur through a variety of disposal systems including land irrigation, seepage ponds, onsite sewage systems, dry wells, etc., or may discharge to surface water directly through a pipe or ditch or indirectly through a storm sewer system. Certain industries and activities may also be required to obtain permits for stormwater runoff from their properties.

A permit should be obtained prior to beginning the operation that will result in a discharge. If you have already begun to discharge, you must apply for a permit as soon as possible. There will be a permit application fee and yearly fee to maintain the permit. Please be aware that discharges to waters of the state or the ground are only allowed if they meet strict standards. In some cases, a discharge may need to be "pre-treated" in order to meet these standards. You will also be required to monitor the discharge to assure that it is in compliance with the DEQ permit. Pre-treatment and monitoring requirements may be quite costly so we recommend that you consider alternatives to discharging to waters of the state or to the ground so a DEQ permit would not be required.

See attached sheets for DEQ alternative

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What are the alternatives to a DEQ water quality Permit?

Prior to discharging wastewater or wash water to surface waters or to the ground, we suggest that you consider alternatives that are safer for the environment. These include discharging to the sanitary sewer if prior approval is obtained from the sanitary authority or recycling wastewater so a discharge is not required. You should also look for pollution prevention opportunities to reduce the amount of wastewater you generate by recycling water whenever possible or reducing extra rinsing steps. While the up-front cost of these options may look expensive, they should be weighed against the cost of obtaining and maintaining a DEQ permit, permit monitoring requirements, and the liability associated with operating out of compliance with a DEQ permit (e.g., penalties, citizen suit, negative media coverage, etc.)

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Administration of DEQ Water Quality Permits

(last updated 05/05/2022)

The DOGAMI-MLRR Program acts as the "agent" for Oregon Department of Environmental Quality (DEQ) and administers the National Pollutant Discharge Elimination System (NPDES) General Permit #1200-A and Water Pollution Control Facilities (WPCF) General Permit #1000 at sites that have a mining permit issued by DOGAMI.

Permit Application Forms (DEQ site)

DEQ Fee Table (PDF on DEQ site)

General WPCF 1000

A WPCF 1000 permit is required for aggregate mining operations that discharge wastewater to the ground; discharge to surface waters is not allowed. The primary purpose of a WPCF permit is to prevent discharge to surface waters and to protect groundwater from contamination. If your operation discharges process water, you need an Individual NPDES or WPCF permit administered by DEQ.

General NPDES 1200-A

A NPDES 1200-A permit is required for all aggregate mining operations that discharge stormwater to waters of state either directly or though a stormwater drainage. If your mining operation discharges process water, you need an Individual NPDES or WPCF permit administered by DEQ.

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County

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Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR PROPERTY OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-916-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

#8

Crook County

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VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Knife River is violating Crook County's 9-24-2015 CUP for the Woodward Pit by backfilling the last open mining cell/Area D and South of Area D with sediment from the settling ponds from Area C

The 2015 217-15-000115-PLNG CUP states under Groundwater Protection, #26 All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds. Dates Knife River dumped sediment into this open mining cell that has standing water: Sept 2024; Jan. 22nd, 23rd, 24th and 27th, 2025. Large dump trks dumped loads 8 hrs. a day of wet sediment & will cont. until pond(s) are cleaned out. Note: dumping into Area D has occurred more times in the past than listed above.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Crook County CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (☑) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (☑) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? (☑) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(☑) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT. ____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Keys First Name: Ron Middle initial: B

Title (if agency) Jurisdiction

Address: 5601 NW Green Valley Rd

City: Prineville State: OR ZIP: 97754 Phone: 541 419 6618

Signature: Date Signed: 2-5-25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
FEB 06 2025
Community Development

CASEFILE #

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Address of Violation:
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Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

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ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

FEB 06 2025

Community Development

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: *(be specific)*

Knife River is violating Crook County's 9-24-2015 CUP for the Woodward Pit by backfilling the last open mining cell/Area D and South of Area D with sediment from the settling ponds from Area C

The 2015 217-15-000115-PLNG CUP states under Groundwater Protection, #26 All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds. Dates Knife River dumped sediment into this open mining cell that has standing water: Sept 2024; Jan. 22nd, 23rd, 24th and 27th, 2025. Large dump trks dumped loads 8 hrs. a day of wet sediment & will cont. until pond{s} are cleaned out. Note: dumping into Area D has occurred more times in the past than listed above.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Crook County CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (☑) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (☑) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(X) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: SOLIZ	First Name: KATE	Middle initial:
Title (if agency)	Jurisdiction	
Address: 6255 NW GREEN VALLEY Rd		
City: PRINEVILLE	State: OR	ZIP: 97754
Phone: 541-447-7722		
Signature: Kate Soliz	Date Signed: 02-05-2025	

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
www.co.crook.or.us

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Community Development

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Township 14 South, Range 15 East, Section 14 | Subdivision: | Lot: Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: Knife River Corporation - Northwest | First Name: | Middle Name:

Address: 82260 Old Highway 34

City: Tangent, OR 97389 | State: | ZIP: | Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

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Crook County

FEB 06 2025

Community Development

VIOLATION INFORMATION

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Details of complaint: *(be specific)*

Knife River is violating Crook County's 9-24-2015 CUP for the Woodward Pit by backfilling the last open mining cell/Area D and South of Area D with sediment from the settling ponds from Area C

The 2015 217-15-000115-PLNG CUP states under Groundwater Protection, #26 All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds. Dates Knife River dumped sediment into this open mining cell that has standing water: Sept 2024; Jan. 22nd, 23rd, 24th and 27th, 2025. Large dump trks dumped loads 8 hrs. a day of wet sediment & will cont. until pond{s} are cleaned out. Note: dumping into Area D has occurred more times in the past than listed above.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Crook County CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (☑) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (☑) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? ☑ Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
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☆ Will you the complainant, testify in court should the need arise? ( ) Yes (☑) No

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COMPLAINANT INFORMATION

Last Name: Fleury	First Name: Steve	Middle initial:
Title (if agency)	Jurisdiction	
Address: 6648 NW Green Valley Rd		
City: Prineville	State: Or ZIP: 97754	Phone: 541-699-8760
Signature: Steve Fleury		Date Signed: 2-5-25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

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CASEFILE #

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ALLEGED VIOLATOR/PROPERTY/OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
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	☐		☐	

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Crook County

FEB 06 2025

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VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

Knife River is violating Crook County's 9-24-2015 CUP for the Woodward Pit by backfilling the last open mining cell/Area D and South of Area D with sediment from the settling ponds from Area C

The 2015 217-15-000115-PLNG CUP states under Groundwater Protection, #26 All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds. Dates Knife River dumped sediment into this open mining cell that has standing water: Sept 2024; Jan. 22nd, 23rd, 24th and 27th, 2025. Large dump trks dumped loads 8 hrs. a day of wet sediment & will cont. until pond(s) are cleaned out. Note: dumping into Area D has occurred more times in the past than listed above.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Crook County CUP violation. yes this cause our water and utilities Even drinking water for our animals. our family have been Changing our water Filters more often than needed

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (☑) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (☑) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? (☑) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(☑) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT. ____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Ortiz	First Name: Maria	Middle initial: A.
Title (if agency)	Jurisdiction	
Address: 4951 N.W Elliott LN		
City: Prineville	State: OR	ZIP: 97754
Phone: (541) 633-5619		
Signature: x Maria Ortiz	Date Signed: 2/1/2025	

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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FEB 06 2025
Community Development

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
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Other	Enter authority by statute or rule number and description of violation.			
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Crook County

FEB 06 2025

Community Development

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Details of complaint: ***(be specific)***

The Knife River/Woodward Pit Site's 2015 CUP, 217-15-000115-PLNG under Ground Water Protection,
#26 states in part: all mining ponds will be backfilled with material sourced on the site
In Sept. 2024 and in January: 22, 23, 24 & 27, 2025 Knife River removed the sediment from the bottom
of the settling pond(s) and dumped it into a mining cell.
This sediment came from washing aggregate/materials hauled in from offsite location{s} not part of the Woodward site.
A representative from Knife River recently stated they were done mining at the Woodward site and
are starting reclamation. So, it appears they did use offsite material(s) as backfill on this mining cell/pond.
Note: Knife River has been hauling in and/or had aggregate/materials hauled in from offsite
locations and processed at the Woodward site for most of the 2024 year and continuing in 2025.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Violation of CUP

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Kon First Name: Keys Middle Initial: B

Title (if agency) Jurisdiction

Address: 5601 NW Green Valley Rd

City: Prineville State: ORE ZIP: 97754 Phone: 541 419 6611

Signature: Ron B Date Signed: 2-5-25

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Community Development

CASEFILE #

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It is leased by Knife River Corporation - Northwest.

Address of Violation:
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Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
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City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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	☐ _____		☐ _____	
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Crook County

FEB 06 2025

Community Development

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( ) **Yes** ( ) **No** (☑) **Unknown** If Yes, please identify hazard in detail:

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COMPLAINANT INFORMATION

Last Name: Fleury First Name: Steve Middle initial:

Title (if agency) Jurisdiction

Address: 6648 NW Green Valley Rd

City: Prineville State: Ore ZIP: 97754 Phone: 541-699-8760

Signature: Steve Fleury Date Signed: 1-5-25

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Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

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ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

FEB 06 2025

Community Development

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

The Knife River/Woodward Pit Site's 2015 CUP, 217-15-000115-PLNG under Ground Water Protection,
#26 states in part: all mining ponds will be backfilled with material sourced on the site
In Sept. 2024 and in January: 22, 23, 24 & 27, 2025 Knife River removed the sediment from the bottom
of the settling pond(s) and dumped it into a mining cell.
This sediment came from washing aggregate/materials hauled in from offsite location{s} not part of the Woodward site.
A representative from Knife River recently stated they were done mining at the Woodward site and
are starting reclamation. So, it appears they did use offsite material(s) as backfill on this mining cell/pond.
Note: Knife River has been hauling in and/or had aggregate/materials hauled in from offsite
locations and processed at the Woodward site for most of the 2024 year and continuing in 2025.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A This is a violation of the CUP

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (☑) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (☑) Yes ( ) No
☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No
☆ Is the violation property a neighboring property? ( ) Yes ( ) No
☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (☑) No If not, why?: Can't see from there
☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Quinn	First Name: Marty	Middle initial: D
Title (if agency)	Jurisdiction	
Address: 6444 NW Green Valley Rd		
City: Prineville	State: OR	ZIP: 97754
Phone:		
Signature: Marty Quinn	Date Signed: 2/5/25	

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
FEB 06 20[illegible]
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
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	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
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Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
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Crook County

FEB 06 2025

Community Development

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

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In Sept. 2024 and in January: 22, 23, 24 & 27, 2025 Knife River removed the sediment from the bottom
of the settling pond(s) and dumped it into a mining cell.
This sediment came from washing aggregate/materials hauled in from offsite location{s} not part of the Woodward site.
A representative from Knife River recently stated they were done mining at the Woodward site and
are starting reclamation. So, it appears they did use offsite material(s) as backfill on this mining cell/pond.
Note: Knife River has been hauling in and/or had aggregate/materials hauled in from offsite
locations and processed at the Woodward site for most of the 2024 year and continuing in 2025.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

NIA - This is a violation of the CUP

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (☑) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (☑) Yes ( ) No
☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No
☆ Is the violation property a neighboring property? (☑) Yes ( ) No
☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (☑) No If not, why?: Only seen from road / Zimmerlee property
☆ Will you the complainant, testify in court should the need arise? ( ) Yes (☑) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INT.____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Soliz	First Name: Kate	Middle initial: E	
Title (if agency)	Jurisdiction		
Address: 6255 NW GREEN VALLEY RD			
City: PRINEVILLE	State: OR	ZIP: 97754	Phone: 541-447-7722
Signature: Kate Soliz			Date Signed: 2-5-2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Sediment

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Crook County

FEB 10 2025

Community Development

CASEFILE #

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ALLEGED VIOLATOR PROPERTY OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
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	☐ Discharge of sewage on top of ground			
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	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
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Other	Enter authority by statute or rule number and description of violation.			
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Crook County

FEB 10 2025

Community Development

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

The Knife River/Woodward Pit Site's 2015 CUP, 217-15-000115-PLNG under Ground Water Protection, #26 states in part: all mining ponds will be backfilled with material sourced on the site

In Sept. 2024 and in January: 22, 23, 24 & 27, 2025 Knife River removed the sediment from the bottom of the settling pond(s) and dumped it into a mining cell.

This sediment came from washing aggregate/materials hauled in from offsite location{s} not part of the Woodward site.

A representative from Knife River recently stated they were done mining at the Woodward site and are starting reclamation. So, it appears they did use offsite material(s) as backfill on this mining cell/pond.

Note: Knife River has been hauling in and/or had aggregate/materials hauled in from offsite locations and processed at the Woodward site for most of the 2024 year and continuing in 2025.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

By not protecting the under ground water supply in the area, my drinking water is being polluted with manganese, arsenic, and aluminum. I have had to install a water filter system in order for the water to be safe to drink.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (✓) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? ( ) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: ( ) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? ( ) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Langston	First Name: Jason	Middle initial: L
Title (if agency)	Jurisdiction	
Address: 6530 NW Green Valley Rd		
City: Prineville	State: OR ZIP: 97754	Phone: 541-408-1717
Signature:		Date Signed: 2/7/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Sediment

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Community Development

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ALLEGED VIOLATOR/PROPERTY OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
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FEB 10 2025

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Details of complaint: ***(be specific)***

Knife River is violating Crook County's 9-24-2015 CUP for the Woodward Pit by backfilling the last open mining cell/Area D and South of Area D with sediment from the settling ponds from Area C

The 2015 217-15-000115-PLNG CUP states under Groundwater Protection, #26 All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds. Dates Knife River dumped sediment into this open mining cell that has standing water: Sept 2024; Jan. 22nd, 23rd, 24th and 27th, 2025. Large dump trks dumped loads 8 hrs. a day of wet sediment & will cont. until pond(s) are cleaned out. Note: dumping into Area D has occurred more times in the past than listed above.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A Crook County CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (☑) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (☑) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? (☑) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (☑) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT. ____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Langston First Name: Jason Middle initial: L

Title (if agency) Jurisdiction

Address: 6530 NW Green Valley Rd

City: Prineville State: OR ZIP: 97754 Phone: 541-408-1717

Signature: Date Signed: 2/7/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Sediment

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
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Community Development

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ALLEGED VIOLATOR PROPERTY /OWNER INFORMATION

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Property Owner Name:
Clay Woodward

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Address of Violation:
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Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

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ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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Crook County

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Community Development

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This sediment came from washing aggregate/materials hauled in from offsite location{s} not part of the Woodward site.
A representative from Knife River recently stated they were done mining at the Woodward site and
are starting reclamation. So, it appears they did use offsite material(s) as backfill on this mining cell/pond.
Note: Knife River has been hauling in and/or had aggregate/materials hauled in from offsite
locations and processed at the Woodward site for most of the 2024 year and continuing in 2025.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

These Violations are Ruining are well water & property Values.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

(☐) **Yes** (☐) **No** (☑) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (☑) Yes (☐) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes (☐) No

☆ Is the violation property a neighboring property? (☐) Yes (☐) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(☐) Yes (☐) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (☐) Yes (☐) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT_____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Thompson	First Name: Julie	Middle initial: L
Title (if agency)	Jurisdiction	
Address: 5950 NW Greenvalley		
City: Prineville	State: OR ZIP: 97754	Phone: 541-419-0950
Signature: Julie Thompson		Date Signed: 2/6/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

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300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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MAR 04 2025
Community Development

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
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	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
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Crook County
MAR 04 2025
Community D...

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

Knife River CUP for the Woodward Pit 217-15-00015-PLNG Page 7 under "Groundwater Protection" #24 states: "The site will not be dewatered." - On or about May 2020 through August 2020, Knife River discharged sand and gravel washwater comingled with excavation dewatering water and stormwater that had been exposed to mining and quarrying activities from the facility to the Rye Grass Irrigation Canal. See attached DEQ "Notice of Civil Penalty Assessment and Order" Page 1 - lines 17,18, and 19. Knife River self reported the violation only after a complaint was filed with DOGAMI stating that dewatering had been performed at the site. See attached site map showing what was discharged into the Rye Grass Irrigation Canal.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal may have caused the contamination issue of neighboring water wells. The Ryegrass Irrigation Canal water is used for irrigation and livestock water. The water with discharge waste may have caused the livestock health issues on farms downstream from the discharge location.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

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☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Soliz	First Name: Kathleen	Middle initial: F	
Title (if agency)	Jurisdiction		
Address: 6255 Green Valley			
City: Prineville	State: OR	ZIP: 97754	Phone: 541-447-7782
Signature: K Soliz			Date Signed: 2-24-25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-25-000006-NVST	
☐ Personal Service	Date:
☐ Service by Mail	Date:
☒ Service by Email	Date: 2/11/25
Abatement Date: 2/27/25	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (9a6) CUP Violation: Failure to submit annual weed control reports.

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
FEB 05 2025
Community Development

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Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
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Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
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First Name:

Middle Name:

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City:
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State:

ZIP:

Phone:
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Crook County
FEB 05 2025
Community Development

Details of complaint: ***(be specific)***

Knife River is violating Crook County's 9-24-2015 CUP 2015-217-15-000115-PLNG for the Woodward Pit by not complying with CUP item #30 Weed Control. It states:

The applicant will submit annual weed control reports as required by Crook County Code.

The Crook County Weed Master was contacted and their office has no record of any reports being submitted by Knife River for the Woodward Site.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dead weeds such as Kochia and Russian Thistle (tumbleweed) are blown by the wind from the mine site and supposedly reclaimed land and placed against our property fence and we are asked with disposing of them.

These weeds are also being blown to neighboring properties in the area.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

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☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
Adam and Karen Mikulski		
Title (if agency)	Jurisdiction	
Address: 3992 NW Stahancyk Lane		
City: Prineville, OR 97754	State:	ZIP:
Phone: 541-410-9964		
Signature:		Date Signed: [redacted] 2-5-2025

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Mosquitos

29. The applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations.

Weed Control

30. The applicant will submit annual weed control reports as required by Crook County Code.

Industrial Land Partition

31. Crook County Code 18.72.030(2) (Heavy Industrial Zone) states that " No use permitted under the provisions of this chapter that generates more than 30 truck-trailer or other heavy equipment trips per day to and from the subject property shall be permitted to locate on a lot adjacent to or across the street from a residential lot in a duly platted subdivision, or a lot in a residential zone."

The applicant shall partition a one-half acre parcel from tax lot 702 to buffer the residential–zoned property designated by the Crook County Assessor's map as T14 R 15 Section 15D, tax lot 700. No mining, processing or storage shall occur on the one-half acre segment. The partition plat shall be recorded before mining operations commence.

II. DESCRIPTION OF PROPOSED USE:

The applicant proposes to mine the aggregate material that underlies the subject property. The property is zoned heavy industrial (36 acres – site of the current Prineville sawmill) and exclusive farm use (76.08 acres), used for grazing and hay production. If approved, the mining will be conducted in phases across the property, allowing the mill and agricultural uses to continue. All processing will be conducted on the industrial zoned lot with extraction and water storage only to occur on the tax lot zoned for exclusive farm use.

III. BACKGROUND:

The Planning Commission held two public hearings on the proposed application and received written and verbal testimony from adjacent property owners, interested community members and public agencies, including the Ochoco Irrigation District. Key issues raised included concerns about water quality, the availability of water for mining and reclamation, dust and air quality, potential impacts of dust on agricultural production, decreases in the value of adjacent residential properties, mosquitos associated with the water storage pond, safety issues associated with increased truck traffic, noise and general comments on potential negative impacts associated with aggregate mining.

The applicant has successfully completed the pre-requisites for applying for a mining operation (217-15-000114-PLNG) including:
1. Requesting an amendment to the Crook County Comprehensive Plan placing the subject property on the Comprehensive Plan inventory for significant mineral resource sites;
2. Requesting that the Planning Commission recommend that the County Court adopt the ESEE

Preliminary Compliance Report

Crook County Building Department
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Address:
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City: State: ZIP: Phone:
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Code	Type
	(check all that apply)
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Other	Enter authority by statute or rule number and description of violation. ☐ _____ ☐ _____ ☐ _____ ☐ _____ ☐ ☐

J

Crook County

FEB 06 2025

Community Development

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( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

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COMPLAINANT INFORMATION

Last Name: Soliz	First Name: Kate	Middle initial: Elizabeth
Title (if agency)	Jurisdiction	
Address: 6255 NW GREEN VALLEY		
City: Prineville	State: OR	ZIP: 97754
Phone: 541-447-7722		
Signature: Kate Soliz	Date Signed: 2-5-2025	

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Preliminary Compliance Report

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COMPLAINANT INFORMATION

Last Name: Quinn	First Name: Marty	Middle initial: D
Title (if agency)	Jurisdiction	
Address: 6444 NW Green Valley Rd		
City: Prineville	State: OR	ZIP: 97754
Phone:		
Signature: Marty Quinn	Date Signed: 2/5/25	

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Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
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Crook County

FEB 06 2025

Community Development

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Knife River is violating Crook County's 9-24-2015 CUP 2015-217-15-000115-PLNG for the Woodward Pit by not complying with CUP item #30 Weed Control. It states:

The applicant will submit annual weed control reports as required by Crook County Code.

The Crook County Weed Master was contacted and their office has no record of any reports being submitted by Knife River for the Woodward Site.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dead weeds such as Kochia and Russian Thistle (tumbleweed) are blown by the wind from the mine site and supposedly reclaimed land and placed against our property fence and we are asked with disposing of them. These weeds are also being blown to neighboring properties in the area.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name:	First Name:	Middle Initial:
Asbell	Rebecca	J

Title (if agency): Jurisdiction:

Address: 6242 NW Green Valley Rd

City:	State:	ZIP:	Phone:
Prineville	OR	97754	5032016813

Signature: Rebecca Asbell

Date Signed: 2-5-25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Community Development

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:	Subdivision:	Lot:
Township 14 South, Range 15 East, Section 14		Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:	First Name:	Middle Name:	
Knife River Corporation - Northwest			
Address: 82260 Old Highway 34			
City: Tangent, OR 97389	**State:**	**ZIP:**	**Phone:** 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
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	☐ _____		☐ _____	
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5

Crook County

FEB 06 2025

VIOLATION INFORMATION

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Details of complaint: *(be specific)*

Knife River is violating Crook County's 9-24-2015 CUP 2015-217-15-000115-PLNG for the Woodward Pit by not complying with CUP item #30 Weed Control. It states:

The applicant will submit annual weed control reports as required by Crook County Code.

The Crook County Weed Master was contacted and their office has no record of any reports being submitted by Knife River for the Woodward Site.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

The weeds affect neighboring fields - Violation of C.U.P.

Dead weeds such as Kochia and Russian Thistle (tumbleweed) are blown by the wind from the mine site and supposedly reclaimed land and placed against our property fence and we are asked with disposing of them.

These weeds are also being blown to neighboring properties in the area.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (✓) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

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"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Utterback First Name: Traci Middle initial:

Title (if agency) Jurisdiction

Address: 8310 SW Red Cloud Ln

City: Powell Butte State: OR ZIP: 97753 Phone: 503-580-1179

Signature: Traci Utterback Date Signed: 5/5/25

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Community Development

CASEFILE #

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Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
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Tax Map #: Subdivision: Lot:
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ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
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City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

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Crook County

FEB 06 2025

Community Development

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What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dead weeds such as Kochia and Russian Thistle (tumbleweed) are blown by the wind from the mine site and supposedly reclaimed land and placed against our property fence and we are asked with disposing of them.

These weeds are also being blown to neighboring properties in the area.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

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COMPLAINANT INFORMATION

Last Name: Keys First Name: Ron Middle initial: B

Title (if agency) Jurisdiction

Address: 5601 Green Valley Rd

City: Prineville State: ORE ZIP: 97754 Phone: 541 419 6611

Signature: Ron B. Keys Date Signed: 2-5-25

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Weeds

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Community Development

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Address of Violation:
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Subdivision:

Lot:
Tax Lot 702 and 703

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ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
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Crook County

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Community Development

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submitted by Knife River for the Woodward Site.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dead weeds such as Kochia and Russian Thistle (tumbleweed) are blown by the wind from the mine site
and supposedly reclaimed land and placed against our property fence and we are asked with disposing of them.
These weeds are also being blown to neighboring properties in the area.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents. dogs, criminal activity. etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

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COMPLAINANT INFORMATION

Last Name: Thompson | First Name: Julie | Middle initial: L

Title (if agency) | Jurisdiction

Address: 5950 NW Greenvalley

City: Prineville | State: OR | ZIP: 97754 | Phone: 541-419-0950

Signature: Julee Thompson | Date Signed: 2/6/2025

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weeds

Crook County

FEB 10 2025

Community Development

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ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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Details of complaint: *(be specific)*

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The applicant will submit annual weed control reports as required by Crook County Code.

The Crook County Weed Master was contacted and their office has no record of any reports being submitted by Knife River for the Woodward Site.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dead weeds such as Kochia and Russian Thistle (tumbleweed) are blown by the wind from the mine site and supposedly reclaimed land and placed against our property fence and we are asked with disposing of them. These weeds are also being blown to neighboring properties in the area.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity. etc.
( ) Yes ( ) No (☑) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (☑) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? (☑) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
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☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Langston First Name: Jason Middle initial: L

Title (if agency) Jurisdiction

Address: 6530 NW Green Valley Rd

City: Prineville State: OR ZIP: 97754 Phone: 541-408-1717

Signature: Date Signed: 2/7/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Condition of Approval:

Weed Control

30. The applicant will submit annual weed control reports as required by Crook County Code.

County Code:

- Code requirement from CCC 18.144.060(13): Noxious Weed Control. The operator, including all public agencies, shall document compliance with the noxious weed control plan submitted pursuant to CCC 18.144.050(6)(a)(xi) on a yearly basis by submittal of a written report to the Crook County weed master. The report shall be submitted not later than December 15th of each year.
    - The referenced code provision is: (xi) A noxious weed control plan, acceptable to the Crook County weed master, to control the spread of noxious weeds within and arising from the aggregate resource site. This plan must be implemented in accordance with ORS 569.380 through 569.400 and 569.445 through 569.450 and Chapter 8.24 CCC.

KNIFE RIVER CORPORATION
AN MDU RESOURCES COMPANY

Exhibit 7

Weed Control Plan

Project name: Woodward Aggregate Site

Date: 4/22/15

Legal description: T.14S., R.15E., S.14, Lot 702 & 703

Contact: Jeff Steyaert

County/state: Crook County, Oregon

Phone No.: 541-918-5100

Project description

The Woodward Site is a sand and gravel aggregate mining operation. Overburden and topsoil will be removed and stockpiled on the site while the sand and gravel is excavated. Mining will progress in phases across the site with concurrent reclamation of the mined areas being returned to agricultural uses. The site will be surrounded by screening berms created from the overburden material that is to be planted with appropriate native grasses.

Knife River employs an integrated approach to weed management at its properties and operations. The following are the basics of Knife River's program:

I. **Weed identification:** Knife River provides its employees with information about common noxious weeds and how to identify them.

II. **Weed prevention:** Effective weed management starts with preventing their establishment in the landscape. Knife River takes precautions to avoid both introducing weeds at sites we are operating and transferring seed sources between locations. Routine measures include:
- Inspecting and monitoring sites for evidence of nuisance/noxious weeds.
- Cleaning of equipment and machinery to eliminate the spread of weeds.
- Restricting vehicle and equipment movement in weed-infested areas.
- Minimizing land disturbances.
- Reclaiming exposed areas as soon as practical after mining.
- Using clean fill materials (if the project includes "filling").
- Using weed-free seed (if the project includes "seeding").
- Grading slopes to encourage establishment of desired vegetation while minimizing erosion.

III. **Weed control:** In addition to mechanical measures, Knife River uses chemical herbicides where necessary to control noxious weeds. Coordination with landowners and local resource agencies helps ensure the selection of appropriate and effective chemicals, as well as safe and effective application procedures.

IV. **Notes/project-specific requirements:**

This project must comply with all of Crook County's regulations for noxious weed control. Attached to this plan is all the information provided in the Weed Guide 2011 for Crook County's Rock Pit Ordinance. The documents stipulate annual reporting on a supplied form with the report due as designated by December 15th of each year.

Weed identification guides are also included.

This Weed Control Plan is to be used by the Site Operator and kept on the site to be available when needed along with copies of all reports submitted.

As with all Knife River programs, this weed control plan requires strict adherence to company environmental and health and safety policies, procedures and protocols.

KNIFE RIVER
AN MDU RESOURCES COMPANY

CCB# 2101 www.kniferiver.com

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

Corporate Office: Fax (541) 918-5375
AR Dept.: Fax (541) 918-5376
HR/Payroll Dept.: Fax (541) 918-5378
Willamette Valley: Fax (541) 928-6490

February 18, 2025

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

Crook County
FEB 18 2025
Community Development

RE: 217-25-000006-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint Letter" dated February 12, 2025. This complaint states "Failure to submit annual weed control reports". Knife River has contracted and conducted the spraying of noxious weeds and has attached the invoices and reports for the last few years. Knife River will continue to perform the requirement of spraying noxious weeks and will get the reports to Crook County Community Development by December 15th of each year.

Attachments:

- Contactor invoices
- Annual weed control reports 2023 & 2024.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert

Jeff Steyaert
Environmental MGR.

2023

Rock Pit Ordinance Annual Report Form

---

1. Initial activities must include an inventory of the aggregate site. Utilizing the identification materials in the provided packet, make a list of all noxious weed species present.
2. Control noxious weeds in a timely fashion. The application guide and the calendar of events provided in the packet should be helpful in determining application timing and product selection.
3. If you are unable to identify noxious weeds or is you have questions concerning application you may receive assistance by calling the Crook County Weedmaster at (541) 447-7958 or by email: kev.alexanian@co.crook.or.us
4. The compliance report must be received no later than December 15th of each calendar year.

Survey Completed: ☒ yes ☐ no

Species Identified

☐ Yellow starthistle	☐ African rue	☐ Spotted knapweed
☒ Dalmatian toadflax	☐ Perennial pepperweed	☒ Whitetop
☐ Scotch thistle	☐ Canada thistle	☐ Medusahead rye
☐ Wild carrot	☒ Common groundsel	☐ Yellow flag iris
☐ Rush skeleton weed	☐ Poison hemlock	☐ Teasel
☐ Musk thistle	☐ Diffuse knapweed	☐ Russian thistle
☐ Jointed goatgrass	☐ Spiny sowthistle	☐ Kochia
☒ Leafy spurge	☒ Puncturevine	☐ Bull thistle
☐ Purple loosestrife	☐ Myrtle spurge	☐ Western water hemlock
☐ Mediterranean sage	☐ St. Johnswort	☐ Yellow sweetclover
☐ Squarrose knapweed	☐ Scotch broom	☒ Common mullein
☐ Tansy ragwort	☐ Hound's tongue	☒ Field bindweed

Action Taken:

Please indicate date of treatment and products used

Tony's Mean Green
April 2023 Sprayed with Round up
June 2023 Sprayed with Round up

Crook County

FEB 18 2025

Community Development

2024

Rock Pit Ordinance Annual Report Form

---

1. Initial activities must include an inventory of the aggregate site. Utilizing the identification materials in the provided packet, make a list of all noxious weed species present.
2. Control noxious weeds in a timely fashion. The application guide and the calendar of events provided in the packet should be helpful in determining application timing and product selection.
3. If you are unable to identify noxious weeds or is you have questions concerning application you may receive assistance by calling the Crook County Weedmaster at (541) 447-7958 or by email: kev.alexanian@co.crook.or.us
4. The compliance report must be received no later than December 15th of each calendar year.

Survey Completed: ☒ yes ☐ no

Species Identified

- ☐ Yellow starthistle
- ☐ Dalmatian toadflax
- ☐ Scotch thistle
- ☐ Wild carrot
- ☐ Rush skeleton weed
- ☐ Musk thistle
- ☐ Jointed goatgrass
- ☒ Leafy spurge
- ☐ Purple loosestrife
- ☐ Mediterranean sage
- ☐ Squarrose knapweed
- ☐ Tansy ragwort
- ☐ African rue
- ☐ Perennial pepperweed
- ☒ Canada thistle
- ☒ Common groundsel
- ☐ Poison hemlock
- ☐ Diffuse knapweed
- ☐ Spiny sowthistle
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- ☐ Myrtle spurge
- ☐ St. Johnswort
- ☐ Scotch broom
- ☐ Hound's tongue
- ☐ Spotted knapweed
- ☒ Whitetop
- ☐ Medusahead rye
- ☐ Yellow flag iris
- ☐ Teasel
- ☐ Russian thistle
- ☐ Kochia
- ☐ Bull thistle
- ☐ Western water hemlock
- ☐ Yellow sweetclover
- ☒ Common mullein
- ☒ Field bindweed

Action Taken:

Please indicate date of treatment and products used

Specialty Spray
June 2024
July 2024
September 2024

Crook County

FEB 18 2025

Community Development

TONYS MEAN GREEN
62776 Todd RD
Bend Oregon, 97701

OWNER- ANTHONY VOORHIES
E-MAIL- TONYSMEANGREEN@GMAIL.COM
CELL # 541-419-6940
ROERTS CELL# 541-350-1097

INVOICE

knife river-Prineville
Woodward prineville

PO#546356C

Invoice #	0002077
Invoice Date	04/10/2023
Due Date	04/21/2023

Item	Description	Unit Price	Quantity	Amount
Product	SPRAING BROADLEAF	5000.00	1.00	5,000.00
Product	SPRAYING ROUND UP FOR ALL DESIGNATED AREAS ANY ADDITIONAL WILL BE DISCUSSED AS NEEDED	1000.00	1.00	1,000.00

Subtotal	6,000.00
Total	6,000.00
Amount Paid	0.00
Balance Due	$6,000.00

Crook County

FEB 18 2025

Community Development

INVOICE

TONYS MEAN GREEN
62776 Todd RD
Bend Oregon, 97701

OWNER- ANTHONY VOORHIES
E-MAIL- TONYSMEANGREEN@GMAIL.COM
CELL # 541-419-6940
ROERTS CELL# 541-350-1097

knife river-Prineville
Woodward prineville

PO#546356C

Invoice #	0002093
Invoice Date	06/05/2023
Due Date	06/12/2023

Item	Description	Unit Price	Quantity	Amount
Service	MONTHLY MAINTENANCE FOR JUNE	7000.00	1.00	7,000.00

Subtotal	7,000.00
Total	7,000.00
Amount Paid	0.00
Balance Due	$7,000.00

Crook County

FEB 18 2025

Community Development

SPECIALTY SPRAY

148 SE DESCHUTES AVE
REDMOND, OR 97756

Invoice

Date	Invoice #
6/7/2024	8491

Bill To	Ship To
KNIFE RIVER 64500 OB RILEY RD BEND, OR 97702	PRINEVILLE - WOODWARD PIT KELLY REYNOLDS - 541-306-8230 PRINEVILLE, OR

P.O. No.	Terms
	Due on receipt

Description	Amount
SPRAYED FOR NOXIOUS WEED CONTROL	1,825.00

Crook County

FEB 18 2025

Community Development

ALL PAST DUE AMOUNTS ARE SUBJECT TO A SERVICE CHARGE OF 1.5% PER MONTH. THANK YOU.

Total $1,825.00

PHONE	541-389-2919
EMAIL	SPECIALTYSPRAYINC@GMAIL.COM

Payments/Credits $0.00

Balance Due $1,825.00

SPECIALTY SPRAY

148 SE DESCHUTES AVE
REDMOND, OR 97756

Invoice

Date	Invoice #
7/31/2024	8963

Bill To	Ship To
KNIFE RIVER 64500 OB RILEY RD BEND, OR 97702	WOODWARD PIT PRINEVILLE, OR 97754

P.O. No.	Terms
	Due on receipt

Description	Amount
SPRAYED FOR NOXIOUS WEED CONTROL	925.00

Crook County

FEB 18 2025

Community Development

ALL PAST DUE AMOUNTS ARE SUBJECT TO A SERVICE CHARGE OF 1.5% PER MONTH. THANK YOU.

Total $925.00

PHONE	541-389-2919
EMAIL	SPECIALTYSPRAYINC@GMAIL.COM

Payments/Credits	$0.00
Balance Due	$925.00

SPECIALTY SPRAY

148 SE DESCHUTES AVE
REDMOND, OR 97756

Invoice

Date	Invoice #
9/23/2024	9188

Bill To	Ship To
KNIFE RIVER 64500 OB RILEY RD BEND, OR 97702	PRINEVILLE/WOODWARD PIT PRINEVILLE, OR 97754

P.O. No.	Terms
	Due on receipt

Description	Amount
SPRAY FOR CHEAT GRASS	701.25

Crook County

FEB 18 2025

Community Development

ALL PAST DUE AMOUNTS ARE SUBJECT TO A SERVICE CHARGE OF 1.5% PER MONTH. THANK YOU.

Total $701.25

PHONE	541-389-2919
EMAIL	SPECIALTYSPRAYINC@GMAIL.COM

Payments/Credits $0.00

Balance Due $701.25

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-25-000008-NVST	
☐ Personal Service	Date:
☐ Service by Mail	Date:
☒ Service by Email	Date: 2/11/25
Abatement Date: 2/27/25	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (9a6) CUP Violation: Dewatering without required permits and approvals.

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

217-25-00008-NVst #1

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
FEB 10 2025
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. When possible, this report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Crook County
FEB 10 2025
Community Development

Details of complaint: ***(be specific)***

Knife River CUP for the Woodward Pit 217-15-00015-PLNG Page 7 under "Groundwater Protection" #24 states: "The site will not be dewatered." - On or about May 2020 through August 2020, Knife River discharged sand and gravel washwater comingled with excavation dewatering water and stormwater that had been exposed to mining and quarrying activities from the facility to the Rye Grass Irrigation Canal. See attached DEQ "Notice of Civil Penalty Assessment and Order" Page 1 - lines 17,18, and 19. Knife River self reported the violation only after a complaint was filed with DOGAMI stating that dewatering had been performed at the site. See attached site map showing what was discharged into the Rye Grass Irrigation Canal.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal may have caused the contamination issue of neighboring water wells. The Ryegrass Irrigation Canal water is used for irrigation and livestock water. The water with discharge waste may have caused the livestock health issues on farms downstream from the discharge location.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:	
Adam and Karen Mikulski			
Title (if agency)	Jurisdiction		
Address: 3992 NW Stahancyk Lane			
City: Prineville, OR 97754	State:	ZIP:	Phone: 541-410-9964
Signature:			Date Signed: 2/10/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

#2

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
FEB 10 2025
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

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CROOK COUNTY
FEB 10 2025
Community Development

Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-00015-PLNG CUP page 7 under "Groundwater Protection"
#25 states: "If the applicant intends to dewater the site, it shall obtain relevant DOGAMI and DEQ permits."
Knife River did not obtain required permits to discharge to the Rye Grass Irrigation Canal. Knife River violated
ORS 468B.050(1)(a) by discharging wastes into waters of the state without a permit. The facility discharged
comingled washwater, industrial storm water and dewatering water to the Rye Grass Irrigation Canal.
Wash water, industrial stormwater and excavation dewatering water are considered
"wastes" pursuant to ORS 468B.005(9) as they will or may cause pollution to waters of the state.
See attached "DEQ Notice of Civil Penalty Assessment and Order" page 1 line 22 number 5,
lines 24,25,26, 27 and page 2 line 1. See attached site map showing the discharge process.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal
may have caused the contamination issues of neighboring water wells. The Ryegrass Irrigation Canal
water is used for irrigation and livestock water. The water with discharge waste may have caused the
livestock health issues on farms downstream from the discharge location.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No
☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No
☆ Is the violation property a neighboring property? (✓) Yes ( ) No
☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(✓) Yes ( ) No If not, why?:
☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:	
Adam and Karen Mikulski			
Title (if agency)	Jurisdiction		
Address: 3992 NW Stahancyk Lane			
City: Prineville, OR 97754	State:	ZIP:	Phone: 541-410-9964
Signature:			Date Signed: 2/10/2025

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#3

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County

FEB 10 2025

Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

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Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Crook County

FEB 10 2025

Community Development

Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-000115-PLNG CUP Page 7 under "Groundwater Protection" number 25 states: "The applicant shall also, at its own expense and assuming neighbor permission, have well water reports performed by an independent expert at the five wells (other than the applicant's well and any wells in the neighboring HM-zoned properties) nearest to Woodward site, including two to the south (on Stahancyk), one to the West (on Elliot), one to the Northwest (on Puckett) and one directly North. Such well water reports shall serve as a "base-line" against which possible future changes in water quality can be assessed. A copy of the well report shall be provided by the applicant to the well owner". Nobody was contacted when the unpermitted dewatering process was in progress or when Knife River "self reported" to DEQ. Wells were not tested per CUP direction. Proper baselines were not established to monitor changes in water quality.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal may have caused the contamination issues of neighboring water wells. Monitoring nearby wells may have averted water quality issues that neighboring wells are experiencing.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:	
Adam and Karen Mikulski			
Title (if agency)	Jurisdiction		
Address: 3992 NW Stahancyk Lane			
City: Prineville, OR 97754	State:	ZIP:	Phone: 541-410-9964
Signature:			Date Signed: 2/10/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
FEB 10 2025
Community Development

BEFORE THE ENVIRONMENTAL QUALITY COMMISSION

OF THE STATE OF OREGON

IN THE MATTER OF: KNIFE RIVER CORPORATION - NORTHWEST, an Oregon corporation, Respondent.	NOTICE OF CIVIL PENALTY ASSESSMENT AND ORDER CASE NO. WQ/SW-ER-2021-548

I. AUTHORITY

The Department of Environmental Quality (DEQ) issues this Notice of Civil Penalty Assessment and Order (Notice) pursuant to Oregon Revised Statutes (ORS) 468.100 and 468.126 through 468.140, ORS Chapter 183, ORS Chapter 468B, and Oregon Administrative Rules (OAR) Chapter 340, Divisions 011, 012, and 045.

II. FINDINGS OF FACT

1. Respondent owns or operates the Woodward Site located at 4547 NW Stahancyk Lane in Prineville, Oregon (the Facility).

2. The Facility conducts mining and quarry activities and has a Standard Industrial Classification (SIC) code 1442.

3. On or about May 2020 through August 2020, for 3 days each month, Respondent discharged sand and gravel washwater comingled with excavation dewatering water and stormwater that had been exposed to mining and quarrying activities from the Facility to the Rye Grass Irrigation Canal.

4. The Rye Grass Irrigation Canal conveys water from Ochoco Creek and the Crooked River and ultimately joins with Lytle Creek, which flows to the Crooked River.

5. The Facility is not permitted to discharge to the Rye Grass Irrigation Canal.

III. CONCLUSIONS

Respondent has violated ORS 468B.050(1)(a) by discharging wastes into waters of the state without a permit. Specifically, the Facility discharged comingled washwater, industrial stormwater, and excavation dewatering water to the Rye Grass Irrigation Canal, as alleged in Section II, paragraph 3. Washwater, industrial stormwater and excavation dewatering water are considered "wastes" pursuant to

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ORS 468B.005(9) as they will or may cause pollution to waters of the state. The Rye Grass Irrigation Canal is a "waters of the state" pursuant to ORS 468B.005(10) because it is a canal and it effects a junction with natural surface waters. This is a Class I violation, according to OAR 340-012-0055(1)(c). DEQ asses a $20,822 civil penalty for this violation.

IV. ORDER TO PAY CIVIL PENALTY

Based upon the foregoing FINDINGS OF FACTS AND CONCLUSIONS, Respondent is hereby ORDERED TO: Pay a total civil penalty of $20,822. The determinations of the civil penalties are attached as Exhibit No.1 and are incorporated as part of this Notice.

If you do not file a request for hearing as set forth in Section V below, please pay the penalty as follows:

Pay online with e-check (ACH) or Credit Card. Go to Your DEQ Online here: https://ydo.oregon.gov. Select Register Account or Login, then select Pay Invoices/Fees on your account dashboard. Enter the Invoice number and Account ID included on the attached payment slip. Note: US Bank charges a 2.3% convenience charge for credit card transactions. ACH payments have no additional charges.

Pay by check or money order: Make checks payable to "Department of Environmental Quality" and mail to the address on the enclosed payment slip. Please make sure to include the payment slip with your check or money order.

V. NOTICE OF RIGHT TO REQUEST A CONTESTED CASE HEARING

You have a right to a contested case hearing on this Notice, if you request one in writing. DEQ must receive your request for hearing **within 20 calendar days** from the date you receive this Notice. If you have any affirmative defenses or wish to dispute any allegations of fact in this Notice or attached exhibit, you must do so in your request for hearing, as factual matters not denied will be considered admitted, and failure to raise a defense will be a waiver of the defense. (See OAR 340-011-0530 for further information about requests for hearing.) You must send your request to: **DEQ, Office of Compliance and Enforcement, 700 NE Multnomah Street, Suite 600, Portland, Oregon 97232**, fax it to **503-229-6762** or email it to **DEQappeals@deq.oregon.gov**. An administrative law judge

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employed by the Office of Administrative Hearings will conduct the hearing, according to ORS Chapter 183, OAR Chapter 340, Division 011 and OAR 137-003-0501 to 0700. You have a right to be represented by an attorney at the hearing, however you are not required to be. If you are an individual, you may represent yourself. If you are a corporation, partnership, limited liability company, unincorporated association, trust or government body, you must be represented by an attorney or a duly authorized representative, as set forth in OAR 137-003-0555.

Active duty Service members have a right to stay proceedings under the federal Service Members Civil Relief Act. For more information contact the Oregon State Bar at 1-800-452-8260, the Oregon Military Department at 503-584-3571, or the nearest United States Armed Forces Legal Assistance Office through http://legalassistance.law.af.mil. The Oregon Military Department does not have a toll free telephone number.

If you fail to file a timely request for hearing, the Notice will become a final order by default without further action by DEQ, as per OAR 340-011-0535(1). If you do request a hearing but later withdraw your request, fail to attend the hearing or notify DEQ that you will not be attending the hearing, DEQ will issue a final order by default pursuant to OAR 340-011-0535(3). DEQ designates the relevant portions of its files, including information submitted by you, as the record for purposes of proving a prima facie case.

7 / 19 / 2022
Date

Kieran O'Donnell, Manager
Office of Compliance and Enforcement

Crook County
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Community Development

EXHIBIT No.1

FINDINGS AND DETERMINATION OF RESPONDENT'S CIVIL PENALTY
PURSUANT TO OREGON ADMINISTRATIVE RULE (OAR) 340-012-0045

VIOLATION:	Discharging wastes into the waters of the state from an industrial establishment without a permit, in violation of ORS 468B.050(1)(a).
CLASSIFICATION:	This is a Class I violation pursuant to OAR 340-012-0055(1)(c).
MAGNITUDE:	The magnitude of the violation is moderate pursuant to OAR 340-012-0130(1), as there is no selected magnitude specified in OAR 340-012-0135 applicable to this violation, and the information reasonably available to DEQ does not indicate a minor or major magnitude.

CIVIL PENALTY FORMULA: The formula for determining the amount of penalty of each violation is: $BP + [(0.1 \times BP) \times (P + H + O + M + C)] + EB$

"BP" is the base penalty, which is $6,000 for a Class I, moderate magnitude violation in the matrix listed in OAR 340-012-0140 (2)(b)(A)(ii) and applicable pursuant to OAR 340-012-0140(2)(a)(D) because Respondent does not have an NPDES permit.

"P" is whether Respondent has any prior significant actions, as defined in OAR 340-012-0030(19), in the same media as the violation at issue that occurred at a facility owned or operated by the same Respondent and receives a value of 10 according to OAR 340-012-0145(2)(b), which provides that the value of "P" will not exceed 10. Respondent has hundreds of Class I and Class I equivalent violations as described in Case No. WQ/SW-NWR-2017-204 issued on January 23, 2018, and over one hundred Class I and Class I Equivalent violations as described in Case No. WQ/SW-NWR-2017-080 issued on July 24, 2017, and 30 class I violations as described in Case No.:WQ/SW-WR-2018-142, and 3 class II violation in Case No.:WQ/SW-NWR-2019-009 in the same media as the violations that are the subject of the current formal enforcement action.

"H" is Respondent's history of correcting prior significant actions and receives a value of 0 according to OAR 340-012-0145(3)(c) because there is insufficient information on which to base a finding under paragraphs (3)(a) or (b).

"O" is whether the violation was repeated or ongoing and receives a value of 3 according to OAR 340-012-0145(4)(c), because there were from seven to 28 occurrences of the violation. Respondent discharged for three days per month during the months of May 2020, June 2020, July 2020, and August 2020 for a total of 12 occurrences. Each day of violation constitutes a separate occurrence.

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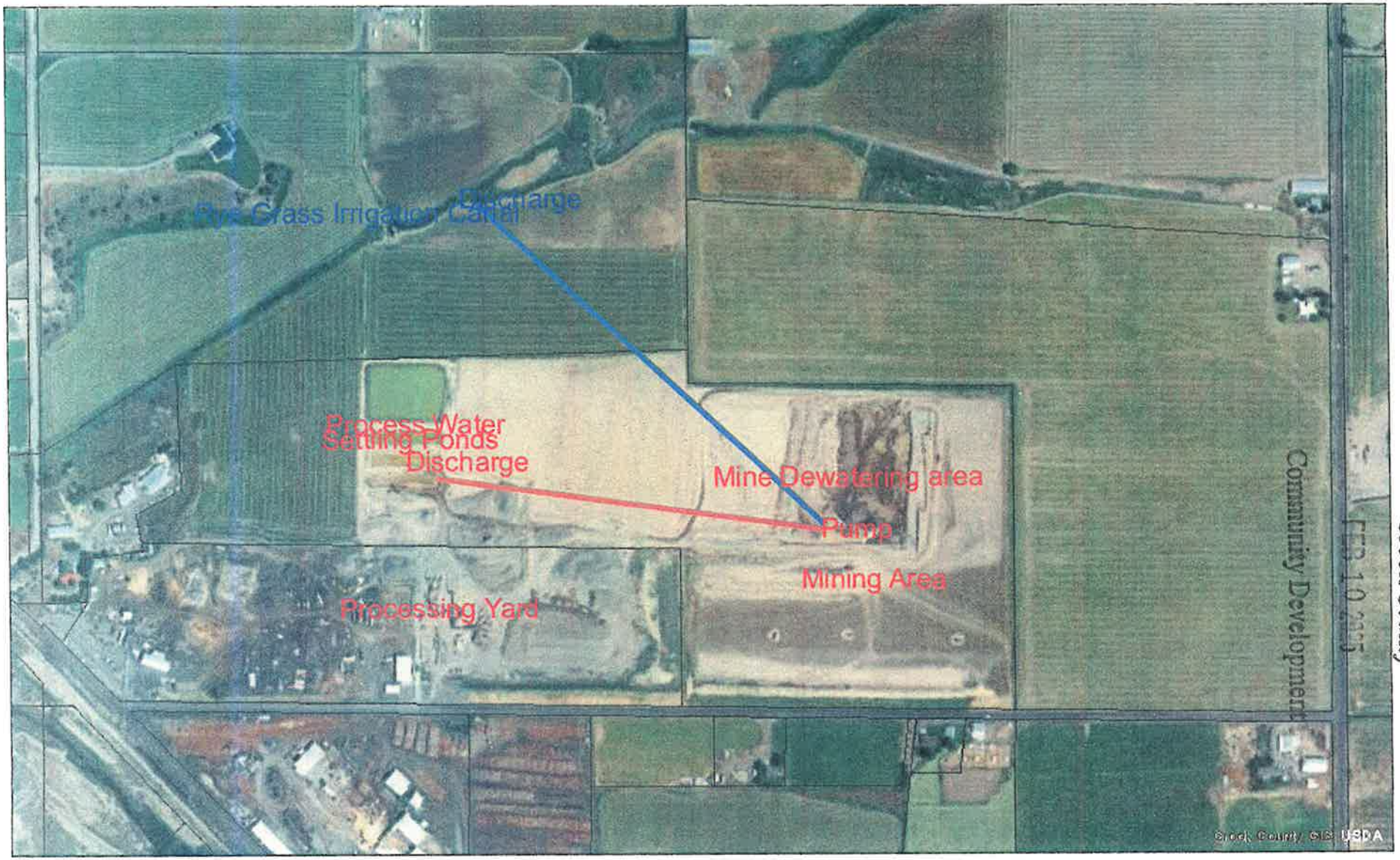
"M" is the mental state of the Respondent and receives a value of 8 according to OAR 340-012-0145(5)(d), because Respondent's conduct was reckless. Respondent is a holder of various discharge permits throughout the state and has been issued multiple enforcement actions for permit and discharge violations. Respondent is, therefore, aware of the requirement to obtain a permit prior to discharging to waters of the state. By discharging wastes from the Facility without permit coverage, Respondent consciously disregarded a substantial and unjustifiable risk that it would violate Oregon law requiring a permit for discharges from industrial activities.

"C" is Respondent's efforts to correct or mitigate the violation and receives a value of 0 according to OAR 340-012-0145(6)(f), because there is insufficient information to make a finding under paragraphs (6)(a) through (6)(e), or (6)(g).

"EB" is the approximate dollar value of the benefit gained and the costs avoided or delayed as a result of the Respondent's noncompliance. It is designed to "level the playing field" by taking away any economic advantage the entity gained and to deter potential violators from deciding it is cheaper to violate and pay the penalty than to pay the costs of compliance. In this case, "EB" receives a value of $2,222. This is the amount Respondent gained by avoiding spending $2,734 on the NPDES 1200-A permit fee and annual fee. This "EB" was calculated pursuant to OAR 340-012-0150(1) using the U.S. Environmental Protection Agency's BEN computer model.

PENALTY CALCULATION: Penalty = BP + [(0.1 x BP) x (P + H + O + M + C)] + EB
= $6,000 + [(0.1 x $6,000) x (10 + 0 + 3 + 8 + 0)] + $2,222
= $6,000 + [$600 x 21] + $2,222
= $6,000 + $12,600 + $2,222
= $20,822

Crook County, Oregon



Disclaimer: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER MATTER. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION. COUNTY DIGITAL INFORMATION IS PREPARED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED, AND IS NOT INTENDED FOR, SURVEY OR ENGINEERING PURPOSES OR THE AUTHORITATIVE AND/OR PRECISE LOCATION OF BOUNDARIES, FIXED HUMAN WORKS, AND/OR THE SHAPE AND CONTOUR OF THE EARTH. NO REPRESENTATION IS MADE CONCERNING THE LEGAL STATUS OF ANY APPARENT ROUTE OF ACCESS IDENTIFIED IN DIGITAL OR HARDCOPY MAPPING OF GEOSPATIAL INFORMATION OR DATA. DATA FROM THE CROOK COUNTY ASSESSOR'S OFFICE MAY NOT BE CURRENT. DATA IS UPDATED AS SCHEDULES AND RESOURCES PERMIT. PLEASE NOTIFY CROOK COUNTY GIS OF ANY ERRORS (541) 416-3930.

0 0.15 0.3 mi

N

Crook County GIS
GEOGRAPHIC INFORMATION SYSTEMS

Crook County

FEB 10 2015

Community Development

Timing of Mining – Minimizing Quality of Life Impacts

21. **No more than 10 acres of ground shall be disturbed by mining at any time.** The 'disturbed area' refers to the active mining and reclamation cells and does not include the processing and stockpile area, the temporary ponds, the existing mill operations, or the berm area.

Reclamation

22. The site will be reclaimed concurrently with mining as cells are completed.

23. All reclamation ***activities will be subject to a reclamation plan approved by the Department of Geology and Mineral Industries.***

Groundwater Protection

The aggregate operator acknowledges that groundwater may be encountered in the mining of the area in lot 703 that is east of the industrial lot 702, and hereby agrees to the following measures to demonstrate protection of the groundwater resource.

24. The site will not be dewatered.

25. If the applicant intends to dewater the site, it shall obtain relevant DOGAMI and DEQ permits. The applicant shall also, at its expense and assuming neighbor permission, have well water reports performed by an independent expert at the five wells (other than the applicant's well and any wells in the neighboring HM-zoned properties) nearest to the Woodward site, including two to the South (on Stahancyk), one to the West (on Elliot), one to the Northwest (on Puckett) and one directly to the North. Such well water reports shall serve as a "base-line" against which possible future changes in water quality can be assessed. A copy of the well report shall be provided by the applicant to the well owner.

26. All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds.

27. All equipment and trucks operating near exposed water will be inspected daily for possible oil leaks and repaired, if necessary, prior to use. A spill kit for containing hydrocarbon releases will be kept with the equipment operating near exposed water should it be needed.

28. The existing water well on the mill site must not be used for aggregate washing operations, but it can be used for irrigation on the berm and aggregate stockpiles if needed.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

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Crook County

FEB 18 2025

Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

FEB 18 2025

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Knife River CUP for the Woodward Pit 217-15-00015-PLNG Page 7 under "Groundwater Protection" #24 states: "The site will not be dewatered." - On or about May 2020 through August 2020, Knife River discharged sand and gravel washwater comingled with excavation dewatering water and stormwater that had been exposed to mining and quarrying activities from the facility to the Rye Grass Irrigation Canal. See attached DEQ "Notice of Civil Penalty Assessment and Order" Page 1 - lines 17,18, and 19. Knife River self reported the violation only after a complaint was filed with DOGAMI stating that dewatering had been performed at the site. See attached site map showing what was discharged into the Rye Grass Irrigation Canal.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal may have caused the contamination issue of neighboring water wells. The Ryegrass Irrigation Canal water is used for irrigation and livestock water. The water with discharge waste may have caused the livestock health issues on farms downstream from the discharge location.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Otterback First Name: Jack Middle initial:

Title (if agency) Jurisdiction

Address: 8310 Red Cloud Lane

City: Powell Butte State: OR ZIP: 97753 Phone: 503 580 1179

Signature: Date Signed: 2-15-25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
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Crook County
FEB 18 2025
Community Development

CASEFILE #

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Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

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Crook County

FEB 18 2025

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Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-00015-PLNG CUP page 7 under "Groundwater Protection"
#25 states: "If the applicant intends to dewater the site, it shall obtain relevant DOGAMI and DEQ permits."
Knife River did not obtain required permits to discharge to the Rye Grass Irrigation Canal. Knife River violated
ORS 468B.050(1)(a) by discharging wastes into waters of the state without a permit. The facility discharged
comingled washwater, industrial storm water and dewatering water to the Rye Grass Irrigation Canal.
Wash water, industrial stormwater and excavation dewatering water are considered
"wastes" pursuant to ORS 468B.005(9) as they will or may cause pollution to waters of the state.
See attached "DEQ Notice of Civil Penalty Assessment and Order" page 1 line 22 number 5,
lines 24,25,26, 27 and page 2 line 1. See attached site map showing the discharge process.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal
may have caused the contamination issues of neighboring water wells. The Ryegrass Irrigation Canal
water is used for irrigation and livestock water. The water with discharge waste may have caused the
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ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
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Community Development

CASEFILE #

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Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Township 14 South, Range 15 East, Section 14 | Subdivision: | Lot: Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: Knife River Corporation - Northwest | First Name: | Middle Name:

Address: 82260 Old Highway 34

City: Tangent, OR 97389 | State: | ZIP: | Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
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Crook County

FEB 18 2025

Community Development

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Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-000115-PLNG CUP Page 7 under "Groundwater Protection" number 25 states: "The applicant shall also, at its own expense and assuming neighbor permission, have well water reports performed by an independent expert at the five wells (other than the applicant's well and any wells in the neighboring HM-zoned properties) nearest to Woodward site, including two to the south (on Stahancyk), one to the West (on Elliot), one to the Northwest (on Puckett) and one directly North. Such well water reports shall serve as a "base-line" against which possible future changes in water quality can be assessed. A copy of the well report shall be provided by the applicant to the well owner". Nobody was contacted when the unpermitted dewatering process was in progress or when Knife River "self reported" to DEQ. Wells were not tested per CUP direction. Proper baselines were not established to monitor changes in water quality.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal may have caused the contamination issues of neighboring water wells. Monitoring nearby wells may have averted water quality issues that neighboring wells are experiencing.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

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☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Utterback First Name: Jack Middle initial:

Title (if agency) Jurisdiction

Address: 8310 Red Cloud Lane

City: Powell Butte State: OR ZIP: 97753 Phone: 503-580 1179

Signature: Date Signed: 2-15-25

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Preliminary Compliance Report

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Property Owner Name:
Clay Woodward

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First Name:

Middle Name:

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City:
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What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal may have caused the contamination issue of neighboring water wells. The Ryegrass Irrigation Canal water is used for irrigation and livestock water. The water with discharge waste may have caused the livestock health issues on farms downstream from the discharge location.

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COMPLAINANT INFORMATION

Last Name: Thompson | First Name: Julie | Middle initial: L

Title (if agency) | Jurisdiction

Address: 5950 NW Greenvalley

City: Prineville | State: OR | ZIP: 97754 | Phone: 541-419-0950

Signature: Julie Thompson | Date Signed: 2/17/2025

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Last Name:	First Name:	Middle Name:	
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Address: 82260 Old Highway 34			
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Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-00015-PLNG CUP page 7 under "Groundwater Protection"
#25 states: "If the applicant intends to dewater the site, it shall obtain relevant DOGAMI and DEQ permits."
Knife River did not obtain required permits to discharge to the Rye Grass Irrigation Canal. Knife River violated
ORS 468B.050(1)(a) by discharging wastes into waters of the state without a permit. The facility discharged
comingled washwater, industrial storm water and dewatering water to the Rye Grass Irrigation Canal.
Wash water, industrial stormwater and excavation dewatering water are considered
"wastes" pursuant to ORS 468B.005(9) as they will or may cause pollution to waters of the state.
See attached "DEQ Notice of Civil Penalty Assessment and Order" page 1 line 22 number 5,
lines 24,25,26, 27 and page 2 line 1. See attached site map showing the discharge process.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

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COMPLAINANT INFORMATION

Last Name: Thompson | First Name: Julie | Middle initial: L

Title (if agency) | Jurisdiction

Address: 5950 NW Greenvalley

City: Prineville | State: OR | ZIP: 97754 | Phone: 541-419-0950

Signature: Julie Thompson | Date Signed: 2/17/2025

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COMPLAINANT INFORMATION

Last Name: Langston First Name: Jason Middle initial: L

Title (if agency) Jurisdiction

Address: 6530 NW Green Valley Rd

City: Prineville State: OR ZIP: 97754

Signature: Phone: 541-408-1717

Date Signed: 2/14/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County

FEB 18 2025

Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type *(check all that apply)*	
Crook County Code Title 15 Chapter 15.04	☐ No Permit ☐ Building ☐ Fire, Life, Safety issues with Residence ☐ Discharge of sewage on top of ground	☐ New Construction ☐ Plumbing ☐ Remodel ☐ Mechanical ☐ Foundation failure ☐ Faulty electrical wiring ☐ Roof failure ☐ Electrical
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials ☐ Discharge of sewage on top of ground	☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property
Crook County Code Title 18	☐ Person or persons residing in RV ☐ Operating a Business in Residential Zone without Conditional Use Permit ☒ Violation of Conditional Use Permit	☐ Failure to remove Medical Hardship or Temporary Use Residence ☐ Residence on property without planning approval. ☐ Two (2) or more dwellings on property.
Other	Enter authority by statute or rule number and description of violation. ☐ _____ ☐ _____ ☐	☐ _____ ☐ _____ ☐

Crook County

FEB 18 2025

Community Development

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and any photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-00015-PLNG CUP page 7 under "Groundwater Protection"
#25 states: "If the applicant intends to dewater the site, it shall obtain relevant DOGAMI and DEQ permits."
Knife River did not obtain required permits to discharge to the Rye Grass Irrigation Canal. Knife River violated
ORS 468B.050(1)(a) by discharging wastes into waters of the state without a permit. The facility discharged
comingled washwater, industrial storm water and dewatering water to the Rye Grass Irrigation Canal.
Wash water, industrial stormwater and excavation dewatering water are considered
"wastes" pursuant to ORS 468B.005(9) as they will or may cause pollution to waters of the state.
See attached "DEQ Notice of Civil Penalty Assessment and Order" page 1 line 22 number 5,
lines 24,25,26, 27 and page 2 line 1. See attached site map showing the discharge process.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal
may have caused the contamination issues of neighboring water wells. The Ryegrass Irrigation Canal
water is used for irrigation and livestock water. The water with discharge waste may have caused the
livestock health issues on farms downstream from the discharge location.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (☑) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (☑) No
☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No
☆ Is the violation property a neighboring property? (☑) Yes ( ) No
☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(☑) Yes ( ) No If not, why?:
☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Langston First Name: Jason Middle initial: L
Title (if agency) Jurisdiction
Address: 6530 NW Green Valley Rd
City: Prineville State: OR ZIP: 97754
Phone: 541-408-1717
Signature:
Date Signed: 2/14/25
If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

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Community Development

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:	Subdivision:	Lot:
Township 14 South, Range 15 East, Section 14		Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:	First Name:	Middle Name:	
Knife River Corporation - Northwest			
Address: 82260 Old Highway 34			
City: Tangent, OR 97389	State:	ZIP:	Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type			
	(check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☒ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

FEB 18 2025

Community Development

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-000115-PLNG CUP Page 7 under "Groundwater Protection" number 25 states: "The applicant shall also, at its own expense and assuming neighbor permission, have well water reports performed by an independent expert at the five wells (other than the applicant's well and any wells in the neighboring HM-zoned properties) nearest to Woodward site, including two to the south (on Stahancyk), one to the West (on Elliot), one to the Northwest (on Puckett) and one directly North. Such well water reports shall serve as a "base-line" against which possible future changes in water quality can be assessed. A copy of the well report shall be provided by the applicant to the well owner". Nobody was contacted when the unpermitted dewatering process was in progress or when Knife River "self reported" to DEQ. Wells were not tested per CUP direction. Proper baselines were not established to monitor changes in water quality.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal may have caused the contamination issues of neighboring water wells. Monitoring nearby wells may have averted water quality issues that neighboring wells are experiencing.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Langston	First Name: Jason	Middle initial: L
Title (if agency)	Jurisdiction	
Address: 6530 NW Green Valley Rd		
City: Prineville	State: OR	ZIP: 97754
Phone: 541-408-1717		
Signature:	Date Signed: 2/14/25	

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

DigiSign Verified - 20f80009-0202-4982-b908-041508a14f80

Crook County
FEB 18 2025
Community Development

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
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FOR OFFICE USE ONLY

CASE/FILE #

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ALLEGED VIOLATOR/PROPERTY/OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4765 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☒ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
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Crook County

FEB 18 2025

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

Knife River CUP for the Woodward Pit 217-15-00015-PLNG Page 7 under "Groundwater Protection" #24 states: "The site will not be dewatered." - On or about May 2020 through August 2020, Knife River discharged sand and gravel washwater comingled with excavation dewatering water and stormwater that had been exposed to mining and quarrying activities from the facility to the Rye Grass Irrigation Canal. See attached DEQ "Notice of Civil Penalty Assessment and Order" Page 1 - lines 17,18, and 19. Knife River self reported the violation only after a complaint was filed with DOGAMI stating that dewatering had been performed at the site. See attached site map showing what was discharged into the Rye Grass Irrigation Canal.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal may have caused the contamination issue of neighboring water wells. The Ryegrass Irrigation Canal water is used for irrigation and livestock water. The water with discharge waste may have caused the livestock health issues on farms downstream from the discharge location.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Ramsden	First Name: Donald	Middle initial: C
Title (if agency)	Jurisdiction	
Address: 4540 NW Graves RD		
City: Prineville	State: OR ZIP: 97754	Phone: 541 548 2522
Signature:		Date Signed: 02/13/25

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
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Community Development

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
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Crook County

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VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-00015-PLNG CUP page 7 under "Groundwater Protection"
#25 states: "If the applicant intends to dewater the site, it shall obtain relevant DOGAMI and DEQ permits."
Knife River did not obtain required permits to discharge to the Rye Grass Irrigation Canal. Knife River violated
ORS 468B.050(1)(a) by discharging wastes into waters of the state without a permit. The facility discharged
comingled washwater, industrial storm water and dewatering water to the Rye Grass Irrigation Canal.
Wash water, industrial stormwater and excavation dewatering water are considered
"wastes" pursuant to ORS 468B.005(9) as they will or may cause pollution to waters of the state.
See attached "DEQ Notice of Civil Penalty Assessment and Order" page 1 line 22 number 5,
lines 24,25,26, 27 and page 2 line 1. See attached site map showing the discharge process.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

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may have caused the contamination issues of neighboring water wells. The Ryegrass Irrigation Canal
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livestock health issues on farms downstream from the discharge location.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No
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☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Donnan First Name: Donald Middle initial:
Title (if agency) Jurisdiction
Address: 4540 NW Grimes RD
City: Prineville State: OR ZIP: 97754 Phone: 541 548 2542
Signature: Date Signed: 02/13/25
If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

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Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
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	☐ _____		☐ _____	
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Crook County

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Community Development

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Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-000115-PLNG CUP Page 7 under "Groundwater Protection" number 25 states: "The applicant shall also, at its own expense and assuming neighbor permission, have well water reports performed by an independent expert at the five wells (other than the applicant's well and any wells in the neighboring HM-zoned properties) nearest to Woodward site, including two to the south (on Stahancyk), one to the West (on Elliot), one to the Northwest (on Puckett) and one directly North. Such well water reports shall serve as a "base-line" against which possible future changes in water quality can be assessed. A copy of the well report shall be provided by the applicant to the well owner". Nobody was contacted when the unpermitted dewatering process was in progress or when Knife River "self reported" to DEQ. Wells were not tested per CUP direction. Proper baselines were not established to monitor changes in water quality.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal may have caused the contamination issues of neighboring water wells. Monitoring nearby wells may have averted water quality issues that neighboring wells are experiencing.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (✓) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Montgomery First Name: David Middle initial: C

Title (if agency) Jurisdiction

Address: 4540 NW Grimes

City: Prineville State: OR ZIP: 97754 Phone: 541 5862522

Signature: Date Signed: 02/13/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

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Crook County
FEB 18 2025
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR PROPERTY OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

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Crook County

FEB 18 2025

Community Development

Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-000115-PLNG CUP Page 7 under "Groundwater Protection" number 25 states: "The applicant shall also, at its own expense and assuming neighbor permission, have well water reports performed by an independent expert at the five wells (other than the applicant's well and any wells on neighboring HM-zoned properties) nearest to Woodward site, including two to the south (on Stahancyk), one to the West (on Elliot), one to the Northwest (on Puckett) and one directly North. Such well water reports shall serve as a "base-line" against which possible future changes in water quality can be assessed. A copy of the well report shall be provided by the applicant to the well owner". Nobody was contacted when the unpermitted dewatering process was in progress or when Knife River "self reported" to DEQ. Wells were not tested per CUP direction. Proper baselines were not established to monitor changes in water quality.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal may have caused the contamination issues of neighboring water wells. Monitoring nearby wells may have averted water quality issues that neighboring wells are experiencing.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Kriege	First Name: Donna	Middle initial: R	
Title (if agency)	Jurisdiction		
Address: 4144 NW Stahancyk Ln.			
City: Prineville	State: OR	ZIP: 97754	Phone: 541-410-2936
Signature: Donna Kriege			Date Signed: 2-18-2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

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Crook County
MAR 04 2025
Community Development

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:	Subdivision:	Lot:
Township 14 South, Range 15 East, Section 14		Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:	First Name:	Middle Name:	
Knife River Corporation - Northwest			
Address: 82260 Old Highway 34			
City: Tangent, OR 97389	State:	ZIP:	Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
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Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
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Crook County
MAR 04 2025
Community Development

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

Knife River Woodward Pit 217-15-00015-PLNG CUP page 7 under "Groundwater Protection"
#25 states: "If the applicant intends to dewater the site, it shall obtain relevant DOGAMI and DEQ permits."
Knife River did not obtain required permits to discharge to the Rye Grass Irrigation Canal. Knife River violated
ORS 468B.050(1)(a) by discharging wastes into waters of the state without a permit. The facility discharged
comingled washwater, industrial storm water and dewatering water to the Rye Grass Irrigation Canal.
Wash water, industrial stormwater and excavation dewatering water are considered
"wastes" pursuant to ORS 468B.005(9) as they will or may cause pollution to waters of the state.
See attached "DEQ Notice of Civil Penalty Assessment and Order" page 1 line 22 number 5,
lines 24,25,26, 27 and page 2 line 1. See attached site map showing the discharge process.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Dewatering the washwater, excavation water and stormwater into the Ryegrass Irrigation Canal
may have caused the contamination issues of neighboring water wells. The Ryegrass Irrigation Canal
water is used for irrigation and livestock water. The water with discharge waste may have caused the
livestock health issues on farms downstream from the discharge location.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No
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COMPLAINANT INFORMATION

Last Name: Soliz	First Name: Kathleen	Middle initial: E
Title (if agency)	Jurisdiction	
Address: 6255 Green Valley		
City: Prineville	State: OR ZIP: 97754	Phone: 541-447-7727
Signature: K Soliz		Date Signed: 2-24-25

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Crook County
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ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
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Crook County
MAR 04 2025
Community Development

VIOLATION INFORMATION

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☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Soliz	First Name: Kathleen	Middle initial: E	
Title (if agency)	Jurisdiction		
Address: 6255 Green Valley			
City: Prineville	State: OR	ZIP: 97754	Phone: 541-447-7722
Signature: K Soliz			Date Signed: 2-24-25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

KNIFE RIVER
AN MDU RESOURCES COMPANY

CCB# 2101 www.kniferiver.com

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

Corporate Office: Fax (541) 918-5375
AR Dept.: Fax (541) 918-5376
HR/Payroll Dept.: Fax (541) 918-5378
Willamette Valley: Fax (541) 928-6490

February 15, 2025
Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

Crook County
FEB 18 2025
Community Development

RE: 217-25-000008-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint Letter" dated February 12, 2025. This complaint states "Dewatering without required permits and approvals". Knife River has the required Oregon DEQ WPCF permit and approval to operate its sand and gravel mining operation. Knife River voluntary notified Oregon DEQ that it had discharged mine dewatering water offsite between May and Aug. 2020 to facilitate mine reclamation. Since that time dewatering has no longer occurred. Knife River has had multiple agency inspections, one on 6-24-2021 and 5-9-2024 both indicate that Knife River is in full compliance with the Oregon DEQ WPCF permit requirements.

Attachments:
DOGAMI – WPCF inspection dated 6-24-2024.
DOGAMI – WPCF inspection dated 5-9-2024.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert
Environmental MGR.

OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY **WATER QUALITY SOURCE INSPECTION FORM**

Permittee: Knife River Co. NW	**Source Address:** 4547 NW Stanhancyk Ln, Prineville, OR	**Date Inspected:** 6/24/21
Facility Name: Woodward	**Source Phone #:** 541-918-5100	**Official Contacted/Title:** Jeff Steyaert
DEQ File: 124758 **DOGAMI ID:** 07-0159	**Mailing Address:** 32260 Old Hwy 34, Tangent OR 97389	
EPA ID # (NPDES only):		
Permit #: WPCF 1000	**System Classification:**	**Samples Taken:** No
Permit Exp. Date: October 31, 2017		**Type of Inspection:** Routine

COMPLIANCE STATUS	No Violations	Violations Noted
Schedule A Waste Discharge Limitations	X	
Schedule B Monitoring and Reporting	X	
Schedule D Special Conditions	X	
Schedule F General Conditions	X	
SFO or MAO	X	

SUMMARY OF INSPECTION FINDINGS, COMMENTS & RECOMMENDATIONS

This facility disposes of process wastewater from aggregate washing by recirculation, evaporation, and infiltration.

Schedule A: Process wastewater and waste solids derived from washing activities is disposed of on-site into self-contained ponds. There is no discharge of stormwater or wastewater to any surface waters. There were no observations of activities that may adversely impact groundwater quality. Petroleum based products and other potential pollutants were located in safe locations where they are not likely to be carried into waters of the state. Ponds had a minimum freeboard of 1 foot.

Schedule B: Monitoring records for containment system freeboard, were available and reviewed.

Schedule D: This facility does not conduct in-stream mining or other in-stream activities. (DSL permits must be obtained for in-stream mining). Detailed plans and specifications for the wastewater system are available for DEQ or DOGAMI review. There were no observations of solid or sanitary waste disposal.

VIOLATIONS NOTED: None

DOGAMI Permit Conditions were reviewed with Permittee. Permittee states an amendment is being prepared for submission and all permit conditions should be re-evaluated at that time.

☒ CONTINUED ON ATTACHED PAGE

PREPARATION TIME: 1 hr
INSPECTION TIME: 2:00-3:00 PM
FOLLOW-UP TIME: 1 hr
CC: ☒ **Permittee** ☐ **WQ UIC Coordinator**

Inspector's Name: Lisa Reinhart

Inspector's Signature: Lisa Reinhart

Region & Office: DOGAMI

Date: 7/5/21

Crook County
FEB 18 2025
Community Development

Facility Layout and Photo Locations



Crook County
FEB 18 2025
Community Development

Crook County
FEB 18 2025
Community Development

Processing Area



Settling Ponds For Process Water

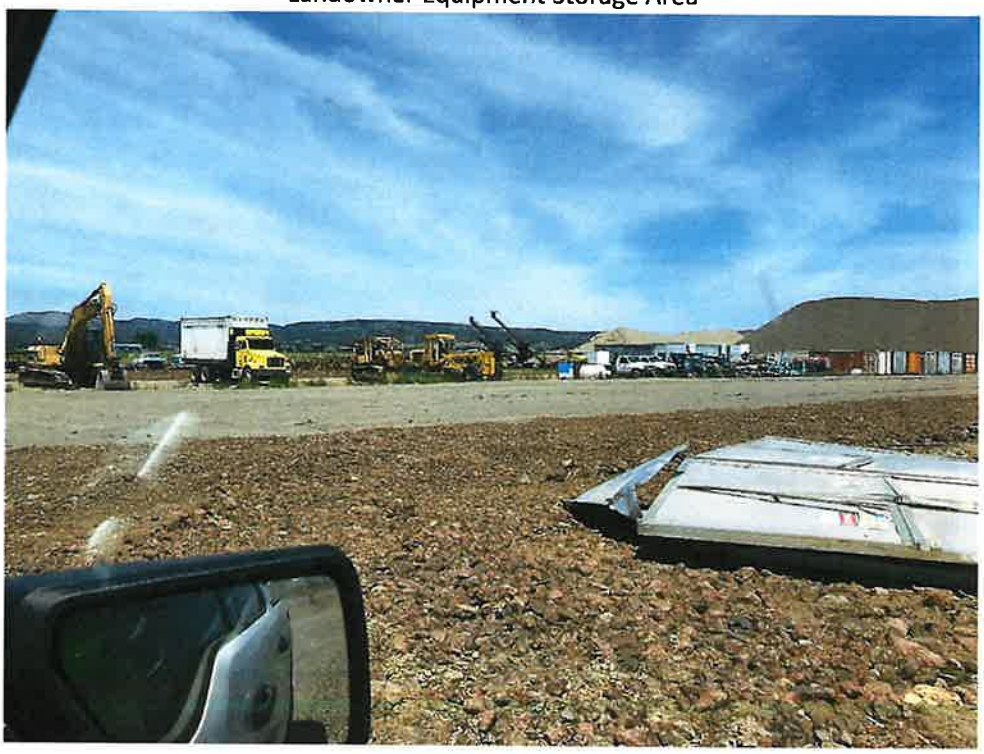


Crook County
FEB 18 2025
Community Development

Reclaimed Agricultural Field



Landowner Equipment Storage Area



Crook County
FEB 18 2025
Community Development

Reclaimed Pad



Maintenance Shop/Pollutant Storage



OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY

at 10:15?

WATER QUALITY SOURCE INSPECTION FORM

Permittee: Knife River Co. NW **Facility Name:** Woodward			**Source Address:** 4555 NW Stanhancyk Ln, Prineville, OR **Source Phone #:** 541-918-5100	**Date Inspected:** 5/9/24 **Official Contacted/Title:** Jeff Steyaert, Knife River Corp. NW Environmental, Permitting & Property MGR
DEQ File: 124758 **DOGAMI ID:** 07-0159 **EPA ID # (NPDES only):**			**Mailing Address:** 32260 Old Hwy 34, Tangent OR 97389	
Permit #: WPCF 1000 **Permit Exp. Date:** October 31, 2017			**System Classification:**	**Samples Taken:** No **Type of Inspection:** Routine
COMPLIANCE STATUS	**No Violations**	**Violations Noted**	**SUMMARY OF INSPECTION FINDINGS, COMMENTS & RECOMMENDATIONS**	
Schedule A Waste Discharge Limitations	X		This facility disposes of process wastewater from aggregate washing by recirculation, evaporation, and infiltration. Schedule A: Process wastewater from washing activities is disposed of on-site into self-contained ponds. There is no discharge of stormwater or wastewater to any surface waters. There were no observations of activities that may adversely impact groundwater quality. Petroleum based products and other potential pollutants were located in safe locations where they are not likely to be carried into waters of the state. Ponds had a minimum freeboard of 1 foot. Schedule B: Monitoring records for containment system freeboard, were available and reviewed. Schedule D: This facility does not conduct in-stream mining or other in-stream activities. (DSL permits must be obtained for in-stream mining). Detailed plans and specifications for the wastewater system are available for DEQ or DOGAMI review. There were no observations of solid or sanitary waste disposal.	
Schedule B Monitoring and Reporting	X			
Schedule D Special Conditions	X			
Schedule F General Conditions	X			
SFO or MAO Requirements	X			
VIOLATIONS NOTED: None			See attached narrative, map, and photos of inspection.	
			☒ CONTINUED ON ATTACHED PAGE	

Crook County
FEB 18 2025
Community Development

Crook County
FEB 18 2025
Community Development

PREPARATION TIME: 1 hr
INSPECTION TIME: 11:00 AM- 1:30 PM
FOLLOW-UP TIME: 6 hr
CC: ☒ **Permittee** ☐ **WQ UIC Coordinator**

Inspector's Name: Lisa Reinhart

Inspector's Signature:

Region & Office: DOGAMI

Date: 5/15/24

Vaughn Balzer, John Hook, and I (all of DOGAMI), arrived at the facility at 11:15 AM. Weather conditions were warm, dry, and sunny. At the entrance to the facility, we met with Knife River representatives Jeff Steyaert, John Rigel, Kelly Reynolds, Matt Ropp, and Bob Houston. The purpose of the inspection was to verify site conditions for a DOGAMI Operating Permit Amendment (addition of the Vanier property) and as detailed below, to evaluate compliance with the WPCF 1000 General Permit. Vaughn Balzer has prepared a separate report evaluating compliance with the DOGAMI Operating Permit.

The inspection began at the entrance near the scale. We proceeded west and observed a shop and mill yard that operate as a separate industrial facility, Prineville Sawmill, within the DOGAMI permitted area (photo 1). This portion of the property was mined in the past and has been partially reclaimed (filled to a level gravel surface) to the mill yard. DOGAMI does not consider the reclamation to be final and areas where reclamation work has been initiated are herein referred to as partially reclaimed. The mill area is not authorized under the WPCF 1000 General Permit; however, it is permitted separately under a NPDES 1200-Z Industrial Stormwater Permit, file #107250 to Woodward Land & Timber LLC. We walked to the northwestern portion of the permit area and observed an agricultural field that had been mined and partially reclaimed (photo 2).

We walked through the agricultural field to the central northern permit boundary and observed process water cell #4 (photo 3). During the inspection, the pond was not receiving wastewater but it was being filled with water for use at the plant. The representatives explained that washwater from gravel (aggregate) washing at the process plant is collected and piped to be first discharged to pond cell #1 (photo 4), which overflows to pond cell #2 (photo 5), which overflows to pond cell #3 (photo 6), and finally overflows into pond cell #4 (photo 3). By the time the water reaches pond cell #4, most of the sediments have fallen out and the water in pond 4 is recirculated back to the process plant to wash aggregate. If additional makeup water is needed (due to excessive evaporation and infiltration), water may be pumped from the irrigation ditch during the irrigation season, or alternatively, fresh water can be supplied from a nearby well. During the dry season, the cells are cleaned out and the excess sediment is used for reclamation purposes.

Vaughn, John H., Jeff, and Kelly, continued to walk the northern perimeter of the permit boundary that has been partially reclaimed to agriculture (photo 7), John R., Matt, Bob, and I walked the northern perimeter of the washplant and stockpile areas. I observed how surface water drains northerly from the washplant to a basin where it is pumped out. John R., stated that when in use, the water is pumped from the pond and discharged by a hose to the wastewater ponds (photo 8).

We walked to the eastern permit boundary where we met up with the rest of the group (photo 9) and proceeded to the southeast permit boundary. The Knife River representatives explained how the amendment of the Vanier property would consist of adding agricultural property to the north and east (photo 10) to the existing permitted facility. The property would be mined out in a series of cells and contemporaneously reclaimed back to agriculture as the post mining land use, consistent with past operations. All aggregate material mined from the Vanier property will be hauled to the existing process plant, where it will be screened, crushed, and washed prior to placement in various stockpiles. There are no new additional wastewater ponds proposed.

We walked west along the southern perimeter, and I observed how an earthen berm physically separates the permit area from the adjacent road and therefore, prevents a discharge of surface water to the roadside ditch (photos 11 and 12). We returned back to the scale/parking area where I reviewed inspection records for the wash plant, including pond freeboard.

We thanked the representatives for their time and departed the facility at approximately 1:45 PM.

Crook County
FEB 18 2025
Community Development

Photo Location Map

Crook County
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Crook County

FEB 18 [illegible]

Community Development

Photo 1- Shop and mill yard under NPDES 1200-Z Permit File 107250

Photo 2- Agricultural field



Photo 3- Process water pond cell #4



Photo 4- Process water pond cell #1

Crook County
FEB 18 2025
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Crook County
FEB 18 2025
Community Development



Photo 5- Process water pond cell #2



Photo 6- Process water pond cell #3

Photo 7- Partially reclaimed agricultural field

Photo 8- Pump for surface water to discharge to wastewater ponds

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Community Development



Photo 9- Eastern permit boundary



Photo 10- View of Vanier property from the southeastern permit boundary

Photo 11- Earthen berm between road and permit area

Photo 12- Internal surface water drainage (standing on vegetated earthen berm)

-END OF REPORT-

Crook County
FEB 18 2025
Community Development



PERMIT ID#: 07-0159
PERMIT TYPE: OP

Applicant:	Knife River Corp. NW - Ta...	Site Contact:	Jeff Steyaert
Site Name:	Woodward Site	Site Phone:	541 918-5142
Commodity:	sand and gravel -	Permittee Phone:	5419185100
Division:	30	Permittee Cell:	541 968-1898
DEQ File No.	124758	County:	Crook
DEQ Status:	Permitted	DEQ Contact:	Jeff Steyaert
DEQ Permit:	WPCF: 1000	DEQ Phone:	(541) 918-5100
Legal:	14S15E14 703	Latitude:	-120.898645
		Longitude:	44.350358

Symbol	Layer	Data Source	Source Date	Acres
	Current Surveyed Permit Area	Survey	4/18/2024	111.4
	Current Approx. Permit Area	---	---	---
	Proposed Permit Area	Survey	4/18/2024	189.3
	Setbacks	Survey	4/18/2024	95.2
	Excavation	Survey	4/18/2024	161.2
	Limited Exemption	---	---	---
	Reclaimed	---	---	---
	Disturbed Total	Site Inspection	5/9/2024	98
	Basemap Source	ESRI Aerial Basemap	7/1/2023	
	Prepared By	ed.buchner	6/26/2024	

0 700 1400 2100 Feet

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

Oregon Dept. of Geology and Mineral Industries (DOGAMI)
Mineral Land Regulation and Reclamation Program (MLRR)
229 Broadalbin St. SW
Albany, OR 97321

ArcGIS Pro 3.0
Oregon Lambert Projection, NAD 1983 HARN (EPSG# 2894)
\\dgmalbwfs1\sites\07Crook\07-0159\Actions\20230525_Amd\07-0159_20240626_GISAerial_2023.pdf

Crook County
Community Development
FEB 18 2025

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-25-000011-NVST	
☐ Personal Service	Date:
☐ Service by Mail	Date:
☒ Service by Email	Date: 2/18/25
Abatement Date: 3/6/25	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (sec "B", #5&7) CUP Violation: Parking to be off street and on premises.

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

DigiSign Verified - 20f60005-0262-4962-b90e-041566a14f66

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
MAR 04 2025
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type *(check all that apply)*			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☒ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

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Crook County
MAR 04 2025
Community Development

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

(5)All parking demand created by any use permitted by this chapter shall be accomodated on the subject premises entirely off street
(6)No use permitted by this chapter shall require the backing of traffic onto a public or private street or road right-of-way to accomodate ingress or egress to any use on the premises thereof

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Heading into town on Elliott, having to go into the oncoming lane to not hit the trucks lined up on the road

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No ( ) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (X) Yes ( ) No
☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No
☆ Is the violation property a neighboring property? (X) Yes ( ) No
☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not necassary
☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT_____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Soliz	First Name: Kathleen	Middle initial: F
Title (if agency)	Jurisdiction	
Address: 6255 Green Valley		
City: Prineville	State: OR	ZIP: 97754
Phone: 541-447-7722		
Signature: K Soliz	Date Signed: 2/24/25	

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

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Crook County

FEB 18 2025

Community Development

CASEFILE #

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Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702 & 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

FEB 18 2025

Community Development

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

Knife River Woodward Aggregate Site CUP Page 10 Under "IV. Site Plan Approval Criteria for Industrial Uses", Section "B" 18.72.030 Use Limitations, Number 5 states: "All parking demand created by any use permitted by this chapter shall be accommodated on the subject premises entirely off street." Additionally below #7 it states in bold: "All vehicles will be parked on site. The subject property is large enough to manage traffic and parking on-site in order to meet this requirement. Ingress to and egress from the site will be from Stahancyk Lane." Knife River and their contractor trucks park along Elliott Road and at times on Stahancyk Ln. waiting to gain access onto the site. See attached picture. This clearly violates this section of the CUP.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Trucks parked along Elliott Rd. and Stahancyk Ln. create a traffic hazard. Stahancyk Ln. is narrow with no painted center line so vehicles traveling east must cross over to the other side of the road to maneuver around the parked trucks that are waiting to enter the site. The incline of the road makes it difficult to see if there is any oncoming vehicles on that side of the road. The speed limit on Stahancyk is 45mph and too fast for this road.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:	
Adam and Karen Mikulski			
Title (if agency)	Jurisdiction		
Address: 3992 NW Stahancyk Lane			
City: Prineville, OR 97754	State:	ZIP:	Phone: 541-410-9964
Signature: Adam Mikulski Karen L. Mikulski			Date Signed: 2/18/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County

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Crook County

FEB 18 2025

Community Development

(5) All parking demand created by any use permitted by this chapter shall be accommodated on the subject premises entirely off street.
(6) No use permitted by this chapter shall require the backing of traffic onto a public or private street or road right-of-way to accommodate ingress or egress to any use on the premises thereof.
(7) There shall not be more than one ingress and one egress from properties accommodating uses permitted by this chapter per each 300 feet of street frontage or fraction thereof. If necessary to meet this requirement, permitted uses shall provide for shared ingress and egress.

All vehicles will be parked on site. The subject property is large enough to manage traffic and parking on-site in order to meet this requirement. Ingress to and egress from the site will be from Stahancyk Lane.

(8) All uses permitted by this chapter shall be screened from abutting residential uses in residential zones by densely planted trees and shrubs or sight-obscuring fencing.

There are no residential uses in residential zones that are directly adjacent to the site. There will be berms to screen residences on EFU-zoned properties.

(9) No use shall be permitted which has been declared a nuisance by statute or action of the county or by a court of competent jurisdiction; and, for uses requiring contaminant discharge permits, no such use shall be approved by the commission prior to review by the applicable permit reviewing authority nor shall such uses be permitted adjacent to or across the street from a residential use or lot in a duly platted subdivision or residential zone.

No contaminant will be discharged during the day to day operations on this site. The applicant states that all of the above requirements will be met.

C. **18.72.070 Site Design:**
In an H-M zone, the site design of any permitted use shall make the most effective use reasonably possible of the site topography, existing landscaping and building placement so as to preserve existing trees and natural features, preserve vistas and other views from public ways, minimize visibility of parking, loading and storage areas from public ways and neighboring residential uses, and to minimize intrusion into the character of existing developments and land uses in the immediate vicinity of the proposed use.

The applicant proposes to use vegetated berms to screen adjacent properties and the public from the mining operation.

D. **18.72.080 Site and Use Criteria:**
In the consideration of an application for a proposed use in an H-M zone, the commission shall take into account the impact of the proposed use on nearby residential and commercial uses, on resource-carrying capacities, on the capacity of transportation and other public facilities and services, and on the appearance of the proposal. In approving a proposed use, the commission shall find that:
(1) Proposal is in compliance with the comprehensive plan.
(2) Proposal is in compliance with the intent and provisions of this title and more particularly with this chapter.
(3) That economic and environmental considerations are in balance.
(4) That any social, economical, physical or environmental impacts are minimized.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Middle Name:

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State:

ZIP:

Phone:
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	☐ _____		☐ _____	
	☐		☐	

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Crook County

FEB 18 2025

Community Development

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☆ Is the violation property a neighbouring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation

( ) Yes (X) No If not, why?: Not necassary

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Pomraenke First Name: Donald Middle initial: C

Title (if agency) Jurisdiction

Address: 4540 N.W. Grimes RD

City: Prineville State: OR ZIP: 97754

Phone: 541 588 2522

Signature: [signature] Date Signed: 02/13/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County

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Preliminary Compliance Report

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Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☒ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

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Crook County

FEB 18 2025

Community Development

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

~~(5)All parking demand created by any use permitted by this chapter shall be accomodated on the subject premises entirely off street~~

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What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

~~Heading into town on Elliott, having to go into the oncoming lane to not hit the trucks lined up on the road~~

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** ( ) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (X) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not necassary

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Dick Zimmerlee First Name: Middle initial:

Title (if agency) Jurisdiction

Address: 6487 NW Lamonta Road

City: Prineville, OR State: ZIP: 97754 Phone: 541.480.6899

Signature: Dick Zimmerlee Date Signed: 02/17/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

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Crook County

FEB 18 2025

Community Development

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COMPLAINANT INFORMATION

Last Name: Utterback First Name: Jack Middle initial:

Title (if agency) Jurisdiction

Address: 8310 Red Cloud Lane

City: Powell Butte State: OR ZIP: 97753 Phone: 503 580 1179

Signature: Jack Utterback Date Signed: 2-15-25

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DigiSign Verified - 20f80009-0202-49e2-b90e-041900a14100

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County

FEB 18 2025

Community Development

CASEFILE #

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Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

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Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - 20f60009-0202-49e2-b90e-041508a14166

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CASE#1 #

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Address:
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City: State: ZIP: Phone:
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DigiSign Verified - 20180003-0202-4982-b90e-041900a14100

Crook County

FEB 18 2025

Community Development

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COMPLAINANT INFORMATION

Last Name: Thompson First Name: Julie Middle initial: L

Title (if agency) Jurisdiction

Address: 5950 NW Greenvalley

City: Prineville State: OR ZIP: 97754

Phone: 541-419-0950

Signature: Julie Thompson

Date Signed: 2/17/2025

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DigiSign Verified - 20180009-0202-4982-b30e-0413ddd14100

Preliminary Compliance Report

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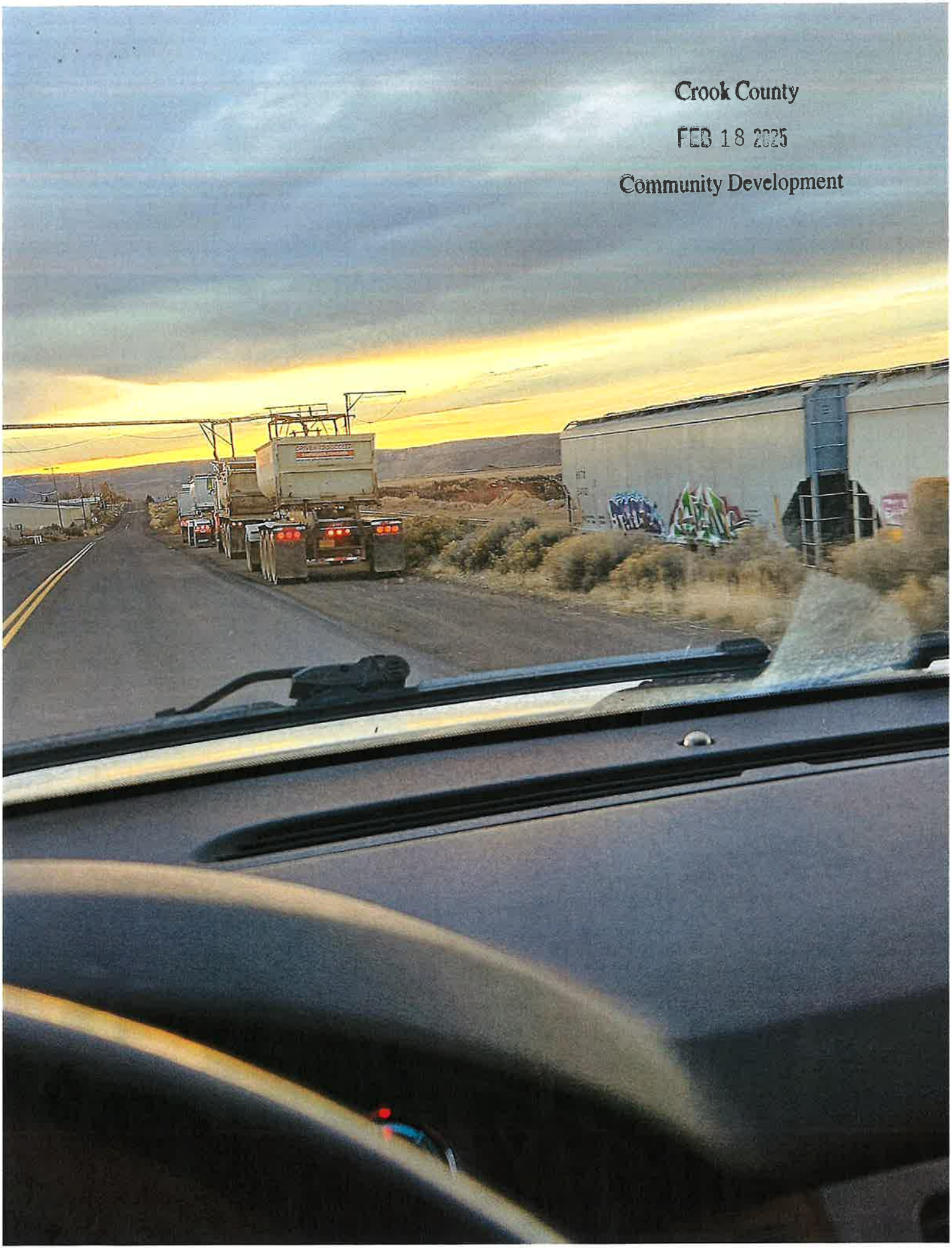
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COMPLAINANT INFORMATION

Last Name: Langston	First Name: Jason	Middle Initial: L
Title (if agency)	Jurisdiction	
Address: 6530 NW Green Valley Rd		
City: Prineville	State: OR	ZIP: 97754
Phone: 541-408-1717		
Signature:	Date Signed: 2/14/25	

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Crook County

FEB 18 2025

Community Development



Crook County

FEB 18 2025

Community Development

KNIFE RIVER
AN MDU RESOURCES COMPANY

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

CCB# 2101 www.kniferiver.com

Corporate Office: Fax (541) 918-5375
AR Dept.: Fax (541) 918-5376
HR/Payroll Dept.: Fax (541) 918-5378
Willamette Valley: Fax (541) 928-6490

February 20, 2025

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-25-0000011-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint Letter" dated February 18, 2025. This complaint states "Violation for Parking to be off street and on premise". It appears from the photo that was submitted that two empty knife River trucks had pulled off onto the shoulder of Elliott Road about ¼ miles from our Woodward entrance. These trucks were probably waiting for dispatch to tell them where they are to go to pick up rock. This does not happen often but can happen anywhere in route to any aggregate site. They appear to be safely off the shoulder of the road and in their trucks.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert
Environmental MGR.

SCANNED

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-25-000012-NVST	
☐ Personal Service	Date:
☐ Service by Mail	Date:
☒ Service by Email	Date: 2/18/25
Abatement Date: 3/6/25	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (Pg 8, #29) CUP Violation: Vector Control / Mosquito Control Plan

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

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First Name:

Middle Name:

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	☒ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - dc0400ed-1270-4073-9712-90300fd0b0e

Crook County

FEB 18 2025

Community Development

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

29. Applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations

This has not been done

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Mosquitos are horrific. They are everywhere

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not something you can see

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT. ___). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Otterback First Name: Jack Middle initial:

Title (if agency) Jurisdiction

Address: 8310 Red Cloud Lane

City: Powell Butte State: OR ZIP: 97753 Phone: 503 580 1179

Signature: Jack Otterback Date Signed: 2-15-25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

DigiSign Verified - dfcf875c-5a53-472b-b58c-9fe47fba7f9fe

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
www.co.crook.or.us

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FEB 18 2025
Community Development

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - dfcf875c-5a53-472b-b58c-9fe47fba7f9fe

Crook County
FEB 18 2025
Community Development

VIOLATION INFORMATION

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Details of complaint: *(be specific)*

29. Applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations

This has not been done

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Mosquitos are horrific. They are everywhere

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No
☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No
☆ Is the violation property a neighboring property? (X) Yes ( ) No
☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not something you can see
☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Dick Zimmerlee First Name: Middle initial:

Title (if agency) Jurisdiction

Address: 6487 NW Lamonta Road

City: Prineville, OR State: ZIP: 97754 Phone: 541.480.6899

Signature: Dick Zimmerlee Date Signed: 02/17/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
www.co.crook.or.us

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Community Development

CASE/FILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☐ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - dc04ddad-1270-4573-9712-9b3bbfdd0b1e

Crook County

FEB 18 2025

Community Development

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

29. Applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations

This has not been done

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Mosquitos are horrific. They are everywhere

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation.
( ) Yes (X) No If not, why?: Not something you can see

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. DESIRED [illegible] UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Thompson | First Name: Julie | Middle Initial: L

Title (if agency) | Jurisdiction

Address: 5950 NW Greenvalley

City: Prineville | State: OR | ZIP: 97741 | Phone: 541-419-0950

Signature: Julie Thompson | Date Signed: 2/17/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Community Development

CASE FILE #

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ALLEGED VIOLATOR/PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
62260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (*check all that apply*)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☐ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

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Crook County

FEB 18 2025

Community Development

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

29. Applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations

This has not been done

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Mosquitos are horrific. They are everywhere

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ **Can the violation be seen from the road?** ( ) Yes (X) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not something you can see

☆ **Will you the complainant, testify in court should the need arise?** (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INFL... UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Langston First Name: Jason Middle Initial: L

Title (if agency) Jurisdiction

Address: 6530 NW Green Valley Rd

City: Prineville State: OR ZIP: 97754 Phone: 541-408-1717

Signature: Date Signed: 2/14/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

DigiSign Verified - dc040ded-1270-4573-9112-90300fd0ble

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
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Community Development

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ALLEGED VIOLATOR/PROPERTY OWNER INFORMATION

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Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☐ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - dc04006d-1270-4373-9712-9d56bfdddb1e

Crook County
FEB 18 2025
...Development

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

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This has not been done

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Mosquitos are horrific. They are everywhere

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not something you can see

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Pomeroy	First Name: Donald	Middle Initial: C
Title (if agency):	Jurisdiction:	
Address: 4540 NW Grimes RD		
City: Prineville	State: OR	ZIP: 97754
Phone: 541-588-2522		
Signature:	Date Signed: 02/13/25	

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Crook County

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Community Development

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 & 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
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Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

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Community Development

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Details of complaint: ***(be specific)***

Knife River Woodward Aggregate Site CUP on Page 8 under "Mosquitos" number 29 states:

"The applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations." Vector Control stated that Knife River contacted them by telephone and VC made verbal recommendations but nothing was put in writing. Did CCCDD receive a copy of the Mosquito Control Plan as stated in the CUP? If not, then Knife failed to follow the required actions as written in the CUP.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Inaction by Knife River may have contributed to and will continue to contribute to the mosquito infestation to neighboring properties.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Adam and Karen Mikulski	First Name:	Middle initial:	
Title (if agency)	Jurisdiction		
Address: 3992 NW Stahancyk Lane			
City: Prineville OR 97754	State:	ZIP:	Phone: 541-410-9964
Signature:			Date Signed: 2/18/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County

FEB 18 2025

Community Development

Mosquitos

29. The applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations.

Weed Control

30. The applicant will submit annual weed control reports as required by Crook County Code.

Industrial Land Partition

31. Crook County Code 18.72.030(2) (Heavy Industrial Zone) states that " No use permitted under the provisions of this chapter that generates more than 30 truck-trailer or other heavy equipment trips per day to and from the subject property shall be permitted to locate on a lot adjacent to or across the street from a residential lot in a duly platted subdivision, or a lot in a residential zone."

The applicant shall partition a one-half acre parcel from tax lot 702 to buffer the residential–zoned property designated by the Crook County Assessor's map as T14 R 15 Section 15D, tax lot 700. No mining, processing or storage shall occur on the one-half acre segment. The partition plat shall be recorded before mining operations commence.

II. DESCRIPTION OF PROPOSED USE:

The applicant proposes to mine the aggregate material that underlies the subject property. The property is zoned heavy industrial (36 acres – site of the current Prineville sawmill) and exclusive farm use (76.08 acres), used for grazing and hay production. If approved, the mining will be conducted in phases across the property, allowing the mill and agricultural uses to continue. All processing will be conducted on the industrial zoned lot with extraction and water storage only to occur on the tax lot zoned for exclusive farm use.

III. BACKGROUND:

The Planning Commission held two public hearings on the proposed application and received written and verbal testimony from adjacent property owners, interested community members and public agencies, including the Ochoco Irrigation District. Key issues raised included concerns about water quality, the availability of water for mining and reclamation, dust and air quality, potential impacts of dust on agricultural production, decreases in the value of adjacent residential properties, mosquitos associated with the water storage pond, safety issues associated with increased truck traffic, noise and general comments on potential negative impacts associated with aggregate mining.

The applicant has successfully completed the pre-requisites for applying for a mining operation (217-15-000114-PLNG) including:

1. Requesting an amendment to the Crook County Comprehensive Plan placing the subject property on the Comprehensive Plan inventory for significant mineral resource sites;
2. Requesting that the Planning Commission recommend that the County Court adopt the ESEE

DigiSign Verified - dc040ded-1270-4373-9712-9b5bbfdb0fe

Crook County
FOR OFFICE USE ONLY
MAR 04 2025
Community Development

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
www.co.crook.or.us

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type			
	(check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☒ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - dcb406ed-1278-4373-9712-90566fd6b8e

Crook County
MAR 04 2025
Community D... ment

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: *(be specific)*

29. Applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations

This has not been done

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Mosquitos are horrific. They are everywhere

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

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☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not something you can see

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT.) UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle Initial:
Soliz,	Kathleen	E

Title (if agency): Jurisdiction:

Address: 6255 Green Valley

City: Prineville State: OR ZIP: 97754 Phone: 541-447-7722

Signature: K Soliz Date Signed: 2/24/25

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

26-012

KNIFE RIVER
AN MDU RESOURCES COMPANY

December 12, 2016

Mr. Cliff Kiser
Crook County Vector Control District
Prineville, OR

Via Email: crookcountyvcd@gmail.com

Dear Mr. Kiser:

We discussed the pending Knife River Corporation-Northwest mining operation approved to begin operations at 4755 Stahancyk Lane and the condition that we have an approved 'Mosquito Control Plan' associated with our facility. The enclosed plan is based on our conversation about the elements needed.

Please review the plan, and if you can approve it as being satisfactory, please sign where indicated and return a copy to me or call me and I will pick it up. My direct contact number is 541-918-5141. If you feel changes are needed please indicate so and I will revise the plan. If there is a need to meet we can arrange that as well. I will be in Prineville December 13-14th and will return again during the next week.

Thank you for your consideration.

Respectfully,

Tim Marshall

Tim Marshall
Manager of Land Planning
Knife River Corporation - Northwest
32260 Old Highway 34
Tangent, OR 97389

Cc: Ann Beier, Crook County Planning Department at Ann.Beier@co.crook.or.us

Crook County
FEB 21 2025
Community Development

Mosquito Control Plan
Knife River Corporation – Northwest
'Woodward Mining Site'
4755 NW Stahancyk Lane
Prineville, Oregon

December 2016

Knife River Corporation – Northwest ("Knife River") initiated construction of its approved sand and gravel mining operation at the address listed above during 2016. One of the conditions of Crook County's approval for the mining included a requirement for a Mosquito Control Plan (herein the "Plan") to minimize the potential for mosquitos as nuisance vectors in the surrounding area. It should be noted that there are currently other ponds and wet areas with potential for breeding mosquitos already present in the vicinity of the new mining operation. The mining operation will include an aggregate washing plant that will utilize a constructed reservoir of water with a series of sedimentation ponds for water recirculation. This Plan is intended to establish the protocol by which the potential for mosquito breeding as a result of the mining operation during the critical season from approximately June through September is minimized.

The Plan

1. Pond Configuration and Maintenance

The general configuration of the ponds is shown in the attached figure. The reservoir pond and the sedimentation ponds for recirculating water will be constructed with side slopes that are no flatter than 3:1 (Horizontal:Vertical). This is to keep very shallow water restricted to a minimal area on the edges of the pond.

The ponds will be cleaned out regularly (at least annually) to assist in maintaining the adequate water depth on the edges. The layout of the ponds were designed to allow access by excavation equipment to reach the center of the sedimentation ponds for cleanout and for trucks to have access to haul the cleanout sediment away to be incorporated into the site reclamation.

If the aggregate washing plant is not to be operating for a significant amount of time during the critical season, the sedimentation ponds will be drained and allowed to dry up completely to prevent mosquito breeding.

2. Cultural/operational practices

The site operator will maintain a copy of the Plan at the site for reference at all times during the operation of the aggregate mining and processing facility.

The site operators will attempt to begin the aggregate processing as early in the year as possible. Water is available beginning on February 1st and ending on November 30th. Depending on market conditions, it may be possible to complete the aggregate processing without operating through the entire critical season. This would potentially allow for the draining and drying of the sedimentation ponds. The reservoir pond will need to contain water for use in dust control throughout the year.

KNIFE RIVER
AN MDU RESOURCES COMPANY

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The site supervisor will seek and undergo training with Crook County's Vector Control District Manager to learn to recognize emergence of a mosquito problem. Documentation of such training shall be maintained by the site operator. The site supervisor shall also contact the Crook County Vector Control District Manager to seek advice should emergence of a mosquito problem be recognized with documentation of the advice received and mitigation actions implemented.

3. Use of biological or biochemical control agents

If mosquito emergence is escalating the site supervisor will seek advice from the Crook County Vector Control District Manager as to whether the application of biological or biochemical control agents is warranted. If the Crook County Vector Control District Manager advises such action it will be implemented strictly in accordance with the recommended protocol.

Plan Approved:

_____ Date: _____

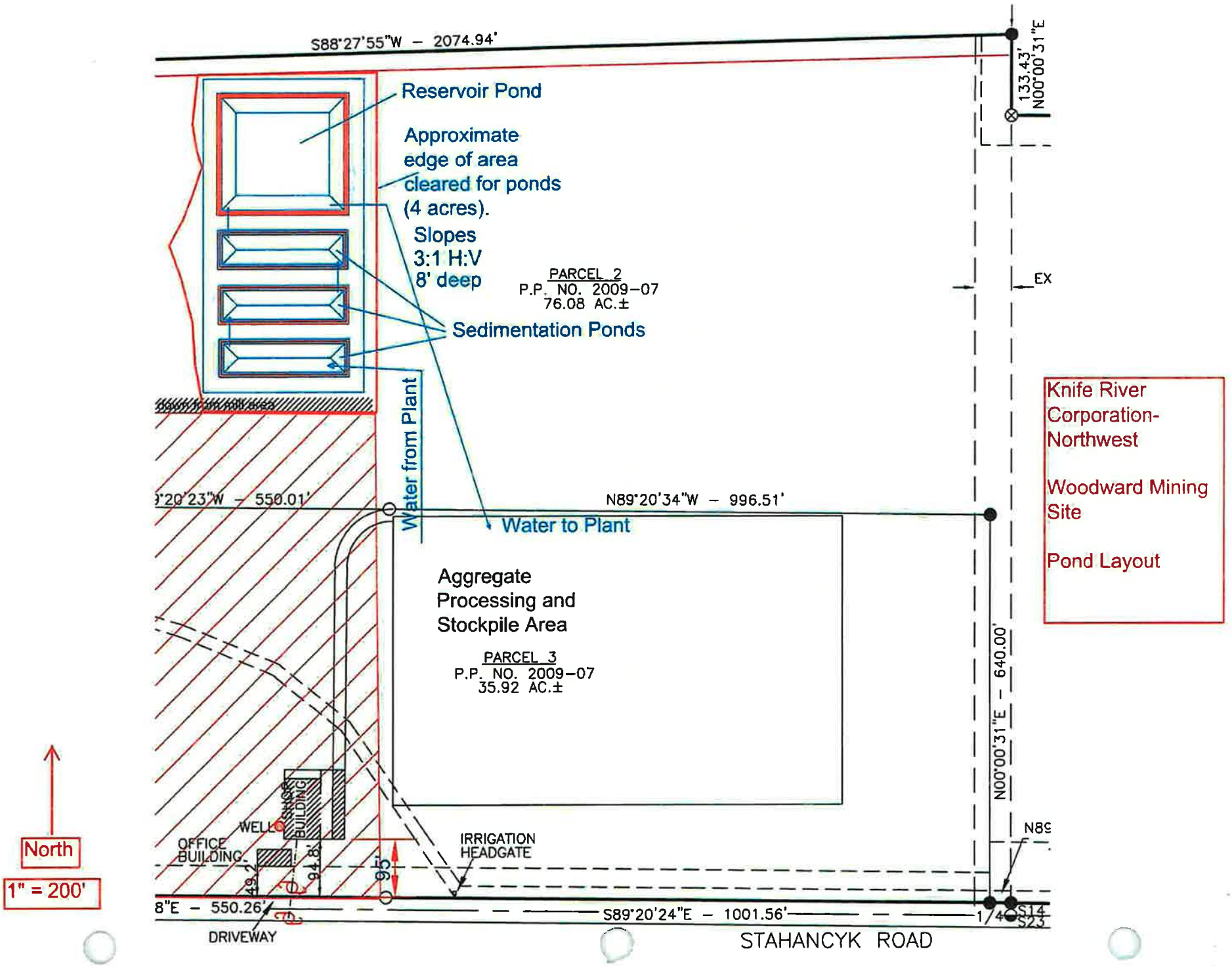
Crook County Vector Control District Manager

Contact Information:

_____

_____

_____


S88°27'55"W – 2074.94'
Reservoir Pond
Approximate edge of area cleared for ponds (4 acres).
Slopes 3:1 H:V 8' deep
PARCEL 2
P.P. NO. 2009-07
76.08 AC.±
Sedimentation Ponds
133.43'
N00°00'31"E
EX
Water from Plant
Water to Plant
N89°20'34"W – 996.51'
Aggregate Processing and Stockpile Area
PARCEL 3
P.P. NO. 2009-07
35.92 AC.±
N00°00'31"E – 640.00'
WELL
SHOP BUILDING
OFFICE BUILDING
IRRIGATION HEADGATE
95'
S89°20'24"E – 1001.56'
DRIVEWAY
STAHANCYK ROAD
S14
S23
North
1" = 200'
Knife River Corporation-Northwest
Woodward Mining Site
Pond Layout

Training Record

Date: 6-11-2025 Instructor: Cliff Kiser, Crook County

Course Title: Vector (Mosquito) Control Training Cliff Kiser / Joe Wos-Kiser

Attendees

Print Name	Signature	Company
Kelly Reynolds		Knife River
Dan Branson		Knife River
Michael Crabtree	Michael Crabtree	Knife River

Topics covered include:

Mosquito Control Plan
Knife River Corporation – Northwest
'Woodward Mining Site'
4755 NW Stahancyk Lane
Prineville, Oregon

December 2016

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Plan Approved:

Cliff Kusin Date: 2/26/25

Crook County Vector Control District Manager

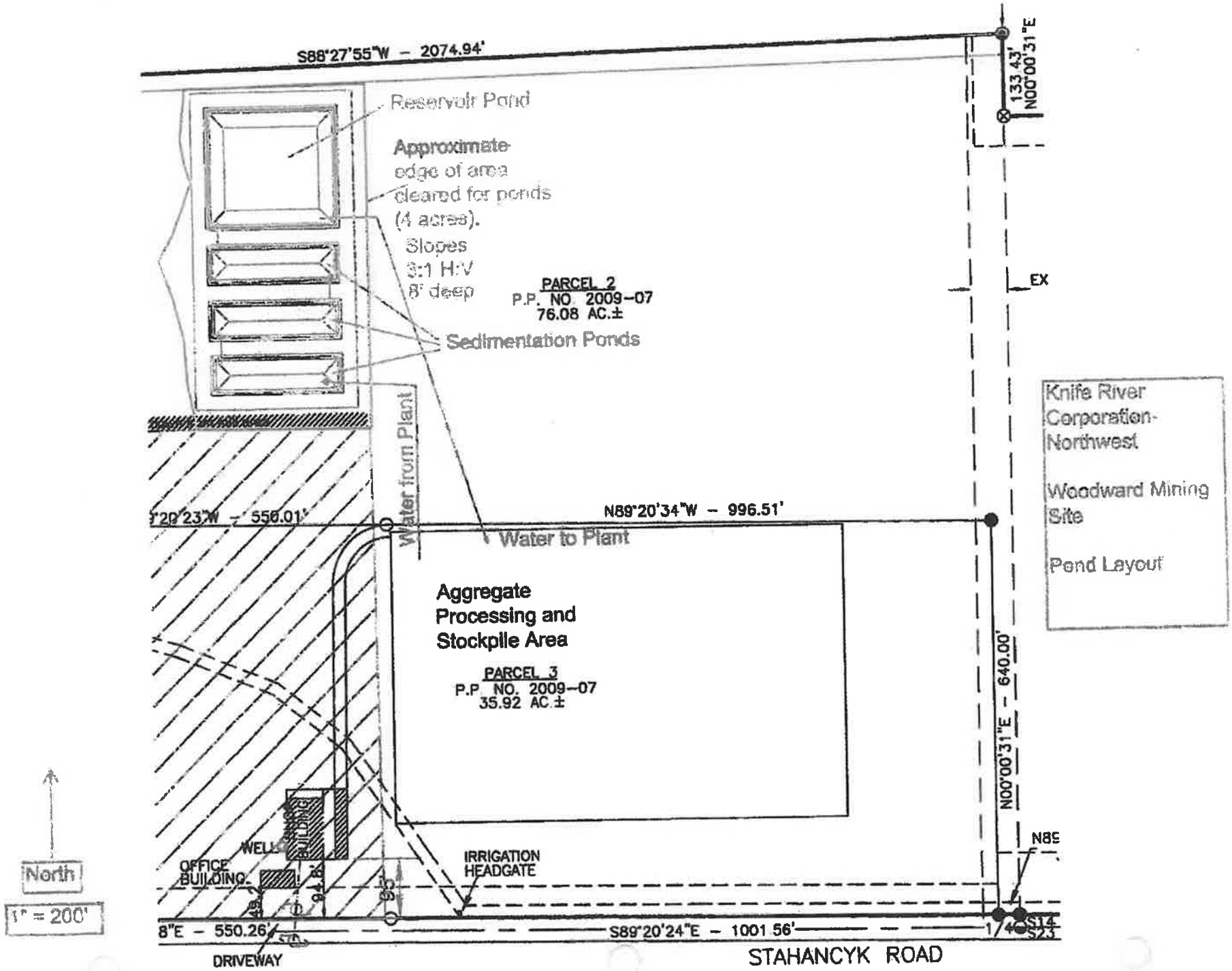
Contact Information:

crookcountyvcd@gmail.com

541-416-9035

1197 SE Fairgrounds Rd

Prineville OR 97754


S88°27'55"W – 2074.94'
Reservoir Pond
Approximate edge of area cleared for ponds (4 acres).
Slopes 3:1 H:V 8' deep
PARCEL 2
P.P. NO. 2009-07
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1/4
S14
S23
DRIVEWAY
STAHANCYK ROAD
North
1" = 200'

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 32260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-25-000029-NVST	
☐ Personal Service	Date:
☒ Service by Mail	Date: 3/19/25
☒ Service by Email	Date: 3/19/25
Abatement Date: 4/4/25	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (Item #13) CUP Violation: Dust Mitigation & Control

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
MAR 19 2025
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR/PROPERTY OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702 and 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County

MAR 19 2025

Community Development

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Knife River's CUP for the Woodward Pit, 217-15-00015-PLNG, Pg. 4 Conditions Related to Dust Mitigation, #13 states in part: The applicant shall control all fugitive dust emissions associated with all operations (extraction, processing and storage) on the site.

On Thursday the 27th of February 2025, Knife River was in violation of CUP Item #13 for uncontrolled dust emissions coming from their aggregate processing area. There was a lot of dust and it traveled up and migrated south to Stahancyk Lane.

This "dust" from crushing stone to produce aggregates, can contain crystalline particles which are shown to damage human health & cause respiratory disease.

Submitted: two photos via text attachment

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

As stated above, the uncontrolled dust can contain crystalline particles when inhaled causes respiratory diseases/silicosis (afibrotic lung disease) & increased risk of infections.

There's environmental degradation with increasing air pollution.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
Adam and Karen Mikulski		

Title (if agency) Jurisdiction

Address: 3992 NW Stahancyk Lane

City:	State:	ZIP:	Phone:
Prineville, OR 97754			541-410-9964

Signature: Karen J. Mikulski Adam Mikulski Date Signed: 3/18/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

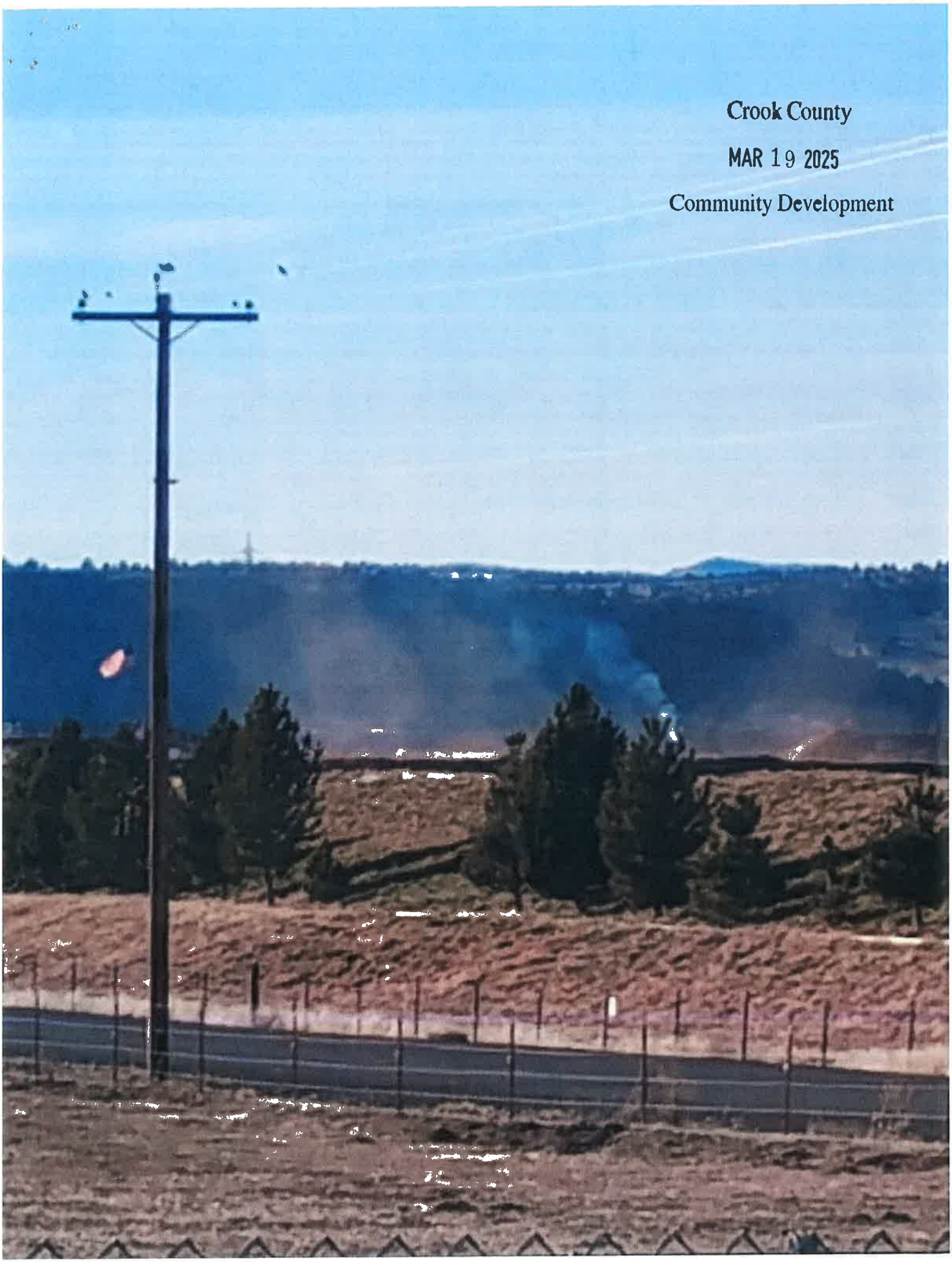


Crook County

MAR 19 2025

Community Development

Crook County
MAR 19 2025
Community Development



Noxious Weed Control Plan
Knife River Woodward Site
4755 NW Stahancyk Lane
Prineville, OR 97753

March 17, 2025

Crook County Code Chapter 8.24

1) **Inventory** – Identify current noxious vegetation onsite. The Crook County Weed Master may assist in basic identification of noxious weeds. Knife River will hire only licensed and qualified herbicide applicators to annually inspect and treat noxious vegetation onsite.

2) **Ground disturbing activities**- Knife River received Crook County approval for aggregate mining of 99.5 acres on tax lots 702 and 703 in 2015. In 2016 Knife River started the site development process installing a processing plant, scale office, earthen visual and noise berms and installed the process water recycling ponds. In 2017 aggregate mining started in the NW corner of the site before advancing east of the process water ponds to the eastern extent of TL 703. Once one cell was fully mined of aggregate the stripped overburn from the next mining cell was used to backfill and reclaim the mined cell. Topsoil was then placed over the overburden. All overburden and topsoil materials used were from the site. Settling pond fines that are deposited in the aggregate processing ponds are used as onsite reclamation fill. Once topsoil is placed on a reclaimed cell the area is turned over to the landowner for agricultural farming activity, which involved planting a cover crop to stabilize the topsoil. Knife River has about 11 acres of mining area remaining to reclaim in the SE corner of the site. This area is being filled with soil materials excavated from the aggregate process water ponds. Once mining is complete all of the berms will be removed to original grade and the soil placed into a final mining cell. If there are areas reclaimed but yet not farmed, they will be vegetated using weed-free seed.

3) **Prevention**- Knife River will hire a licensed herbicide applicator to spray noxious weeds identified on the portion of the site under its control or those areas that have not been released back to the landowner for farming. There is an attached map that shows areas that are under Knife River responsibility to manage noxious weeds. Mining equipment will be cleaned of dirt debris prior to transport offsite. This does not include the wheel loader or aggregate trucks that stay on gravel surfaced to pick up or drop off aggregate materials.

4) **Maintenance**- A licensed herbicide applicator will perform a survey of the entire area under the responsibility of Knife River. Timing of spraying will be dictated by the applicator for best results. After spraying a follow up survey will review the success of the initial spraying and if necessary additional spraying will follow. A spray report will capture all of the site visits, what took place, noxious weeds treated and application rate. The spray report will be conducted by the licensed sprayer and provided to Knife River by November each year. Knife River will review for completeness and submit to Crook County weedmaster by December 15th of each year.

Plan Approved:

By: _____ Date: 3/26/2025

Crook County Weed Master

Contact Information:

Address: 1306 N. Main St. Prineville, OR 97754

Phone: 541-619-9002

Vegetation Control Plan – Template

A noxious weed control plan is simply a document which outlines methods for controlling noxious weeds on property while also sustaining prevention of those noxious weeds from creating a nuisance or spreading to neighboring property. A vegetation control plan is intended to continue for the entire operating lifespan of the project.

"Example Plan Outline"

1. ***Inventory.*** What is the current vegetation type and species on site? Identify current noxious vegetation on site. The County Weedmaster may assist in basic identification of noxious weeds, if warranted or necessary.
    a. Are noxious weeds present? Yes, no? Don't know?
    b. Who's in charge of your "weed control plan" (Contractor, sub-contractor, owner, operator, no-one currently? Please provide this information.

2. State your proposed ground disturbance activities. You may submit a permit/site plan from the appropriate local Planning Division to explain the project.
    a. Location, duration of project and timeframes
    b. Are materials staying on site? Are you importing soil or aggregate?

3. ***Prevention.*** You've identified you have noxious weeds and you've identified ground disturbance activities. What are the treatment options?
    a. Herbicide, manual (mowing, digging, mulching) etc.
    b. Will you conduct the appropriate weed control treatments in-house or plan to hire an applicator to treat noxious weeds? Which applicator/sub-contractor?
    c. Is this project the landowner(s) responsibility, a private business, contractor, public agency partnership or other?

4. ***Maintenance.*** A specific plan to survey and control noxious weeds *must* be stated
    a. Example; 1) Annually in the month of April, apply 10 acres of pre-emergent herbicides to maintain 95% or better bare ground along road ditches, tailing piles, reject piles, crusher, office, parking areas and non equipment traveling areas, fencelines i.e. fallowed grounds. 2) Conduct a follow-up Spring site survey in the first week of May to identify all noxious weeds present on project site of remaining 5 acres. 3) Conduct herbicide treatments. 4) Record. 5) Conduct follow-up survey and treatments in the third week of June until project conclusion or weeds are eradicated. 6) Submit report to County by December 15th of each year.
    b. Note who conducts the survey and treatments.
    c. When herbicide treatments occur; List herbicides used, date(s), applicator, acres applied, weed species. If possible, have your contractor provide a spray report and note treatment efficacy if/when follow-up treatments occur. A reputable contractor will provide this.
    d. Typically, using only Round-up or 2,4-D will result in multiple, on-going treatments will lower efficacy. Your local herbicide supplier (Helena, Wilbur-Ellis, Pratum, etc.) can consult you on proper product selection for your specific needs.

Jeff / Thomas

KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

March 27, 2025

Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-25-000029-NVST

Dear Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint Letter" dated March 18, 2025. This complaint states "Lack of dust mitigation" with pictures taken on February 27, 2025 at 4:00PM. Knife River has reached out to its operational personnel and the crusher was not in operation during the time that the photos were taken. There was a wheel loader operating in the yard at this time of day.

From looking at the photos, it appears that some of the dust is coming from a tall aggregate stockpile. The weather conditions were dry and the wind was blowing steady at about 6-8 MPH from the East on this date and time. Since the wind was blowing out of the East this pile is more than 1,000 feet away from the Western property line and does not appear to be visibly leaving the property.

The dust appears to be coming from one of our tall aggregate piles and we are proposing on lowering the pile so there is not as much exposure to the wind. We will apply water to minimize the amount of dust that maybe created by doing this work. The site has a "Dust Mitigation Plan" and stockpiles that generate fugitive dust will be watered.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert

Jeff Steyaert
Environmental MGR.

CC: Erik Shafer, Oregon DEQ Bend Office

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-25-000089-NVST	
☐ Personal Service	Date:
☐ Service by Mail	Date:
☒ Service by Email	Date: 9/22/25
Abatement Date: 10/8/25	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (9a6) Alleged CUP Violation: Settling Pond Clean Out Process

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
SEP 19 2025
Code Compliance

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name: Julie Thompson

Is this a rental property? ( ) Yes (✓) No If yes, please list renter's name (if you know):

Address of Violation: Knife River Woodward Pit 4755 NW Stahancyk ln Prineville OR 97754

Tax Map #: Township 14 south, Ranche 15 East Seciton 14 Subdivision: Lot: 702

Directions to the site: Go north on Lamonta, West on Stanhancyk Ln. Prineville OR

ALLEGED VIOLATOR

Last Name: Knife River Corporation- Northwest First Name: Middle Name:

Address: 82260 Old Highway 34

City: Tangent State: OR ZIP: 97389 Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Violation of CUP 217-15-00015-PLNG #26 in part, states that all mining ponds be backfilled with material sourced on site

Knife River is currently cleaning out the settling ponds and dumping the spoils in standing water

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

This could be part of the issues we are having with water contamination.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (✓) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? ( ) Yes (✓) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Thompson | First Name: Julie | Middle initial: L

Title (if agency) | Jurisdiction

Address: 5950 NW Greenwaterway Rd

City: Prineville | State: OR | ZIP: 97754 | Phone: 541-419-0950

Signature: Julie Thompson | Date Signed: 9/19/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
SEP 19 2025
Code Compliance



KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

September 23, 2025

Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-25-0000089-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint Letter" dated September 22, 2025. This complaint states "Settling Pond Clean Out Process". Crook County conditions of approval for Land Use Decision 217-15-000115-PLNG- under the Groundwater Protection section- indicate "groundwater may be encountered in the mining of the area in lot 703 that is east of the Industrial lot 702." Therefore, condition #26 states that "all mining ponds will be backfilled with materials sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining pond".

As part of our reclamation requirements, Knife River has placed onsite overburden into the mining cells east of lot 702. As explained in our February 15th, 2025, response to a similar complaint notice the maximum mining depth was 20' below ground surface and there was about 10-12' of onsite overburden material that was backfilled for reclamation of this area. Sediment from the onsite settling ponds has been and continues to be placed on top of overburden material onsite. It has been determined that in the eastern side of our mining area the groundwater static water level can rise to about 16' below ground surface. Therefore, any continued placement of settling pond fines would be at least 6' higher than the groundwater surface level. All the process water sediment has been placed above the groundwater elevation.

Knife River has processed offsite aggregate from its nearby Lamonta site at our Woodward processing plant, and sediment has been used as reclamation fill from 2023 to the present. The estimated amount of sediment used for reclamation from 2023 to the present is roughly 24,000 CY. The Oregon Dept. of Geology (DOGAMI) has requested that Knife River complete an Import Fill Plan for the sediment that is being used at the Woodward site for reclamation. This plan will be submitted ASAP to DOGAMI.

Attachments:
Photos taken on September 22, 2025, of sediment fill placement within the reclamation cell are attached.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert
Environmental MGR.

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-25-000100-NVST	
☐ Personal Service	Date:
☐ Service by Mail	Date:
☒ Service by Email	Date: 10/27/25
Abatement Date: 11/12/25	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (sec "B", #5&7) CUP Violation: Parking to be off street and on premises.

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF VIOLATION

December 2, 2025

Jeff Steyaert
Knife River Corporation - NW
32260 Old Hwy 34
Tangent, OR 97389-9770

Case: 217-25-000100-NVST
Map: 14151400
Lot: 702/703

Re: Notice of CUP Violation – Parking is to be off street and on premises.

The Planning Director of Crook County has determined that violations of the CUP has occurred. This notice serves to formally inform you of these violations.

Nature of the Violation:

Upon review, it has been determined that the following conditions have not been adhered to:

- CUP 217-15-00015-PLNG (Page 10) Site Approved Criteria #6
- Violation occurred on October 24, 2025, at approximately 7:45 am

Assessment of Fine:

In accordance with Crook County Code 18.144.070(1)(a), a fine has been assessed due to this violation. Consideration was given to factors such as past compliance history and the gravity of the violation, among others.

- **Proposed Fine: $200.00**
  - Fine factors considered include:
    - Past efforts to correct violations
    - Prior violations applicable to the site
    - Economic conditions and gravity of the violation
    - Whether actions were accidental, negligent, or intentional

Process for Contesting this Notice:

Within 10 days of receiving this notice, you may:

1. Contest the violation by filing an answer with the Planning Department and requesting a hearing, or
2. Admit the violation and provide a written argument and evidence regarding mitigation of the proposed fine.

Upon failure to file an answer within the specified time, the violation will be established and the fine imposed as initially assessed.

Hearing Details:

Should you choose to contest the violation, a hearing will be held before the Planning Commission as per ORS 215.402 to 215.438. The county holds the burden of proof in establishing the violation's existence.

Appeal Process:

As stipulated in 18.144.070(1)(e), any decision made by the Planning Commission can be appealed to the County Court within 10 days of the final decision.

Should you have any questions regarding this notice or the processes outlined, please contact the Planning Director's office at 541-447-3211.

Sincerely,

John Eisler

Community Development Director
Phone: (541)447-3211
Address: 300 NE Court Street, Prineville, OR 97754

Certified Mail – Return Receipt Requested

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Attn: Jeff Steyaert
Knife River Corp. NW
32260 Old Hwy 34
Tangent, OR 97389-9770

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7002 0510 0002 6437 4793

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL

CROOK COUNTY COMMUNITY
300 NE 3rd STREET, RM #12
PRINEVILLE, OREGON 97754

7002 0510 0002 6437 4793

quadient
FIRST-CLASS MAIL
IMI
$008.86 02
12/02/2025 ZIP 97754
043M31244993

US POSTAGE

Attn: Jeff Steyaert
Knife River Corp. NW
32260 Old Hwy 34
Tangent, OR 97389-9770

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Attn: Jeff Steyaert
Knife River Corp NW
32260 Old Hwy 34
Tangent, OR 97389-9770

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 12-8-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7002 0510 0002 6437 4793

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

UNITED STATES POSTAL SERVICE
PORTLAND OR RPDC 972
9 DEC 2025 PM 5 L

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Crook County
Community Development
300 NE 3rd Street, Rm 12
Prineville, OR 97754

Crook County
DEC 11 2025
Community Development

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
OCT 24 2025
Code Compliance

CASE FILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☑) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:	Subdivision:	Lot:
Township 14 South, Range 15 East, Section 14		Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:	First Name:	Middle Name:	
Knife River Corporation - Northwest			
Address: 82260 Old Highway 34			
City: Tangent, OR 97389	State:	ZIP:	Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County
OCT 24 2025
Code Compli...

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: *(be specific)*

Violation of CUP 917-15-00015-PLNG in part Stated on page 10 under Site Approval Criteria for industrial uses #16 "No use permitted by this Chapter shall require the backing of traffic onto a public or private Street or Right of way to accommodate ingress or egress to any use on the Premises there of.

I have previously filed a Complaint about this on Feb 17, 2025 Your reply was "The trucks were waiting for instructions from Dispatch" There is no reason this should be happening! They can pull into the Site & wait for dispatch!

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

On the Morning of October 24, 2025 around 7:45 am there were 2 dump trucks w/ trailers on Elliott Rd parked by the turn to Stahancyk. There was also another dump truck w/ trailer parked on Stahancyk across from the entry to the mine. They were slowing down traffic because they cannot get completely off the road

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION? This is very unsafe for vehicles turning or passing by. I have attached pictures.

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

(☐) Yes (☐) No (☐) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (☐) Yes (☐) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☐) Yes (☐) No

☆ Is the violation property a neighboring property? (☐) Yes (☐) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation (☐) Yes (☐) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (☐) Yes (☐) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT. ___). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name:	First Name:	Middle Initial:
Thompson	Julie	L

Title (if agency): Jurisdiction:

Address: 5950 NW Green Valley Rd

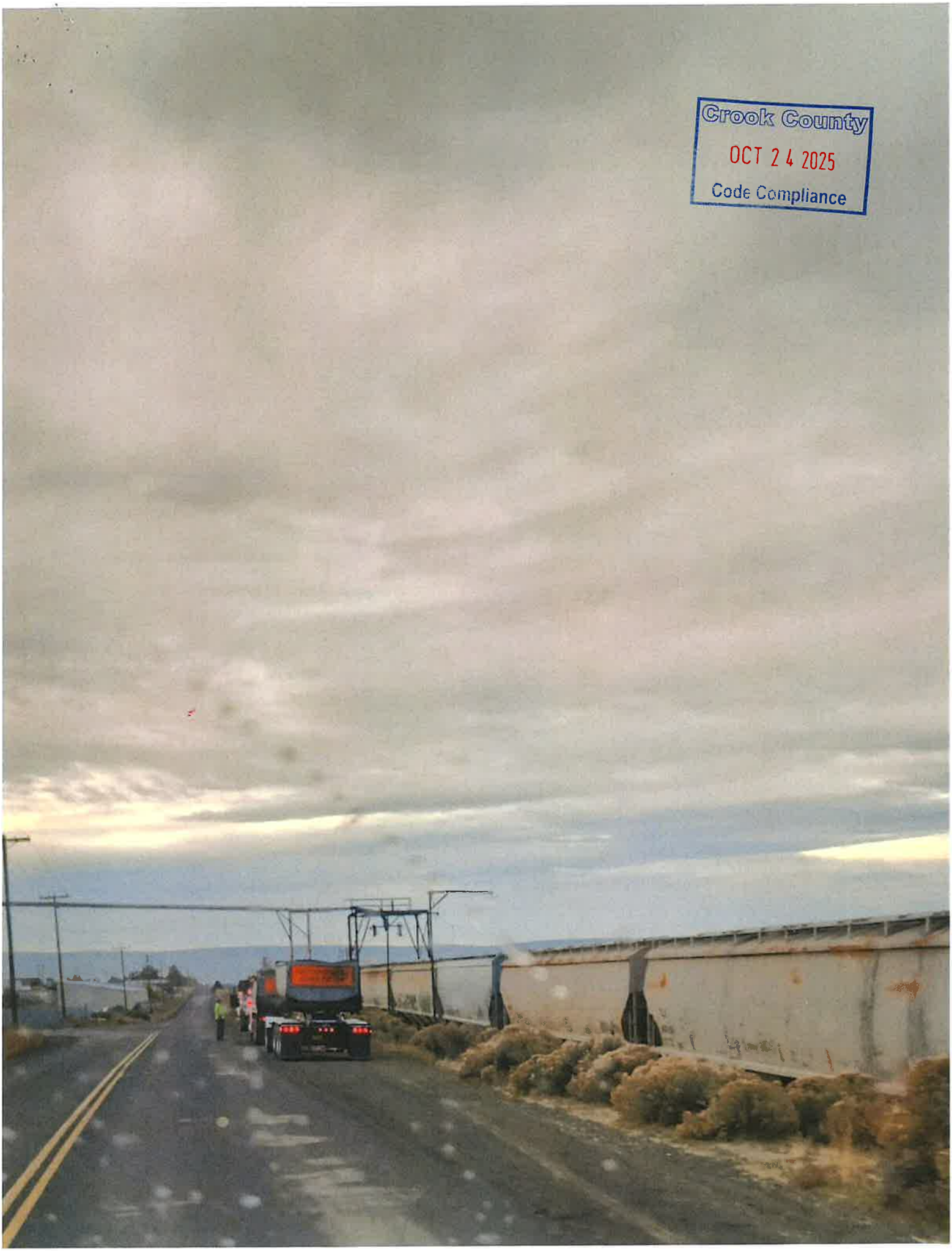
City: Prineville State: OR ZIP: 97754

Phone: 541-419-0950

Signature: Julie Thompson

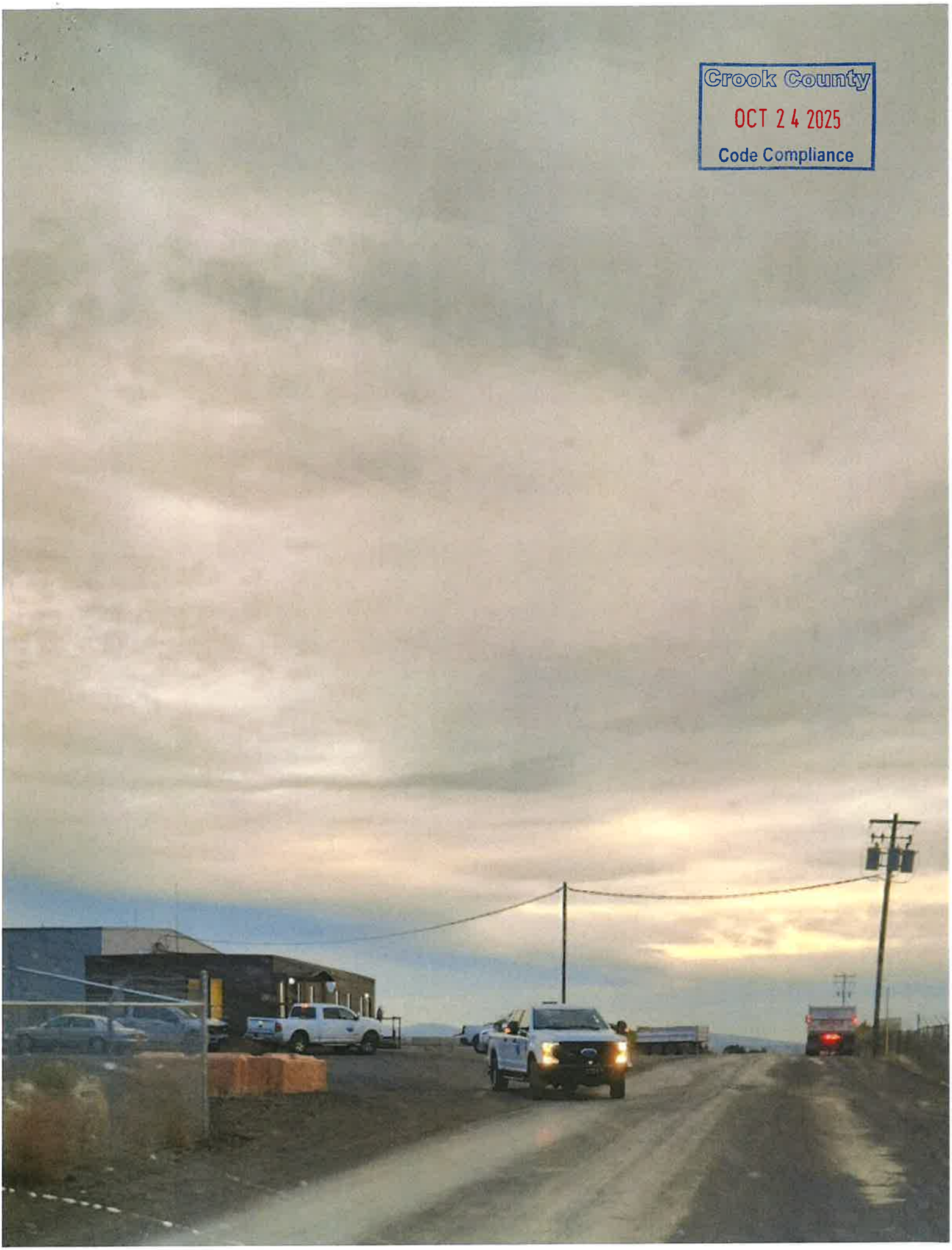
Date Signed: 10/24/2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County:


Crook County
OCT 24 2025
Code Compliance


Crook County
OCT 24 2025
Code Compliance


Crook County
OCT 24 2025
Code Compliance
0421802
KNIFE
RIVER



Crook County
OCT 24 2025
Code Compliance

KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

October 29, 2025

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-25-0000100-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint Letter" dated October 27, 2025. This complaint states "Parking Control Violation" at approximately 7:45 am on Friday, October 24th, 2025. The photos attached were not date or time stamped other than by Crook County Code Compliance on October 24th, 2025. One of the photos show two of our trucks safely pulled off Lamonta about ¼ mile from our Woodward aggregate site. We have multiple operating mine sites with aggregate and the drivers are probably waiting for dispatch on which location to go. The other photo shows two trucks entering our Woodward site. We will have internal discussions with our dispatch and drivers, so we have smooth truck flow for aggregate material pickup and or delivery to this site. We are not offsite parking nor causing any safety issues as suggested in the complaint.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert

Jeff Steyaert
Environmental MGR.

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 32260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-25-000108-NVST	
☐ Personal Service	Date:
☐ Service by Mail	Date:
☒ Service by Email	Date: 12/03/2025
Abatement Date: 12/19/2025	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (Section #12) CUP Violation: Operating outside approved CUP hours x 3 (Mon. Nov 10th, Tue. Nov 25th, Fri. Nov 28th) Operation of pumping equipment onsite

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF VIOLATION

December 29, 2025

Jeff Steyaert
Knife River Corporation - NW
32260 Old Hwy 34
Tangent, OR 97389-9770

Case: 217-25-000108-NVST
Map: 14151400
Lot: 702/703

Re: Notice of CUP Violation – Operating outside of approved hours x 3

The Planning Director of Crook County has determined that violations of the CUP have occurred. This notice serves to formally inform you of these violations.

Nature of the Violation:

Upon review, it has been determined that the following conditions have not been adhered to:

CUP 217-15-000115-PLNG (Section #12) CUP Violation: Operating outside approved CUP hours of operation on (3) different dates: Operation of pumping equipment to fill ponds. Violation #1 (Mon. Nov 10th), Violation #2 (Tue. Nov 25th), Violation #3 (Fri. Nov 28th)

Assessment of Fine:

In accordance with Crook County Code 18.144.070(1)(a), a fine has been assessed for each of the three dates of violation. Consideration was given to factors such as past compliance history and the gravity of the violation, among others.

- **Proposed Fine: $500.00 per each of the three (3) violations**
  - Fine factors considered include:
    - Past efforts to correct violations
    - Prior violations applicable to the site
    - Economic conditions and gravity of the violation
    - Whether actions were accidental, negligent, or intentional
    - Whether the violation was repeated

Process for Contesting this Notice:

Within 10 days of receiving this notice, you may:

1. Contest the violation by filing an answer with the Planning Department and requesting a hearing, or
2. Admit the violation and provide a written argument and evidence regarding mitigation of the proposed fine.

Upon failure to file an answer within the specified time, the violation will be established and the fine imposed as initially assessed.

Hearing Details:

Should you choose to contest the violation, a hearing will be held before the Planning Commission as per ORS 215.402 to 215.438. The county holds the burden of proof in establishing the violation's existence.

Appeal Process:

As stipulated in 18.144.070(1)(e), any decision made by the Planning Commission can be appealed to the County Court within 10 days of the final decision.

Should you have any questions regarding this notice or the processes outlined, please contact the Planning Director's office at 541-447-3211.

Pursuant to 215.296(5) and Crook County code 18.144.070(2), you are here by warned against the commission of further violations. Failure to correct these conditions or the commission of further violations will result in suspension of the use or revocation of the permit.

Sincerely,

John Eisler

Community Development Director
Phone: (541)447-3211
Address: 300 NE Court Street, Prineville, OR 97754

Certified Mail – Return Receipt Requested

ATTN: Jeff Steyaert
Knife River Corp - NW
32260 Old Hwy 34
Tangent, OR 97389-9770

US POSTAGE
quadient
FIRST-CLASS MAIL
IMI
$010.44 0
12/29/2025 ZIP 97754
043M31244993

7002 0510 0002 6438 1357

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CROOK COUNTY COMMUNITY
300 NE 3rd STREET, RM #12
PRINEVILLE, OREGON 97754

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ATTN: Jeff Steyaert
Knife River Corp - NW
32260 Old Hwy 34
Tangent, OR 97389-9770

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7002 0510 0002 6438 1357

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

#108

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
DEC 1 2025
Code Compliance

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☑) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 & 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

On Monday November 10, 2025 Knife River Corporation was running their diesel fueled water transfer pump until 5:50 pm.
This is in violation of the CUP under "conditions related to operation mitigating noise" item 12 "operating hours"
That paragraph states operating hours shal be Monday through Friday, November 1st through May 31st, from 7:00am to
6:00pm or sunrise to sunset whichever comes first. This was clearly after dark as sunset is recorded at 4:41pm on that date.
There are exceptions to the operating hours provided the aggregate operator provides 72 hour advance written notice to the
residential neighbors. No notice was given.
"Conditions related to traffic impacts" states the sites ingress/egress location be off Stahancyk Lane.
The plant operators have been using Puckett Rd then a neighboring property as an unapproved easement for the
start/stop and servicing of the plants water pump. This unapproved entrance is within a couple feet of my residence.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Impacts include noise pollution. The pump is 650 feet from my property line and we hear it in our house during evening hours.
Privacy concerns with the service entrance since I have witnessed Knife River employees watching my activities from
across the property line as they travel to and from the pump station. My farm shop location is a mere 175 feet from
that driveway entrance.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (☑) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (☑) Yes ( ) No
☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No
☆ Is the violation property a neighboring property? (☑) Yes ( ) No
☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(☑) Yes ( ) No If not, why?:
☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
Zednik, Bryan R		
Title (if agency)	Jurisdiction	
Address: 6222 NW Puckett Rd		
City: Prineville, Oregon 97754	State:	ZIP:
Phone: 541-280-4227		
Signature:		Date Signed: 12-01-2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
DEC 1 2025
Code Compliance

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
DEC 1 2025
Code Compliance

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☑) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 & 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type *(check all that apply)*			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

Tuesday November 25, 2025 Knife River Corp was running their diesel fueled water transfer pump at 7:00pm and continued well into the night. This is in violation of the CUP under "conditions related to operation mitigating noise" item 12 "operating hours" That paragraph states operating hours shal be Monday through Friday, November 1st through May 31st, from 7:00am to 6:00pm or sunrise to sunset whichever comes first. This was clearly after dark as sunset is recorded at 4:28pm on that date. There are exceptions to the operating hours provided the aggregate operator provides 72 hour advance written notice to the residential neighbors. No notice was given.

"Conditions related to traffic impacts" states the sites ingress/egress location be off Stahancyk Lane.

The plant operators have been using Puckett Rd then a neighboring property as an unapproved easement for the start/stop and servicing of the plants water pump. This unapproved entrance is within a couple feet of my residence property line.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Impacts include noise pollution. The pump is 650 feet from my property line and we hear it in our house during evening hours. Privacy concerns with the service entrance since I have witnessed Knife River employees watching my activities from across the property line as they travel to and from the pump station. My farm shop location is a mere 175 feet from that driveway entrance. Pictures and video are included in this complaint.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (☑) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (☑) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? (☑) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(☑) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
Zednik, Bryan R		
Title (if agency)	Jurisdiction	
Address: 6222 NW Puckett Rd		
City: Prineville, Oregon 97754	State:	ZIP:
Phone: 541-280-4227		
Signature:		Date Signed: 11-26-2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
DEC 1 2025
Code Compliance

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
DEC 1 2025
Code Compliance

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

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Property Owner Name:
Clay Woodward

Is this a rental property? (☑) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 & 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
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Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Friday November 28, 2025 Knife River Corp started running their diesel fueled water transfer pump at 6:00pm and operated all night.

This is in violation of the CUP under "conditions related to operation mitigating noise" item 12 "operating hours"

That paragraph states operating hours shal be Monday through Friday, November 1st through May 31st, from 7:00am to 6:00pm or sunrise to sunset whichever comes first. This was clearly after dark as sunset is recorded at 4:26pm on that date.

There are exceptions to the operating hours provided the aggregate operator provides 72 hour advance written notice to the residential neighbors. No notice was given and this pump ran until 8:30am Saturday November 29th before it shut down.

"Conditions related to traffic impacts" states the sites ingress/egress location be off Stahancyk Lane.

The plant operators have been using Puckett Rd then a neighboring property as an unapproved easement for the start/stop and servicing of the plants water pump. This unapproved entrance is within a couple feet of my residence property line.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Impacts include noise pollution. The pump is 650 feet from my property line and we hear it in our house during evening hours.

Privacy concerns with the service entrance since I have witnessed Knife River employees watching my activities from across the property line as they travel to and from the pump station. My farm shop location is a mere 175 feet from that driveway entrance. Pictures and video are included in this complaint.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (☑) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (☑) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? (☑) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(☑) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
Zednik, Bryan R		

Title (if agency) Jurisdiction

Address: 6222 NW Puckett Rd

City:	State:	ZIP:	Phone:
Prineville, Oregon 97754			541-280-4227

Signature: Date Signed: 12-01-2025

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
DEC 1 2025
Code Compliance

KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

December 4, 2025

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-25-0000108-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint Letter" dated December 3, 2025. This complaint states "Operation of pump outside hours of CUP x 3 (Mon. Nov. 10th, Tue. Nov. 25th and Fri. Nov. 28th) Operation of pump equipment onsite". On Saturday Nov. 29th Matt Ropp received a phone call from a neighbor Bryan Zednik about a motor that had been running overnight down by the canal. Matt then emailed Chris Doan about it and Chris called David Van Loo who called Kelly Reynolds a Knife River employee who immediately turned it off. In talking with Knife River operation employees Knife River was running the water pump at the canal which is on Scott Porfily property during the days of November 25th, Friday November 28th and Saturday morning November 29th. Before operating the water pump on the evenings of the 25th and 28th our employees reached out to landowner Scott Porfily who said he was okay with operating it. This pump is used to pull water out of the irrigation canal and Knife River has the approval from OID to do that until December 1st of each year and we were trying to fill our pond prior to that shut off date. There were no operations of our site within the CUP approved area other than water filling the pond.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert

Jeff Steyaert
Environmental MGR.

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

Bryan Zednik
6222 NW Puckett Road
Prineville, OR 97754

December 8, 2025

Subject: Response to portion of complaint related to traffic impacts submitted earlier this month.

The Crook County Compliance Office received and reviewed the complaint forms submitted on December 1, 2025. After evaluating the information provided and comparing it with the approved CUP (217-15-000115-PLNG) the matter described as traffic impacts does not constitute a violation and therefore falls outside the Compliance Officer's enforcement jurisdiction.

What this means

- The Compliance Officer's authority is limited to investigating and enforcing specific provisions of the Crook County Code and how it pertains to approved CUP's.
- The concerns described in the complaint, as submitted, do not align with an enforceable section of county code. As a result, the Compliance Officer cannot initiate an investigation or issue a notice of violation.

Proactive communication
Although the concern is not code-related, the Compliance Office has contacted the neighboring property owner. And will have a conversation as well with Knife River regarding this issue and suggest alternatives to take effect when they start pumping again in the spring of 2026. This outreach is intended to encourage cooperative problem-solving between neighboring property owners and Knife River.

We appreciate your efforts to report on potential issues and thank you for bringing this matter forward. It is the County's sincere hope that you continue to come forward with these very serious issues, and that the recent outreach supports constructive communication and responsible actions moving forward.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@co.crook.or.us
Cell: 541-903-2081

KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

January 7, 2026

John Eisler
Crook County Development Director
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-25-0000108-NVST (Notice of Violation)

Mr. Eisler,

Knife River Corporation Northwest (Knife River) is in receipt of the Notice of Violation dated December 29, 2025. Knife River is not disputing that it was running a pump on Nov. 25th, 28th and the morning of Nov. 29th, until we received a call from neighbor Bryan Zednik who was questioning if we were aware of a pump by the creek was running. I notified Louis Seals on Dec. 1, 2025, at 12:50 pm to let the County know that we receive this noise complaint and that it had been resolved immediately. Knife River is disputing the amount that was assessed for this first Notice of Violation that the site has received since it began operating in 2017. Knife River operations personnel reached out to its closest neighbor to see if they would be okay with the pump running at night and they were okay with it. Knife River notified Crook County Louis Seals of this complaint before complainant Bryan Zednik. We have not had any violations related to operating hours at this location. Knife River is respectfully requesting that the proposed fine be reduced to $500 based on the facts listed above. Knife River will continue to work to be a good neighbor in the community.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert

Jeff Steyaert
Environmental MGR.

Crook County

Community Development Department
Planning Division
300 NE 3rd Street
Prineville, OR 97754
(541)447-3211

January 27, 2026

Jeff Steyaert
Knife River Corporation – NW
32260 Old Hwy 34
Tangent, OR 97389-9770

Dear Mr. Steyaert:

Crook County is in receipt of your January 7, 2026 response to my December 29, 2025 Notice of Violation (the "NOV"), Case 217-25-000108-NVST, regarding operations conducted outside approved operating hours of CUP 217-15-000115-PLNG. Thank you for the timely response to the NOV.

You requested a reduction in the total fine from $1,500.00 to $500.00. Your stated justifications for a reduction in the fine are:

- This is the first NOV Knife River has received with this CUP related to operating hours and
- Knife River's proactive response to correct the issue.

Under CCC 18.144.070(1)(d), mitigating factors include the past history of steps taken to correct violations, prior violations, and the permittee's cooperativeness and efforts to correct the violation. These mitigating factors weigh in favor of your request. The County is also to consider other factors such as whether the cause of the violation was an unavoidable accident or negligence or an intentional act.

Accordingly, the County will reduce the fine from $1,500.00 total or $500.00 per to $600.00 or $200.00 per. Again, I appreciate your prompt correction of this issue and am always here to support your efforts to be a good neighbor in the community. If you have any further questions, do not hesitate to reach out.

Regards,

John Eisler,
Community Development Director

KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

February 4, 2026

John Eisler
Crook County Development Director
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-25-0000108-NVST (Notice of Violation)

Mr. Eisler,
Please note that Knife River does not contest the fact that it is responsible for a portable water pump running outside of the prescribed hours of operation for the Woodward mining site. In the spirit of cooperation, Knife River is submitting a check for payment of fees assessed by Crook County ($200 per violation, times three days, totaling $600). However, we do so in protest regarding the lack of clarity the county is able to provide regarding what constitutes "operating" as the term is used in the context of our regulated hours of operation. Crook County Code Section 18.144.060(8)- Hours of Operation – states: *All **mining** [1] extraction, [2] processing and [3] equipment operation shall be subject to the following limitations*...We interpret this provision to apply to active aggregate extraction, aggregate processing, and operation of mining equipment. It seems a stretch to consider a portable water pump operating off-site, even if for the purpose of filling on-site settling ponds, to be included in the "mining equipment" this provision was intended to apply to.

Knife River requests the county provide guidance regarding what the county considers "mining equipment." Does it include a gas-powered generator on a service truck performing maintenance (i.e changing a flat tire) at the site? For example, if Les Schwab shows up 5 minutes after hours of operation to fix a tire on a loader, will the county consider this a violation? Does it include an electric water pump installed in a groundwater well that is running/pumping for the purpose of filling Knife River's settling ponds? Please advise. Thank you for your thoughtful consideration.

Attachments:

- Crook County Letter of Notice of Violation, dated Jan. 27, 2026
- Knife River Check in the amount of $600

Sincerely,

Jeff Steyaert

Jeff Steyaert



COUNTY OF CROOK
200 NE 2ND STREET
PRINEVILLE OR 97754

Check Number
24799108
Check Date
01/29/26
Payee
684118

Description	Total	Discount	Payment
OURS VIOLATION	600.00		600.00

Totals	600.00		600.00

ttps://www.kniferiver.com/about-us/

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-25-000111-NVST	
☐ Personal Service	Date:
☐ Service by Mail	Date:
☒ Service by Email	Date: 12/17/2025
Abatement Date: 1/2/2026	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (sec "B", #5) CUP Violation: Parking to be off street and on premises.

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). Which occurred on December 15, 2025, at approximately 7:12 am. We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Part of 217-25-000117-NVST.

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
JAN 26 2026
Code Compliance

CASE FILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ☐ Yes ☑ No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County
JAN 26 2026
Code Compliance

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: *(be specific)*

There are large construction Cones Placed on the Shoulder of the Road by Knife River per Brad Haynes at the County Road Dept. According to Brad it's so Knife River trucks can not park on Elliot Rd or Stahancyk Rd. They are still blocking the shoulder of the road.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

When there are oversized loads like Tractors with implements there is nowhere to move over to on both of these Roads. Also when people are walking they are now in the Road instead of on the shoulder which is not Safe

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (✓) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? ( ) Yes ( ) No

☆ Is the violation property a neighboring property? ( ) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: ( ) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? ( ) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INITIAL) UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

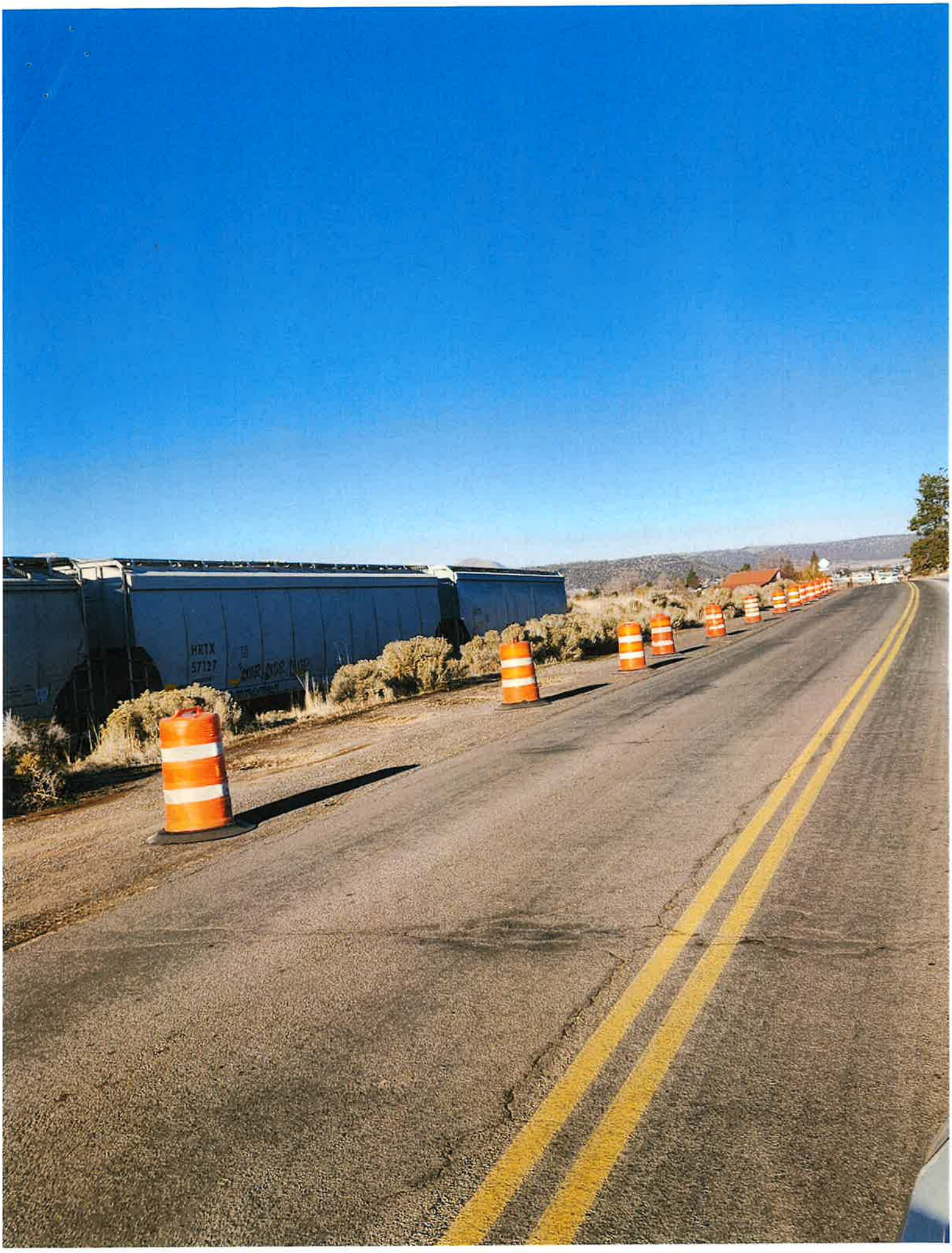
"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

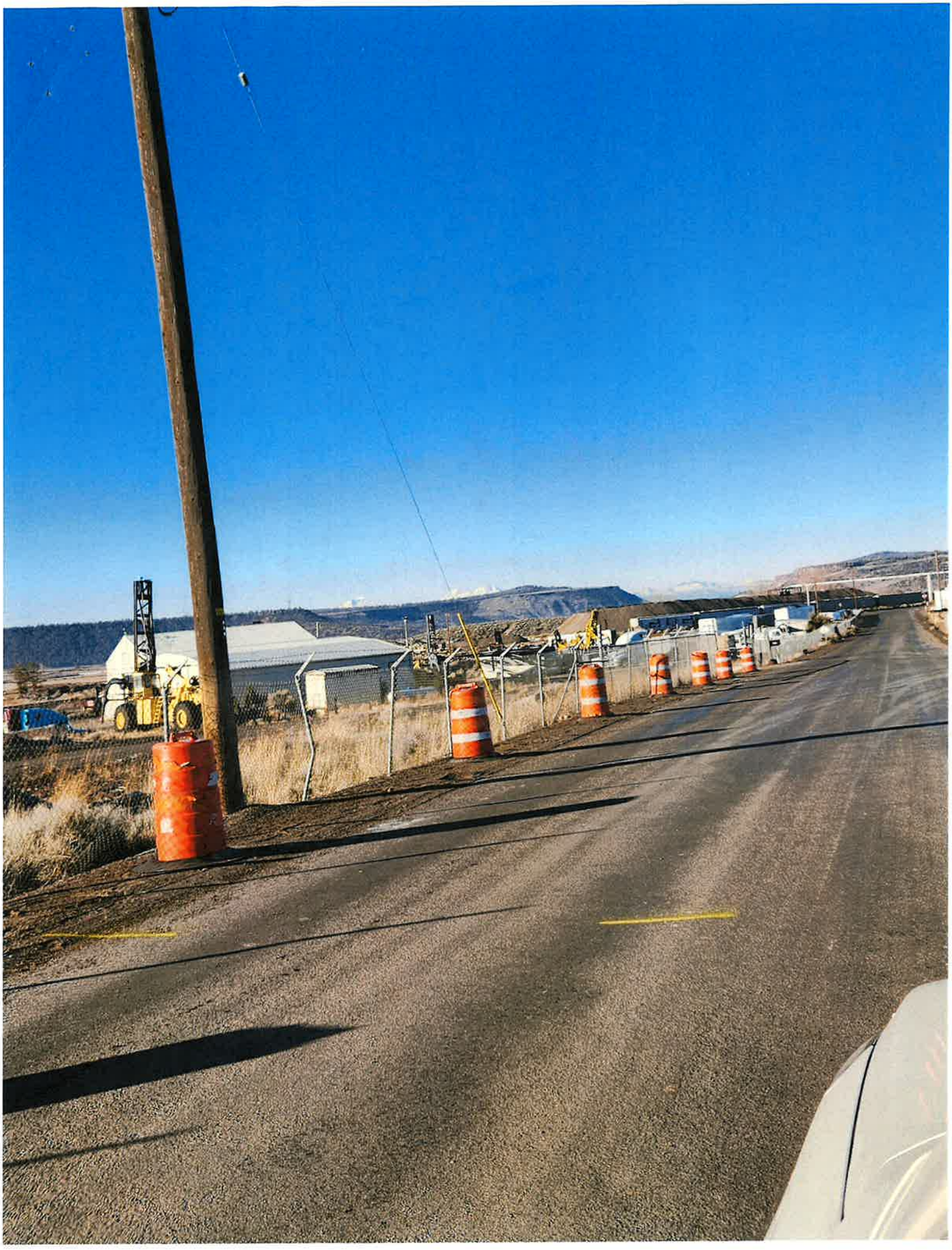
Last Name: Thompson
First Name: Julie
Middle initial: L.
Title (if agency)
Jurisdiction
Address: 5950 NW Greenvalley Rd
City: Prineville State: OR ZIP: 97754
Phone: 541-419-0950
Signature: Julie Thompson
Date Signed: 1/25/2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County:

Crook County
JAN 26 2026
Code Compliance


HRTX
57127





KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

December 22, 2025

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-25-0000111-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint Letter" dated December 17, 2025. This complaint states "Parking Control Violation" at approximately 7:12 am on Monday December 15th, 2025. In reviewing this complaint, we had trucks staged off the side of Stahancyk Ln. just before our entrance. There were no pictures of this complaint provided to Knife River. We will continue to have internal discussions with our dispatch and drivers, so we have smooth truck flow for aggregate material pickup and or delivery to this site. We are not offsite parking nor causing any safety issues as suggested in the complaint.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert

Jeff Steyaert
Environmental MGR.

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

February 18, 2026

Jeff Steyaert
Knife River Corporation - NW
32260 Old Hwy 34
Tangent, OR 97389-9770

Case #217-25-000100-NVST
Case #217-25-000111-NVST
14151400-702/703

Re: Withdrawal of Complaints / Case Closure – Off-Street & Off-Premises Parking
Case #217-25-000100-NVST (14151400-702/703)
Case #217-25-000111-NVST (14151400-702/703)

Dear Mr. Steyaert,

I am writing regarding the two complaints referenced above concerning off-street and off-premises parking.

After further review, I have been advised to rescind both complaints. It has been determined that the parking restriction at issue is not included in Crook County Code Chapter 18.144, nor is it included in the Conditions of Approval for CUP 217-15-000115-PLNG.

Accordingly, both open complaints and the Notice of Violation (NOV) related to the CUP for this property have been withdrawn. As a result, the compliance cases listed above are now closed.

Thank you for the seriousness and professionalism you have shown in responding to and addressing these matters as they arise. Please feel free to contact me if you have any questions.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 32260 Old Highway 34
City, State, Zip: Tangent, OR 97389

Compliance Case #:217-26-000028-NVST	
☐ Personal Service	Date:
☒ Service by Mail	Date: 03/10/2026
☐ Service by Email	Date:
Abatement Date: 03/20/2026	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 12, Chapter 13.08, No Sewer / Septic Permit
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (9b) CUP Violation for Berm Maintenance (Replacement Tree Height)

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

The complaint stated that there is a dead pine tree on the top of South Farm Lot Berm. It is the 11th tree from the east end. According to the Crook County Planning Department's CUP for the Knife River Woodward Pit 217-15-000115-PLNG, Page 6, under paragraph all Berms, states in part "The top of the South Farm Lot Berm will be planted when constructed with evergreen trees (Austrian Pine) 6-8 feet high, spaced 20 feet apart. Trees that die will be replaced with a similar sized tree as available. Also, there have been dead trees replaced, but with much smaller trees than the CUP stipulates. If these replacement trees were ordered ahead of planting season in the early spring, the 6-8" stock would be available for planting.

My contact information is listed below so that we can connect and work out an abatement plan together. I would like to thank you in advance for your cooperation. Please note that failure to respond to this notice will result in further action.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY
Crook County
MAR 10 2026
Community Development

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Township 14 South, Range 15 East, Section 14 | Subdivision: | Lot: Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: Knife River Corporation - Northwest | First Name: | Middle Name:

Address: 82260 Old Highway 34

City: Tangent, OR 97389 | State: | ZIP: | Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

There is a dead pine tree on the top of the South Farm Lot Berm. It is the 11th tree from the east end.
According to the Crook County Planning Department's CUP for the Knife River
Woodward Pit 217-15-000115'PLNG, Dated 10/23/2015. Pg. 6, under paragraph All Berms,
states in part "The top of the South Farm Lot Berm will be planted when constructed
with evergreen trees (Austrian Pine) 6-8 feet high, spaced 20 feet apart.
Trees that die will be replaced with a similar sized tree as available."
Also, there have been dead trees replaced, BUT with MUCH smaller trees then the CUP stipulates.
Knife River should order replacement trees ahead of planting time in order to get the 6'-8' trees.
Knife River pulled a dead pine tree out earlier this year, but has not replaced it.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

N/A CUP violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No
☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No
☆ Is the violation property a neighboring property? (✓) Yes ( ) No
☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(✓) Yes ( ) No If not, why?:
☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

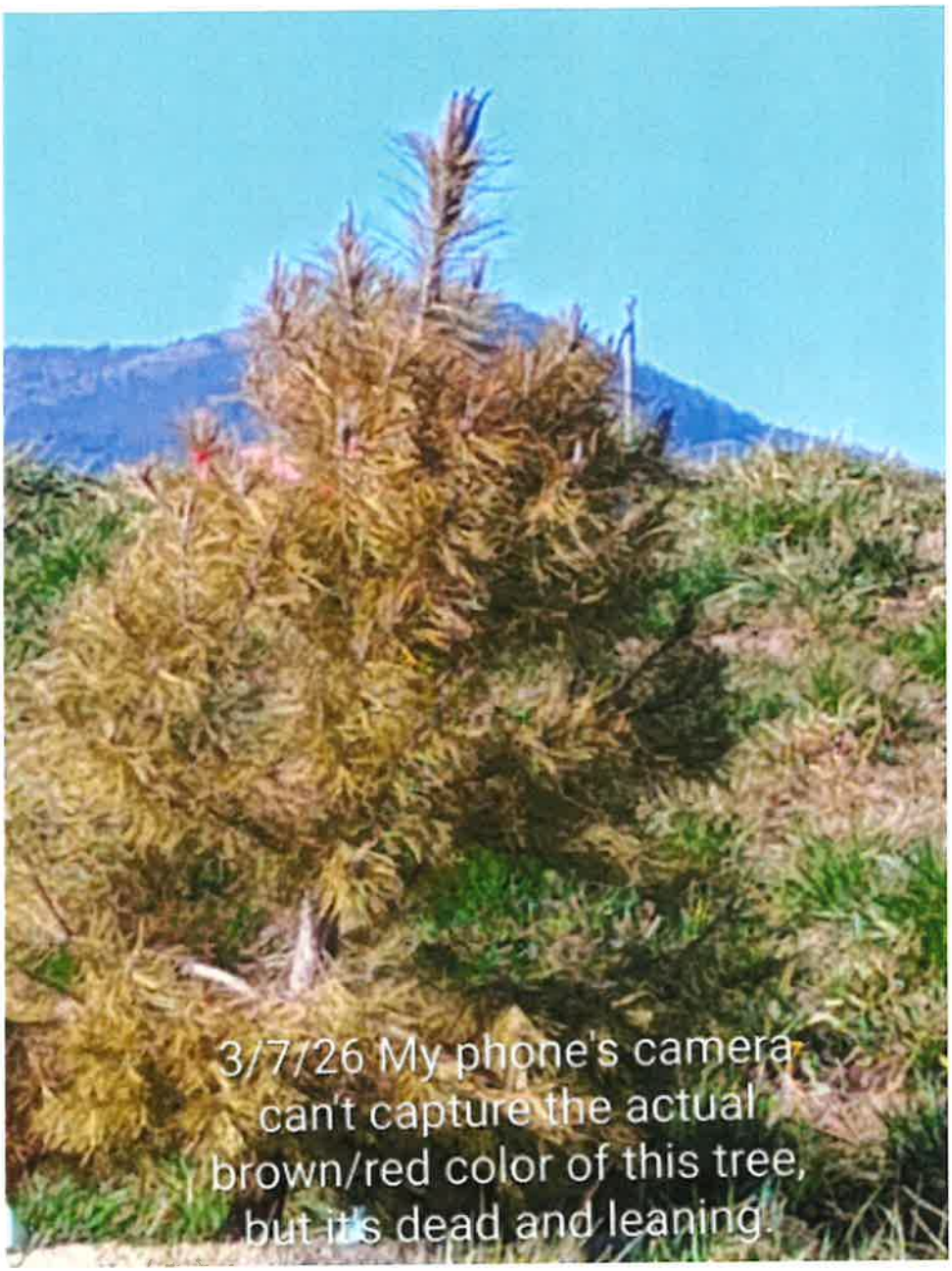
"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: Adam and Karen Mikulski | First Name: | Middle initial:
Title (if agency) | Jurisdiction
Address: 3992 NW Stahancyk Lane
City: Prineville, OR 97754 | State: | ZIP: | Phone: 541-410-9964
Signature: [signature] | Date Signed: 3/9/2026
If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 10 2026
Community Development



Crook County

MAR 10 2026

Community Development



Crook County

MAR 10 2026

Community Development

DigiSign Verified - 3976259c-093b-4732-8906-29b4a70bb73f

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAR 20 2026
Code Compliance

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
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Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - 3976259c-0936-4732-8906-29b4a70dd731

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: *(be specific)*

There are two missing trees along the berm. According to the Crook County Planning Department's CUP for the Knife River Woodward pit 217-15-000115'PLNG,Dated 10/23/2015. Pg 6, under paragraph "All Berms", states in part "The op~~t~~of the South Farm ~~Lot Berm will be planted when constructed with evergreen trees~~ (Austrian Pine) 6-8 feet high, spaced 20 feet apart. Trees that die will be replaced with a similar sized tree as available."

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (X) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? ( ) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: You can view from the roa

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
Thompson	Julie	L

Title (if agency) Jurisdiction

Address: 5950 NW Green Valley OR 97754

City:	State:	ZIP:	Phone:
Prineville	OR		541-419-0950

Signature:	Date Signed:
Julie Thompson	03/19/2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
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FOR OFFICE USE ONLY
Crook County
MAR 2 0 2026
Code Compliance

CASEFILE #

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Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type			
	(check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
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	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - 397625BC-093B-4732-8906-29D4A7DDD73T

VIOLATION INFORMATION

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Details of complaint: *(be specific)*

There are two missing trees along the berm. According to the Crook County Planning Department's CUP for the Knife River Woodward pit 217-15-000115'PLNG,Dated 10/23/2015. Pg 6, under paragraph "All Berms", states in part "The top of the South Farm Lot Berm will be planted when constructed with evergreen trees (Austrian Pine) 6-8 feet high, spaced 20 feet apart. Trees that die will be replaced with a similar sized tree as available."

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (X) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? X Yes ( ) No

☆ Is the violation property a neighboring property? ( ) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: You can view from the roa

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: ZIMMERER	First Name: DICK	Middle initial:
Title (if agency)	Jurisdiction	
Address: 4200 NW GRIMES RD.		
City: PRINEVILLE	State: OR ZIP: 97754	Phone: (541) 480-6899
Signature:		Date Signed: 3/19/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance

DigiSign Verified - 397b259c-093b-4732-8906-29b4a7ddd73f

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Crook County
MAR 2 0 2026
Code Compliance

CASEFILE #

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If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
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Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
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	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
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Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

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Details of complaint: ***(be specific)***

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What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
ZIMMERLEE	DEBBIE	

Title (if agency) Jurisdiction

Address: 4200 N.W. GRIMES RD.

City:	State:	ZIP:	Phone:
PRINEVILLE	OR	97754	(541) 410-6474

Signature: Debbie Zimmerlee Date Signed: 3/19/26

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Crook County
MAR 20 2026
Code Compliance

DigiSign Verified - 3976259c-093b-4732-8906-29b4a70bb73f

Preliminary Compliance Report

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Tax Map #: Subdivision: Lot:
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Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
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City: State: ZIP: Phone:
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DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
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VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

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What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

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COMPLAINANT INFORMATION

Last Name: McCormick First Name: Ashley Middle initial:

Title (if agency) Jurisdiction

Address: 5602 NW Green Valley Rd

City: Prineville State: OR ZIP: 97754 Phone: 503 689 3102

Signature: Ashley McCormick Date Signed: 3/19/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance

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Preliminary Compliance Report

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(541) 447-3211 Fax (541) 416-2139

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ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type *(check all that apply)*			
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	☐		☐	

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VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

There are multiple nearly dead, if not completely dead trees along the berm. According to the Crook County Planning Department's CUP for the Knife River Woodward pit 217-15-000115'PLNG,Dated 10/23/2015. Pg 6, under paragraph "All Berms", states in part "The top of the South Farm Lot Berm will be planted when constructed with evergreen trees (Austrian Pine) 6-8 feet high, spaced 20 feet apart. Trees that die will be replaced with a similar sized tree as available."

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (X) Yes ( ) No

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☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
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COMPLAINANT INFORMATION

Last Name: Woodcock	First Name: Ashley	Middle initial:
Title (if agency)	Jurisdiction	
Address: 5602 NW Green Valley Rd		
City: Prineville	State: OR ZIP: 97754	Phone: [redacted] 3102
Signature: Ashley Woodcock		Date Signed: 3/19/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance

DigiSign Verified - 2e9a3083-25ac-4061-b246-1451ca26cacb

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAR 2 0 2026
Code Compliance

CASEFILE #

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Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type			
	(check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
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Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
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Details of complaint: *(be specific)*

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
Thompson	Julie	L

Title (if agency) / Jurisdiction

Address: 5450 NW Greenvalley Rd

City:	State:	ZIP:	Phone:
Prineville	OR	97754	541-419-0950

Signature:	Date Signed:
Julie Thompson	03/19/2026

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Crook County
MAR 20 2026
Code Compliance

KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

March 13, 2026

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-26-000028-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint" letter dated March 10, 2026. The complaint states "Violation for berm maintenance (Replacement tree height." The Notice of Complaint states that the County received a complaint regarding the listed code violation(s). This complaint is not a Crook County code violation unless Knife River refuses to replace a tree that dies. The Notice of Complaint also states that the replacement trees planted in early 2025 were not the minimum 6' height. On March 10, 2026, a Knife River employee measure the trees planted in early 2025 and they are at lease the 6' height. Knife River agrees to replant the tree noted in the complaint with a similar species that meet the 6-8' requirement and will be completed by April 30th at the latest. The planting will be performed by a licensed landscaper who will add soil amendments and root enhancers to each tree planting to hopefully achieve health growth of these replacement trees.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeffrey R. Steyaert

Jeff Steyaert
Environmental MGR.

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32260 Old Hwy 34
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Sincerely,

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Environmental MGR.



CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-26-000042-NVST	
☐ Personal Service	Date:
☒ Service by Mail	Date: 4/17/26
☒ Service by Email	Date: 4/17/26
Abatement Date: 5/4/26	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (Page2) Alleged CUP Violation: Processing taking place on EFU zoned lot 703 which is limited to sand and gravel extraction and water storage only – ponds being used for processing.

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Crook County
MAR 20 2026
Code Compliance

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (*check all that apply*)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
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	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
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	☐ _____		☐ _____	
	☐ _____		☐ _____	
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Details of complaint: *(be specific)*

Settling ponds are on EFU land (lot 703) According to the Crook County Planning Department's CUP for the Knife River Woodward Pit 217-15-000115'PLNG, Dated 10/23/2015 Pg.2, under "General conditions on the proposed mine site" states "2. Activities on the property zoned for exclusive farm use (tax lot 703) will be limited to sand and gravel extraction and water storage only. No processing will be allowed on this portion of the subject property zoned for exclusive farm use. 3. All processing activities will be on the part of the site zoned for industrial use (tax lot 702) and will be located more than 500 feet from existing residences. Settling Ponds are used for processing

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

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COMPLAINANT INFORMATION

Last Name: McCormick	First Name: Ashley	Middle initial:
Title (if agency)	Jurisdiction	
Address: 5602 NW Green Valley Rd		
City: Prineville	State: OR ZIP: 97754	Phone: 503.689.3102
Signature: Ashley McC		Date Signed: 3.19.26

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Crook County
MAR 20 2026

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Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

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ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

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Code	Type (check all that apply)			
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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
ZIMMERLEE	DEBBIE	

Title (if agency) Jurisdiction

Address: 4200 N.W. GRIMES RD.

City:	State:	ZIP:	Phone:
PRINEVILLE	OR	97754	(541) 410-6474

Signature: Debbie Zimmerlee Date Signed: 3/19/26

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Crook County
MAR 20 2026
Code Compliance

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Settling ponds are on EFU land (lot 703) According to the Crook County Planning Department's CUP for the Knife River Woodward Pit 217-15-000115'PLNG, Dated 10/23/2015 Pg.2, under "General conditions on the proposed mine site" states "2. Activities on the property zoned for exclusive farm use (tax lot 703) will be limited to sand and gravel extraction and water storage only. No processing will be allowed on this portion of the subject property zoned for exclusive farm use. 3. All processing activities will be on the part of the site zoned for industrial use (tax lot 702) and will be located more than 500 feet from existing residences. THE SETTLING PONDS ARE NEED FOR PROCESSING.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes ( ) No If not, why?: N/A can't see

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
ZIMMERLEE	DICK	

Title (if agency) / Jurisdiction:

Address: 4200 N.W. GRIMES RD.

City:	State:	ZIP:	Phone:
PRINEVILLE	OR	97754	(541) 480-6899

Signature: [signature] Date Signed: 3/19/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance

DigiSign Verified - d85b6cef-7028-4505-b3cf-9d1a84826f0f

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAR 20 2026
Code Compliance

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☒ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - d85b6cef-7028-4505-b3cf-9d1a84826107

VIOLATION INFORMATION

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Note: Settling Ponds are used for processing not water storage.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

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COMPLAINANT INFORMATION

Last Name: Mikulski	First Name: Karen & Adam	Middle initial:
Title (if agency)	Jurisdiction	
Address: 3992 NW Stahancyk Ln.		
City: Prineville	State: OR	ZIP: 97754
Phone: 541-410-9964		
Signature: Karen J. Mikulski	Date Signed: 3-19-2026	

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Crook County
MAR 20 2026
Code Compliance

DigiSign Verified - d85b6cef-7028-4505-b3cf-9d1a84826107

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What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
Thompson	Julie	L

Title (if agency) Jurisdiction

Address: 5950 NW Green Valley

City:	State:	ZIP:	Phone:
Prineville	OR	97754	541-419-0950

Signature:	Date Signed:
Julie Thompson	03/19/2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance

KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

April 21, 2026

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-26-000042-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint" letter dated April 17, 2026. This complaint states "Alleged CUP Violation: Processing taking place on EFU zoned lot 703 which is limited to sand and gravel extraction and water storage only- ponds being used for processing". Knife River has reviewed the historical audio record related to CUP 217-15-000115-PLNG and finds that the water storage ponds and the process water settling ponds are the same thing and the Site Plan show them located on the EFU zoned land. The application for the Oregon DEQ WPCF required a Land Use Compatibility Statement to be signed by Crook County Planning. The application had a site map showing the settling pond location on EFU land and was signed by County Planner on 3/4/2016. The Mosquito Plan and site map dated December 12, 2016, shows the location of the settling ponds that were reviewed by Crook County Vector Control and Ann Beier, Crook County Planning. Therefore, Knife River is not in violation of the CUP 217-15-000115 related to the settling ponds on EFU zoned land.

Attachments:

- Oregon DEQ WPCF Gen. 1000 File#124758 application.
- Mosquito Control Plan and Site Map.
- Ann Beier Crook County Planner email March 14, 2017.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert
Environmental MGR.

Crook County
MAY 04 2026
Community Development

Marshall, Tim

From: Ann Beier <Ann.Beier@co.crook.or.us>
Sent: Tuesday, March 14, 2017 4:28 PM
To: Marshall, Tim
Subject: RE: Knife River Mining Site and Mosquito Control Plan

*** This is an EXTERNAL email. Exercise caution. ***

Thanks Tim. This is perfect.

Ann

From: Marshall, Tim [mailto:Tim.Marshall@Kniferiver.com]
Sent: Tuesday, March 14, 2017 4:18 PM
To: Ann Beier
Subject: FW: Knife River Mining Site and Mosquito Control Plan

Ann
I thought you might want to put this in the file for our mining site. I copied you with the required Mosquito Control Plan for our mining site on Dec-12-2016. I spoke with Cliff this afternoon, and he sent me the acceptance of the plan contained below.

Hope all is going well with you.

Thanks,
Tim

****

Tim Marshall
Knife River

From: Crook County VCD [mailto:crookcountyvcd@gmail.com]
Sent: Tuesday, March 14, 2017 3:34 PM
To: Marshall, Tim
Subject: Re: Knife River Mining Site and Mosquito Control Plan

*** This is an EXTERNAL email. Exercise caution. ***

Tim

This plan is excellent. Thank you for going to the effort.

Cliff Kiser
Manager, CCVCD

On Mon, Dec 12, 2016 at 2:40 PM, Marshall, Tim <Tim.Marshall@kniferiver.com> wrote:

December 12, 2016

Cliff Kiser

Crook County Vector Control District Manager

Cliff

Please review the attached and contact me with any questions.

Thanks,

Tim

****

Tim Marshall

Manager of Land Planning

Knife River Corporation – Northwest

32260 Old Highway 34

Tangent, OR 97389

Tel 541-918-5100

Direct 541-918-5141

Fax 541-918-5375

Cell 541-953-4456

CONFIDENTIALITY NOTICE - This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.
CONFIDENTIALITY NOTICE - This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the

context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.

Oregon
Kate Brown, Governor

Department of Environmental Quality
Eastern Region - Pendleton Office
800 SE Emigrant Ave, Suite 330
Pendleton, OR 97801
Phone: (541) 276-4063
Fax: (541) 278-0168
Relay Service: 711

June 2, 2016

Jeff Steyaert
Knife River Corporation – Northwest
32260 Old Highway 34
Tangent, OR 97389

RE: WPCF General Permit No. 1000
File Number: 124758
Site Location: 4547 and 4755 NW Stahancyk Lane, Prineville, Oregon
Crook County

Enclosed is your copy of Water Pollution Control Facilities (WPCF) 1000 general wastewater disposal permit. By agreement with DEQ, the Oregon Department of Geology & Mineral Industries (DOGAMI) is administering the WPCF General Permit 1000. DOGAMI personnel have reviewed your application and recommended that DEQ assign the permit. It expires on October 31, 2017.

The permit covers disposal of wastewater and storm water by recirculation, evaporation, and/or controlled seepage from operations at the facility referenced above. Please note that this permit includes the following:

- Schedule A. Concrete mixer washout must be contained in a separate area, and Best Management Practices must be used to eliminate track-out of waste water off-site. Facilities that wash eight or more vehicles or pieces of equipment per week or wash engines, transmissions or undercarriages must do so on a wash pad with a wastewater collection system. Facilities that are subject to these vehicle/equipment washing conditions must monitor for pH and oil and grease.

- Schedule B. The concrete washout pond must be monitored for pH. Monitoring for pH and oil and grease is required from the vehicle wash water pond.

Please read the permit carefully to become familiar with all required terms and conditions. Should you have any questions, please contact DOGAMI at (541) 967-2082.

Sincerely,

Don Butcher
Water Quality Permit Manager
Eastern Region

DB:jmr
Enclosure
cc: DOGAMI

Permit Number: 1000
Expiration Date: October 31, 2017

GENERAL WATER POLLUTION CONTROL FACILITIES PERMIT

Department of Environmental Quality
811 SW Sixth Avenue
Portland, OR 97204

Issued pursuant to ORS 468B.050

ISSUED TO:
File No. 124758 GEN10
DOGAMI ID No. 07-0159
Knife River Corporation - Northwest
32260 Old Highway 34
Tangent, OR 97389

Assigned: 06/02/16
Crook County/ER
LLID: 1209105443521
River Mile: 0.34

Site Loc. Woodward Site, 4547 and 4755 NW Stahancyk Lane, Prineville, Oregon

---

SOURCES COVERED BY THIS PERMIT:

Sand, gravel and other non-metallic mineral quarrying and mining operations that dispose of all process wastewater and storm water by recirculation, evaporation, and/or controlled seepage with no discharge to surface waters. Asphalt mix batch plants, concrete batch plants, and other related activities located on site are also covered.

Lauri Aunan, Administrator
Water Quality Division

November 7, 2007
Effective Date

PERMITTED ACTIVITIES

Until this permit expires or is modified or revoked, the permittee is authorized to operate a wastewater collection, treatment, control, and disposal system in conformance with requirements, limitations, and conditions set forth in attached schedules as follows:

	Page(s)
Schedule A – Waste Disposal Limitations	4-5
Schedule B – Monitoring and Reporting Requirements	5-6
Schedule D – Special Conditions	6
Schedule F – General Conditions	7-10

Unless specifically authorized by this permit, by another NPDES or WPCF permit, or by Oregon Administrative Rule, any other direct or indirect discharge to waters of the state is prohibited, including discharges to an underground injection control system.

DEQ USE ONLY
REGIONAL OFFICE
Received:
Application #:
File #:
LLID/RM
DOC Conf:

APPLICATION FOR COVERAGE UNDER THE WATER POLLUTION CONTROL FACILITY WPCF-1000 GENERAL PERMIT

Oregon Department of Environmental Quality

DEQ USE ONLY
Received:
Amount Received:
On-Site Surcharge:
Check #:
Deposit #:
Notes:

A. REFERENCE INFORMATION

1. Legal Name of Applicant: Knife River Corporation-Northwest
2. Common Facility Name: Knife River Corporation-Northwest
3. Enter Site Location by **Latitude** and **Longitude**:

LATITUDE	Deg.	44	Min.	21	Sec.	007
LONGITUDE	Deg.	120	Min.	54	Sec.	127

4. Facility Contact Name: Jeff Steyaert
   Contact Telephone #: (541) 918-5100
   Fax #:
   Email: jeff.steyaert@kniferiver.com
5. Facility Physical Address: 4547 and 4755 Northwest Stahancyk Lane Prineville, OR
   City, State:
6. Facility Mailing Address: 32260 Old Highway 34, Tangent, OR 97389
   City, State, Zip Code:
7. Invoice to:
   Billing Address: Knife River Corporation 32260 Old Highway 34
   Telephone #: (541) 918-5100
   City, State, Zip Code: Tangent, OR 97389

B. GENERAL DESCRIPTION OF FACILITY

Briefly describe the facility and primary method of storm water treatment and disposal.

The site includes two tax lots which are zoned Industrial (TL 702) and Exclusive Farm Use (TL 703). The industrial portion of the site is currently being operated as the Prineville Sawmill. The mining project will consist of aggregate mining and reclamation. The project will be excavated and operated by Knife River Corporation - Northwest a construction materials and contracting company with headquarters located in Tangent, Oregon and local office in Tumalo, Oregon. Stormwater will remain on the site and have every opportunity to infiltrate near the point of contact as excavation activities will occur in a cellular progression. The site will remain native or slope inward toward on going excavation, mining and reclamation activities. The clean water pond and sediment ponds will not only have adequate free-board but will also have redundant berms and/or sloping to contain the process water and stormwater that make it to that location and become part of the water system.

C. REQUIRED INFORMATION

Attach a copy of:
1. A map of the facility location.
2. A site map showing the facility layout and storm water drainage include location of wells, vehicle/equipment wash areas, and U.I.C.s (drywells, infiltration trenches, etc.).
3. Schedule for development, if this is a new facility being constructed.
4. Schematic diagrams of waste streams, and treatment and disposal facilities.
5. Groundwater information.
6. Evaluation of groundwater and surface water impacts.

D. OTHER PERMITS

List any existing permits for this site.

NPDES permit for Sawmill Facility ID 107250

E. SIGNATURE OF LEGALLY AUTHORIZED REPRESENTATIVE

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. In addition, I agree to pay all permit fees required by Oregon Administrative Rules 340-45 and/or 340-71. This includes an application fee and an fee invoiced annually by DEQ to maintain the permit.

Jeff Steyaert
Name of Legally Authorized Representative (Type or Print)

Environmental Manager
Title

Signature of Legally Authorized Representative

5/2/2016
Date

APPLICATION FOR COVERAGE UNDER
THE WATER POLLUTION CONTROL
FACILITY WPCF-1000 GENERAL PERMIT

APPLICANT: Knife River Corporation – Northwest
SITE: 4547 NAD 4755 Northwest Stahancyk Lane, Prineville, OR 97754

Section C. Required Information

1. See Figure 1
2. See Figure 2 and 3
3. Initial development will occur in 2016. Continued operation and development will depend on market conditions.
4. See Figure 3
5. See the included- DEQ Facility Profiler Map and Oregon Water Resources Department Crook County Observation Wells.
6. See below

Groundwater on the Woodward Site

The Woodward site was investigated to define the aggregate resource in 2014 with 27 test pits across the property. Groundwater was discovered in the aggregate layer over the eastern third of the site. This groundwater appears to infiltrate into the silts and fine sands underlying the aggregate as it was not present within the sand and gravel over the remainder of the site to the west. The fine silt and clay underlying the aggregate layer extends to a depth of 236 feet as indicated within the water well existing on the site in the mill area (OWRD Well Report CROO 50140). The sand and gravel below the silt and clay is the primary aquifer for most of the wells within the area. A domestic well located at 3992 NW Stahancyk Lane is utilizing water within the shallow aquifer for domestic purposes.

There will be no dewatering of the aquifer where it is encountered during mining, as the aggregate will be excavated within the water and subsequently backfilled for reclamation with the overburden material from the site.

The processing area is to be constructed on the top of the aggregate layer so storm water will infiltrate effectively. The process water from the aggregate wash plant will be recirculated to the sedimentation ponds and back to the source water pond as the plant is operating. The source water pond will be filled with water supplied under contract with the Ochoco Irrigation District. The sediment that accumulates in the sedimentation ponds will be excavated as needed and incorporated into the reclamation of the mining cells. No surface water will be allowed to drain from the mining areas to the drainage located northwest of the site.

The mining cells will progress from west to east across the site being sized as market demands. All mining cells will contain and infiltrate any precipitation that might accumulate. Any surface water that might accumulate on the reclaimed areas will be captured and diverted into the sedimentation ponds as necessary, but this is not considered a likely occurrence.

All screening berms created on the perimeters of the site will be hydro seeded immediately upon construction to facilitate immediate growth of native grasses and to inhibit erosion. The vegetated areas will be irrigated as necessary to maintain the vegetation.

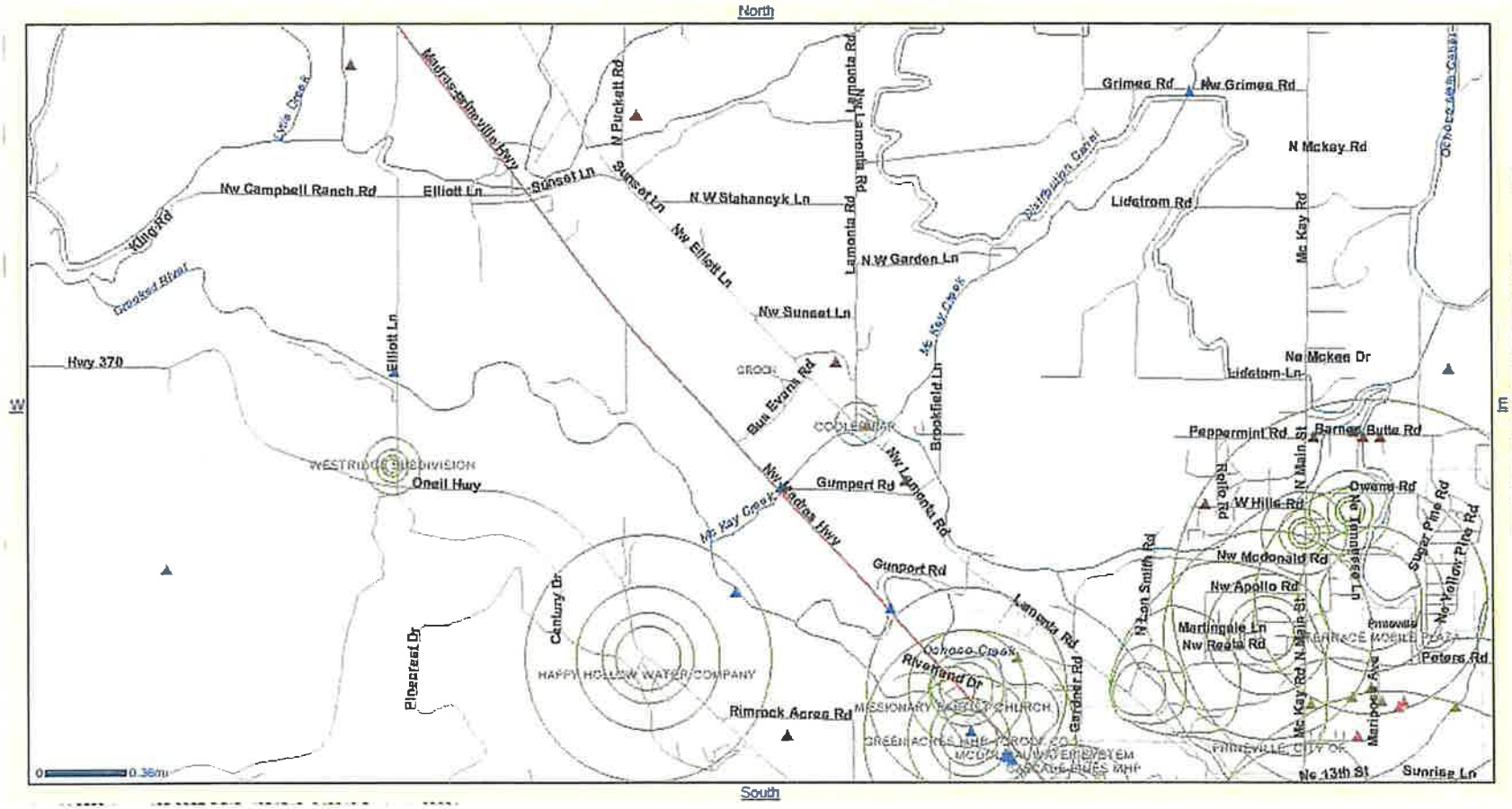
DEQ Facility Profiler Map

cal Storage and Retrieval (LASAR)

SAR Web

Select an action below, then click in the map or click and drag to draw a box.

Set Location | Identify Sites | Zoom In | Zoom Out | Re-Center



Map Options

- Zoom to Last map
- Zoom to State map
- Open map Legend
- Print this map
- E-mail this map
- Save this view
- See Saved views

Map Features

Select features to display on map, then click "Refresh Map."

- [x] County
- [ ] Basin
- [ ] Subbasin
- [x] City Limits
- [x] Water
- [ ] Water Quality Limited
- [x] Roads
- [x] Monitoring Sites
- [ ] Regulated Sites
- [x] DW Source - Surface
- [x] DW Source - Ground

+ Show Advanced

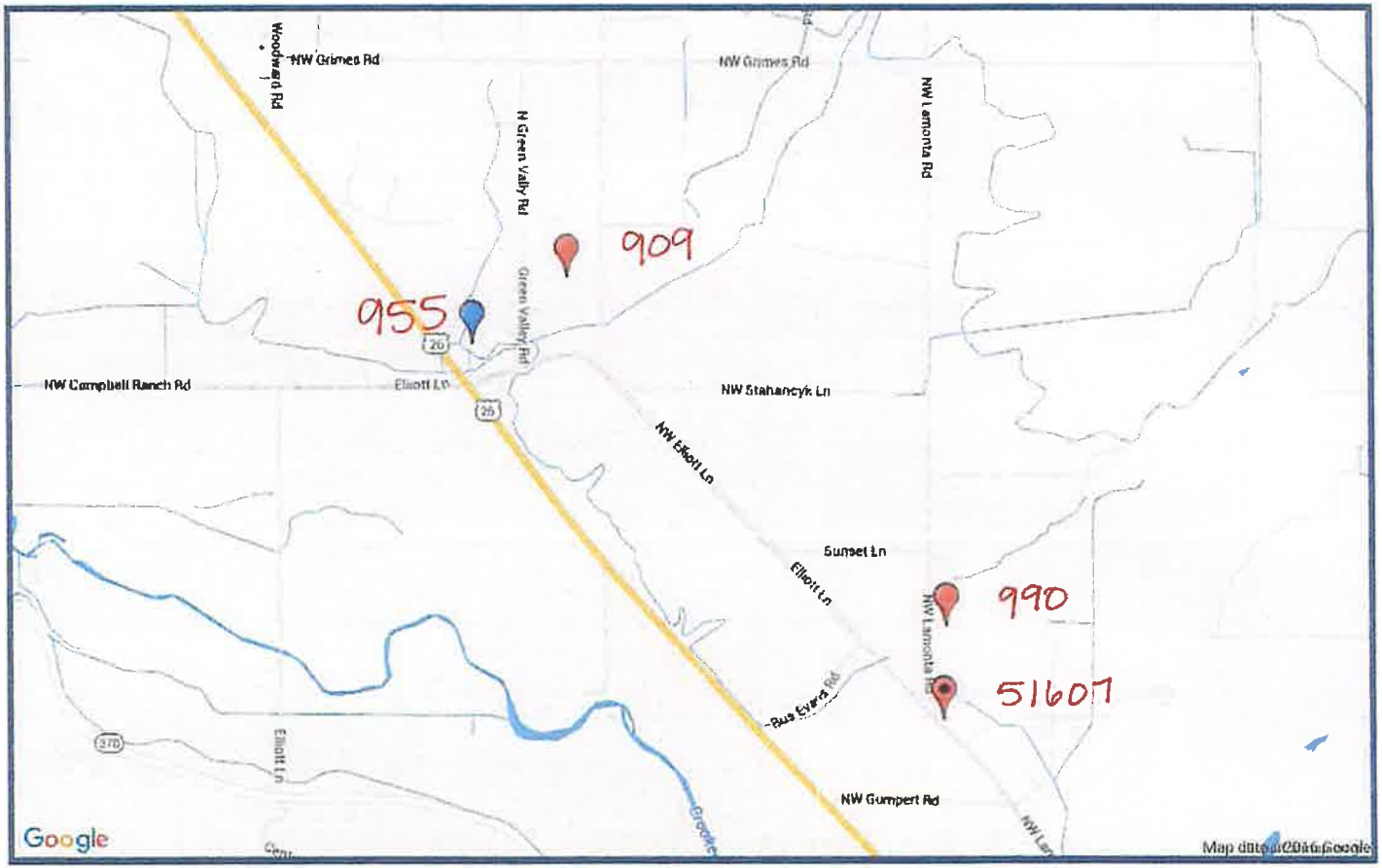
Refresh Map

Oregon Water Resources Department
Crook County Observation Wells

›› Return to Search Page

State Observation Wells
- CROO 24
- CROO 955
- CROO 961
- CROO 1577
- CROO 1954
- CROO 2083
- CROO 2130
- CROO 2133
- CROO 2489
- CROO 2929
- CROO 2936
- CROO 50182

Other Observation Wells
- CROO 5
- CROO 40
- CROO 250
- CROO 256
- CROO 260
- CROO 327
- CROO 430
- CROO 434
- CROO 504
- CROO 509
- CROO 510
- CROO 523
- CROO 532
- CROO 565
- CROO 720
- CROO 763
- CROO 811
- CROO 859
- CROO 884



State of Oregon
Water Resources Department

Ground Water

Oregon Water Resources Department hydrograph for CROO 909 (14.00S / 15.00E - 15DAC2)

Oregon Water Resources Department (OWRD) Well Location	14.00S/15.00E-15DAC2
OWRD Logid	CROO 909
OWRD Well Tag (Well ID)	-----
OWRD State Observation Well Number	-----
Total well depth (feet below land surface)	-----
Land surface elevation (feet above mean sea level)	2910
Primary use of well	DOMESTIC
Primary aquifer system	-----

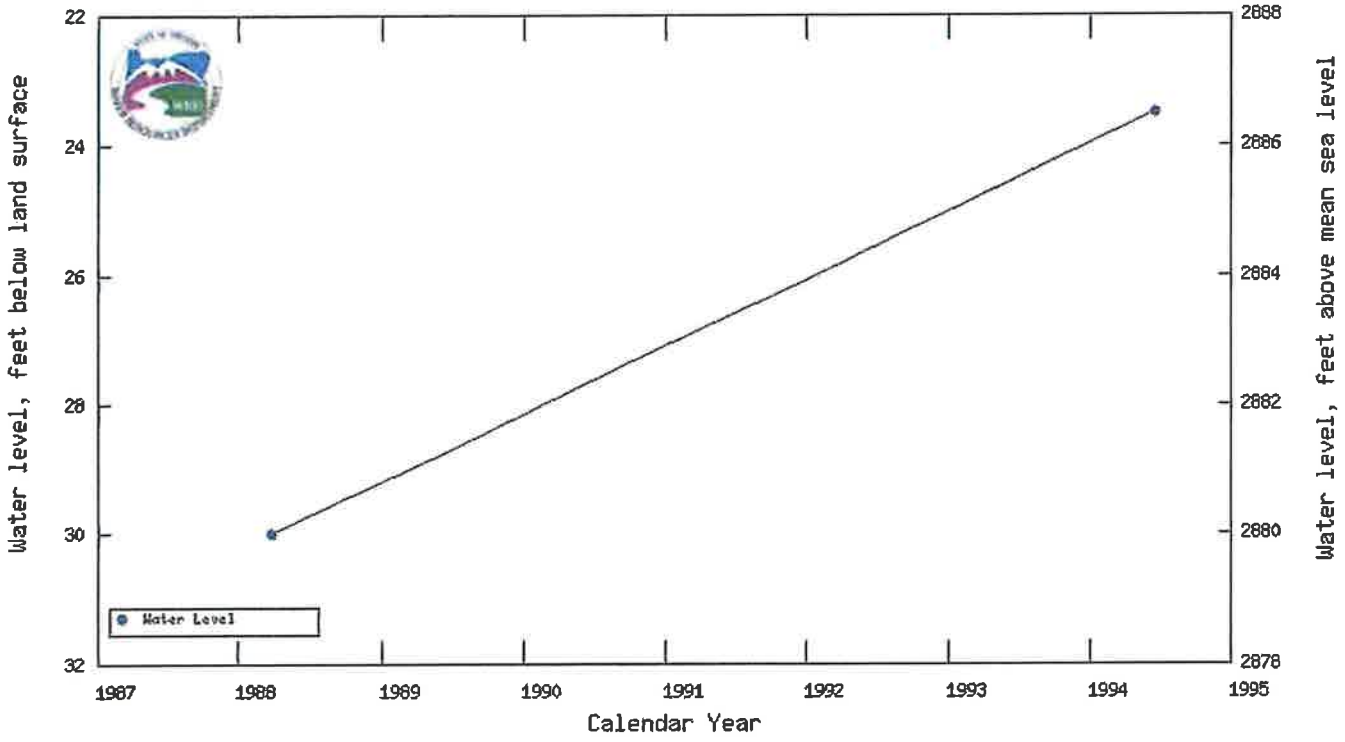


Table showing water-level data for CROO 909

State of Oregon
Water Resources Department

Ground Water

Oregon Water Resources Department hydrograph for CROO 955 (14.00S / 15.00E - 15DCB)

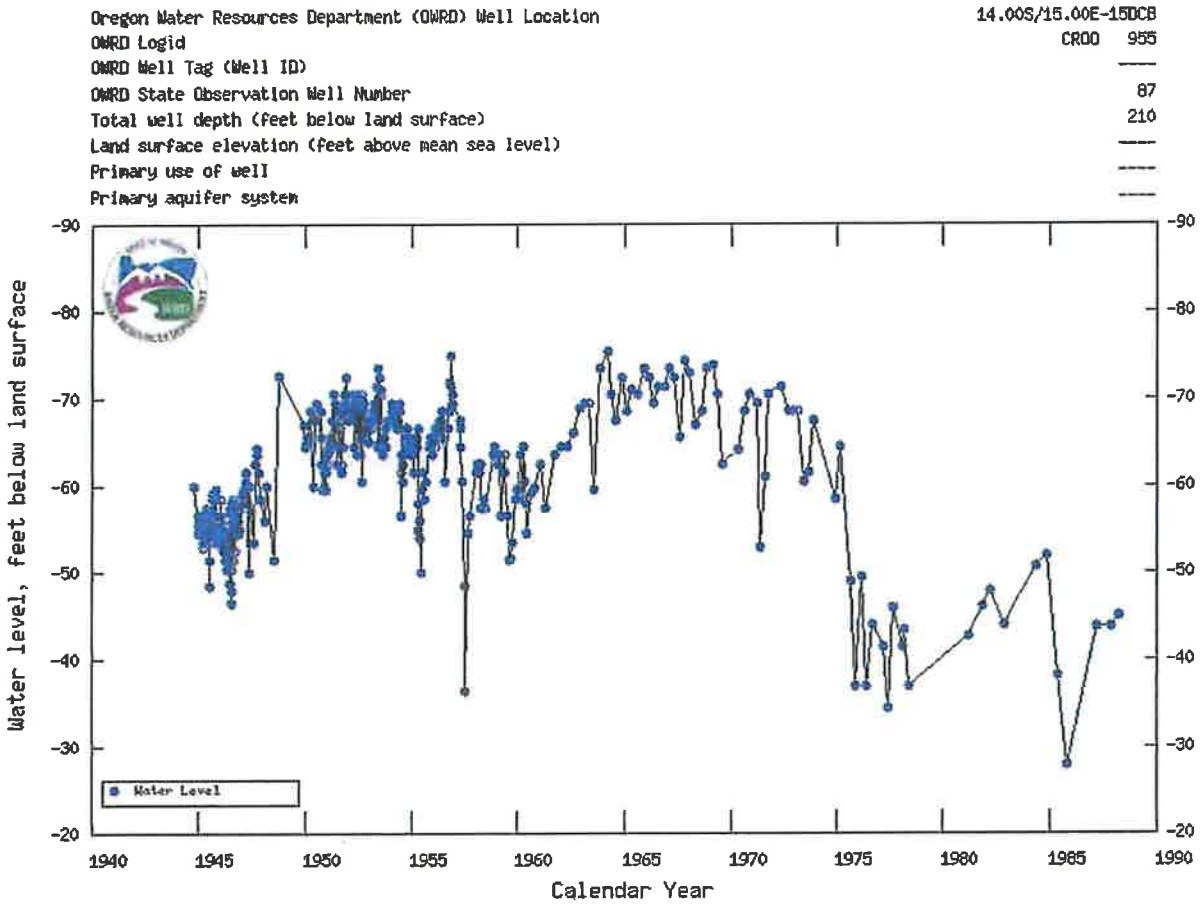


Table showing water-level data for CROO 955

State of Oregon
Water Resources Department

Ground Water

Oregon Water Resources Department hydrograph for CROO 990 (14.00S / 15.00E - 24CBC)

Oregon Water Resources Department (OWRD) Well Location	14.00S/15.00E-24CBC
OWRD Logid	CROO 990
OWRD Well Tag (Well ID)	----
OWRD State Observation Well Number	----
Total well depth (feet below land surface)	----
Land surface elevation (feet above mean sea level)	2878
Primary use of well	LIVESTOCK
Primary aquifer system	----

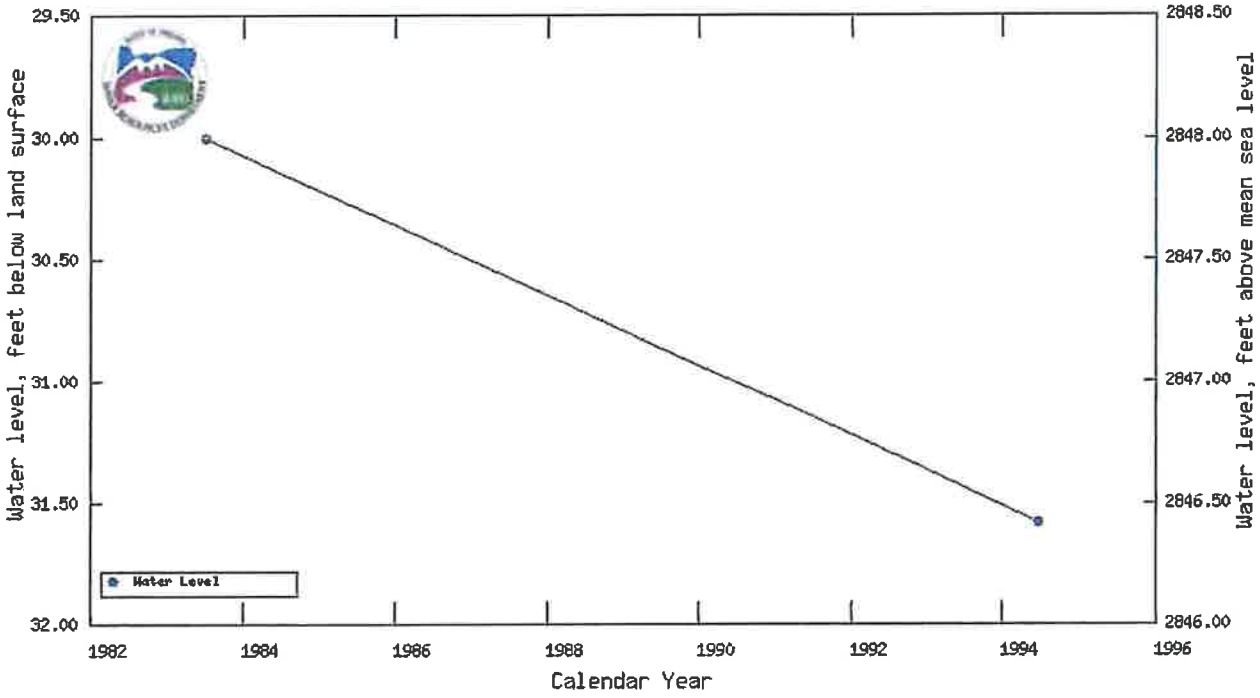


Table showing water-level data for CROO 990

State of Oregon
Water Resources Department

Ground Water

Oregon Water Resources Department hydrograph for CROO 51607 (14.00S / 15.00E - 25BBB)

Oregon Water Resources Department (OWRD) Well Location	14.00S/15.00E-25BBB
OWRD Logid	CROO 51607
OWRD Well Tag (Well ID)	----
OWRD State Observation Well Number	----
Total well depth (feet below land surface)	240
Land surface elevation (feet above mean sea level)	----
Primary use of well	----
Primary aquifer system	Quaternary-Late Tertiary Sediment Aquifers

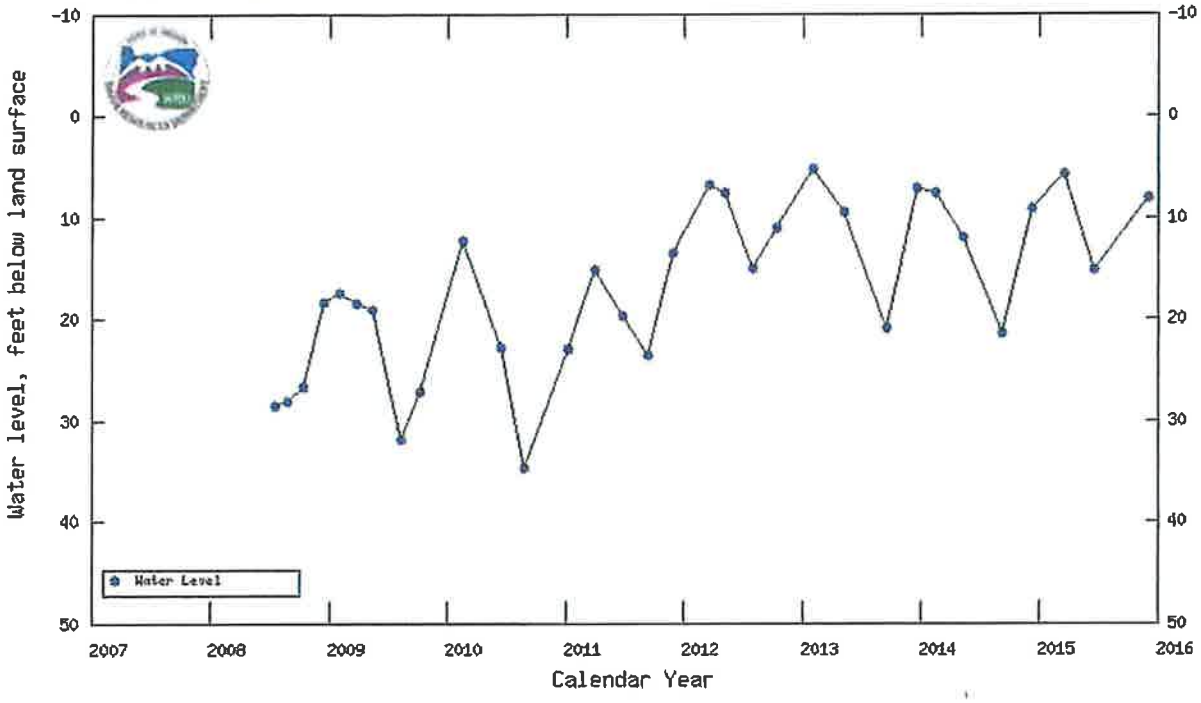
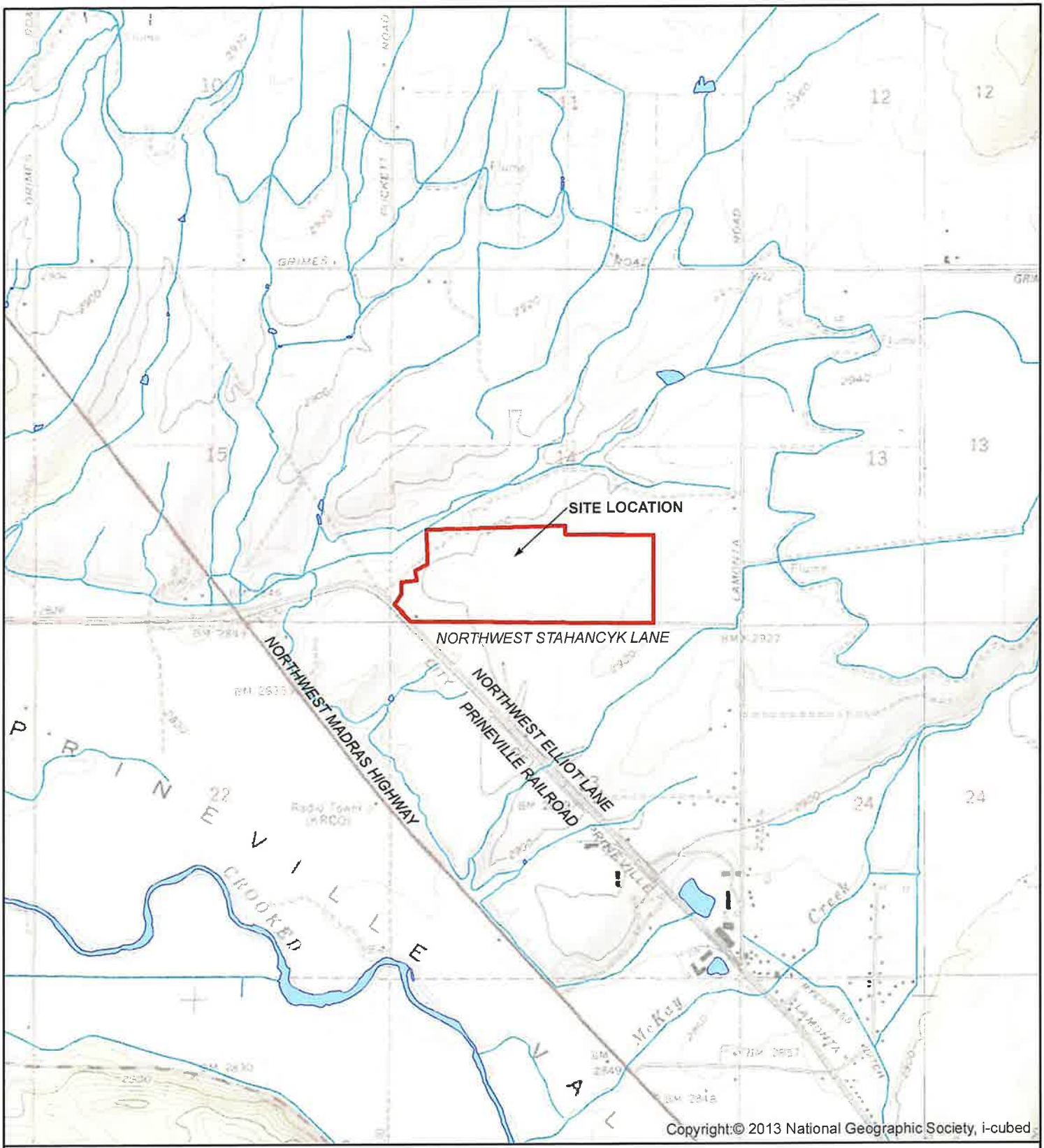


Table showing water-level data for CROO 51607



LEGEND

- CANALS, DITCHES AND
- LAKES, PONDS AND
- SITE LOCATION

0 1,400 2,800

SCALE IN FEET

N

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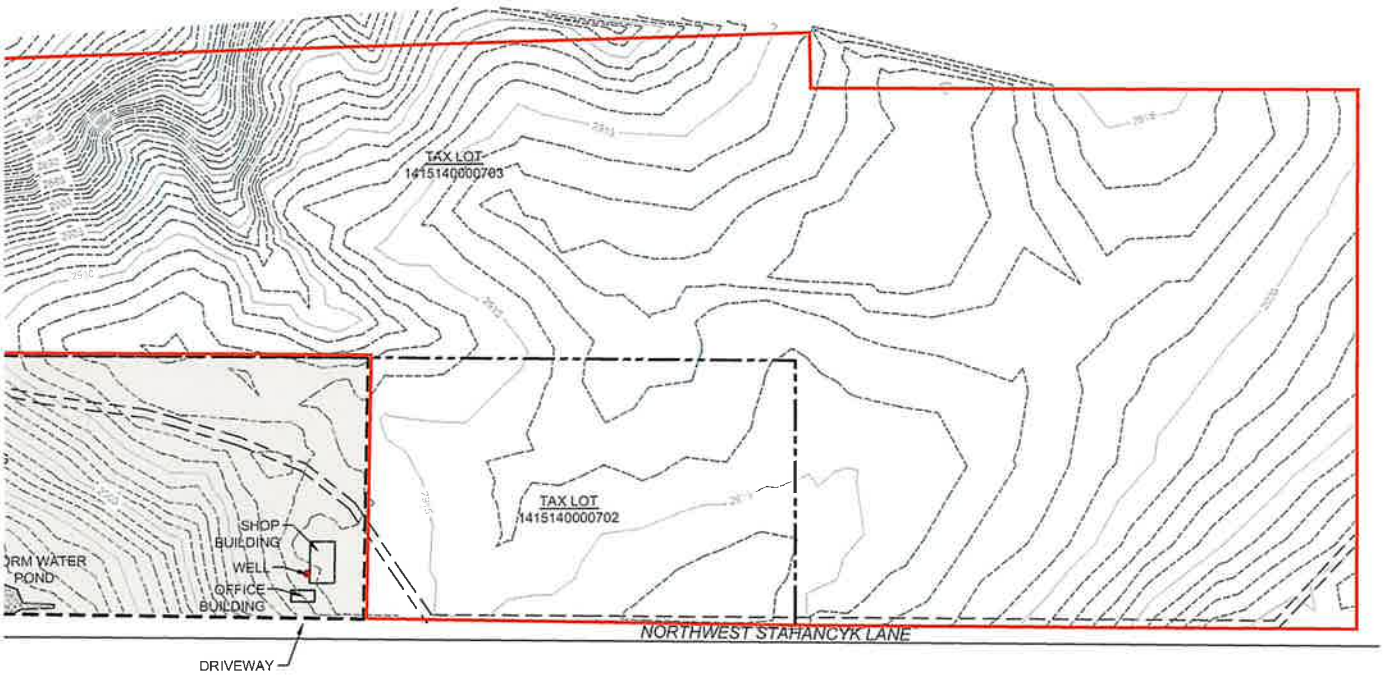
FIGURE 1

ONE-MILE PERIMETER
KNIFE RIVER CORPORATION
4547 AND 4755 STAHANCYK LANE
PRINEVILLE, OREGON

FARALLON PN: 1410-004

Drawn By: pemahiser | Checked By: AH | Date: 4/27/2016 | Disc Reference:

Document Path: G:\Projects\1410 Knife River\1410004 Woodward Property\GIS\KNIFERIVER_MILE.mxd



NOTE:
BASEMAP PROVIDED BY ARMSTRONG SURVEYING AND ENGINEERING, INC.

LEGEND

2900 EXISTING GROUND SURFACE, 5' CONTOUR
EXISTING GROUND SURFACE, 1' CONTOUR
MILL SITE / FUTURE MINING AREA
ALL LOCATIONS ARE APPROXIMATE

0 300
SCALE IN FEET

N

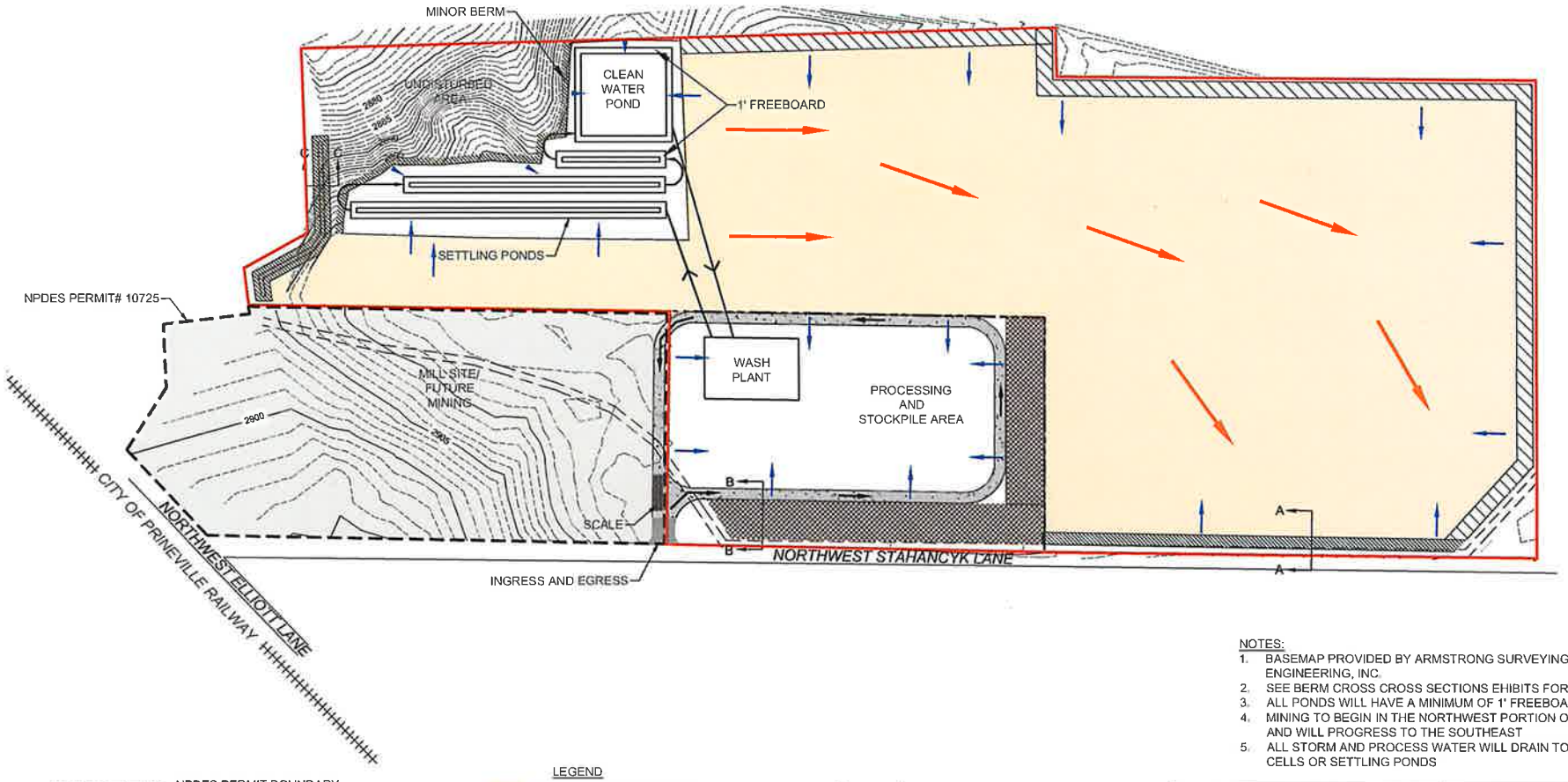
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FIGURE 2

EXISTING CONDITIONS MAP
WOODWARD AGGREGATE SITE
PRINEVILLE, OREGON

FARALLON PN: 1410-004

Drawn By: DJR Checked By: AH Date: 4/28/2016 Disk Reference: 1410-004a.dwg



NOTES:

1. BASEMAP PROVIDED BY ARMSTRONG SURVEYING AND ENGINEERING, INC.
2. SEE BERM CROSS CROSS SECTIONS EHIBITS FOR DETAILS
3. ALL PONDS WILL HAVE A MINIMUM OF 1' FREEBOARD
4. MINING TO BEGIN IN THE NORTHWEST PORTION OF THE SITE AND WILL PROGRESS TO THE SOUTHEAST
5. ALL STORM AND PROCESS WATER WILL DRAIN TO MINING CELLS OR SETTLING PONDS

0 300
SCALE IN FEET

LEGEND

- NPDES PERMIT BOUNDARY
- WPCF PERMIT BOUNDARY
- TAX LOT BOUNDARY
- 20' IRRIGATION EASEMENT
- WASH PLANT PIPING
- 2900 EXISTING GROUND SURFACE, 5' CONTOUR
- EXISTING GROUND SURFACE, 1' CONTOUR
- AGGREGATE EXTRACTION RECLAMATION AREA
- GRAVEL ACCESS ROAD
- PAVED ACCESS ROAD
- BERM CONSTRUCTED WITH TOPSOIL
- BERM CONSTRUCTED WITH OVERBURDEN
- OPTIONAL FUTURE BERM
- MILL SITE / FUTURE MINING AREA
- LINE OF CROSS SECTION (SEE BERM EXHIBTS)
- DIRECTION OF TRAFFIC
- FLOW DIRECTION OF SURFACE WATER
- MINING PROGRESSION DIRECTION
- ALL LOCATIONS ARE APPROXIMATE

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FIGURE 3

INITIAL DEVELOPMENT MAP
WOODWARD AGGREGATE SITE
PRINEVILLE, OREGON

FARALLON PN: 1410-004

Drawn By: DJR Checked By: AH Date: 4/28/2016 Disk Reference: 1410-004.dwg

SECTION 1 - TO BE COMPLETED BY APPLICANT

1A. Applicant Name: Knife River Corporation - Northwest	**1B. Project Name:** Woodward Aggregate Mining Project
Contact Name: Jeff Steyaert, Environmental Manager	**Physical Address:** 4547 Stahancyk Lane 4755 Stahancyk Lane
Mailing Address: 32260 Old Highway 34	**City, State, Zip:** Prineville, Oregon, 97754
City, State, Zip: Tangent, Oregon 97389	**Tax Lot #:** 703 and 702
Telephone: 541-918-5100	**Township:** 14S **Range:** 15E **Section:** 14
Tax Account #: 13695 and 19179	**Latitude:** 44 21' 000"
	Longitude: 120 54' 124"

1C. Describe the project, include the type of development, business, or facility and services or products provided (attach additional information if necessary):

This project will consist of aggregate mining and reclamation. The project will be operated by Knife River Corporation - Northwest (KRC) a construction materials and contracting company located in Tangent, Oregon. KRC will systematically mine the almost 99 acres of land (as the aggregate supplies become necessary based on the market conditions) in appropriately sized cellular areas that will be exhausted individually rather than disturbing large portions of the site at one time. The land is zoned as EFU2 and H-M and is currently being used as the Prineville Sawmill Shop. The Sawmill will operate in conjunction with the aggregate mining until such time that the sawmill portion of the site is removed and the site is mined in its entirety.

1D. Check the type of DEQ permit(s) or approval(s) being applied for at this time.

- ☐ Air Quality Notice of Construction
- ☐ Air Contaminant Discharge Permit *(excludes portable facility permits)*
- ☐ Air Quality Title V Permit
- ☐ Air Quality Indirect Source Permit
- ☐ Parking/Traffic Circulation Plan
- ☐ Solid Waste Land Disposal Site Permit
- ☐ Solid Waste Treatment Facility Permit
- ☐ Solid Waste Composting Facility Permit (includes Anaerobic Digester)
- ☐ Conversion Technology Facility Permit
- ☐ Solid Waste Letter Authorization Permit
- ☐ Solid Waste Material Recovery Facility Permit
- ☐ Solid Waste Energy Recovery Facility Permit
- ☐ Solid Waste Transfer Station Permit
- ☐ Waste Tire Storage Site Permit
- ☐ Pollution Control Bond Request
- ☐ Hazardous Waste Treatment, Storage, or Disposal Permit
- ☐ Clean Water State Revolving Fund Loan Request
- ☐ Wastewater/Sewer Construction Plan/Specifications *(includes review of plan changes that require use of new land)*
- ☐ Water Quality NPDES Individual Permit
- ☐ Water Quality WPCF Individual Permit *(for onsite construction-installation permits use the DEQ Onsite LUCS form)*
- ☐ Water Quality NPDES Stormwater General Permit *(1200-A, 1200-C, 1200-CA, 1200-COLS, and 1200-Z)*
- ■ Water Quality General Permit *(all general permits, except 600, 700-PM, 1700-A, and 1700-B when they are mobile.)*
- ☐ Water Quality 401 Certification for federal permit or license

1E. This application is for: ☐ Permit Renewal ■ New Permit ☐ Permit Modification ☐ Other:

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL

Instructions: Written findings of fact for all local decisions are required; written findings from previous actions are acceptable. For uses allowed outright by the acknowledged comprehensive plan, DEQ will accept written findings in the form of a reference to the specific plan policies, criteria, or standards that were relied upon in rendering the decision with an indication of why the decision is justified based on the plan policies, criteria, or standards.

2A. The project proposal is located: ☐ Inside city limits ☐ Inside UGB ☒ Outside UGB

2B. Name of the city or county that has land use jurisdiction *(the legal entity responsible for land use decisions for the subject property or land use)*: Crook County

Oregon Department of Environmental Quality
LAND USE COMPATIBILITY STATEMENT (LUCS)

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL

Applicant Name: Knife River Corp NW | **Project Name:** Woodward Aggregate Site

2C. Is the activity allowed under Measure 49 (2007)? ☐ No, Measure 49 is not applicable ☐ Yes; if yes, then check one:

☐ Express; approved by DLCD order #:

☐ Conditional; approved by DLCD order #:

☐ Vested; approved by local government decision or court judgment docket or order #:

2D. Is the activity a composting facility?
☐ No ☐ Yes; Senate Bill 462 (2013) notification requirements have been met.

2E. Is the activity or use compatible with your acknowledged comprehensive plan as required by OAR 660-031?
Please complete this form to address the activity or use for which the applicant is seeking approval (see 1.C on the previous page). If the activity or use is to occur in multiple phases, please ensure that your approval addresses the phases described in 1.C. For example, if the applicant's project is described in 1.C as a subdivision and the LUCS indicates that only clearing and grading are allowed outright but does not indicate whether the subdivision is approved, DEQ will delay permit issuance until approval for the subdivision is obtained from the local planning official.

☐ The activity or use is specifically exempt by the acknowledged comprehensive plan; explain:

☐ **YES**, the activity or use is pre-existing nonconforming use allowed outright by *(provide reference for local ordinance)*:

☒ **YES**, the activity or use is allowed outright by *(provide reference for local ordinance)*: Crook Cty Code 18.72.060
Mining/processing allowed outright in Heavy Manuf. zone

☒ **YES**, the activity or use received preliminary approval that includes requirements to fully comply with local requirements; findings are attached. Mining allowed as conditional use in County's EFU zone 18.20.020

☒ **YES**, the activity or use is allowed; findings are attached.

☐ **NO**, see 2.C above, activity or use allowed under Measure 49; findings are attached.

☐ **NO**, *(complete below or attach findings for noncompliance and identify requirements the applicant must comply with before compatibility can be determined)*:

Relevant specific plan policies, criteria, or standards:

Provide the reasons for the decision:

Additional comments (attach additional information as needed):
Project Property is zoned for industrial use and formal Planning Commission granted approval on 10/23/2015 County Court added site to County's inventory of significant aggregate resource sites.

Planning Official Signature: A Beie **Title:** Asst Planning Dir

Print Name: Ann Beier **Telephone #:** 541 447 8156 **Date:** 3/4/2016

If necessary, depending upon city/county agreement on jurisdiction outside city limits but within UGB:

Planning Official Signature: **Title:**

Print Name: **Telephone #:** **Date:**

Crook County
Planning Department
300 NE 3rd Street, Prineville, OR 97754
(541)447-8156
Fax (541)416-3905
ccplan@co.crook.or.us

BEFORE THE CROOK COUNTY PLANNING COMMISSION
IN THE MATTER OF APPLICATION 217-15-000115-PLNG FOR SITE PLAN APPROVAL IN A HEAVY INDUSTRIAL H-M ZONE AND CONDITIONAL USE APPROVAL IN AN EXCLUSIVE FARM USE ZONE (EFU-2).

FINAL DECISION

DATE: September 24, 2015

APPLICATION NO.: 217-15-000115-PLNG

APPLICANT/OWNER: Craig Woodward
P.O. Box 663
Prineville, Oregon 97754

AGENT/APPLICANT: Tim Marshall
Knife River Corporation – Northwest
82260 Old Highway 34
Tangent, Oregon 97389

PROPERTY: Township 14 South, Range 15 East, Section 14, Tax lots and

APPLICANT'S REQUEST: The applicant has requested that the County amend the Crook County Comprehensive Plan to add a 99.5 acre area to the County's inventory of significant mineral and aggregate resource sites and, by adopting the site specific ESEE (Economic, Social, Environment, and Energy) analysis, to allow mining activities on the subject property. The property consists of two tax lots. Tax lot 702 is zoned heavy industrial (H-M) and is the site of the Prineville Sawmill. Tax lot 703 is zoned Exclusive Farm Use – 2 (Prineville Valley-Lone Pine Areas).

The applicant is requesting a conditional use permit for aggregate mining within the portion of the property zoned for Exclusive Farm Use (EFU-2) and far a site plan approval for aggregate mining and processing within the Heavy Industrial (H-M) zone.

The applicant proposes phasing in mining to allow continued use of the property for agricultural production and the existing sawmill. The EFU-zoned property will be reclaimed for agricultural use. The H-M zoned property will be reclaimed for industrial use.

APPLICATION RECEIVED: May 6, 2015

APPLICATION DEEMED COMPLETE: June 1, 2015

PUBLIC NOTICE: June 5, 2015

PROPERTY OWNER NOTICE: June 3, 2015

HEARING DATES: June 24, 2015 and August 12, 2015

THE ABOVE ENTITLED MATTER came before the Crook County Planning Commission at its regular meetings on June 24, 2015 and August 12, 2015. The public hearing was closed after the August 12, 2015 meeting. The Planning Commission deliberated on the application at the September 9, 2015 and September 23, 2015 meetings. After consideration of the staff report, findings, facts and testimony, the application received 4 votes in favor and 2 votes opposed from the Planning Commission members present.

FINAL DECISION: Approved subject to conditions X
Denied

The approval is contingent upon the Crook County Court adopting an ordinance to place the site on the comprehensive plan inventory of significant aggregate resource sites and to adopt the site specific ESEE (Economic, Social, Environment, and Energy) Analysis. The applicant has requested that the significant aggregate resource be designated as a "3C" site under the Crook County Comprehensive Plan and that the conflicts between the aggregate resource use and surrounding activities can be balanced with clear and objective conditions related to development of the aggregate site.

The applicant's request to conduct mining extraction and water storage on tax lot 703, the property zoned EFU-2 and to conduct extraction and processing activities on tax lot 702, zoned for heavy industrial use is granted subject to the following conditions of approval.

I. CONDITIONS AND REQUIREMENTS

Mining operations and facilities (e.g., pond pile, berms) will located as shown on the site plan submitted by the applicant for the August 12, 2015 public hearing and included as Attachment A to this document. Any modification to the site plan will require review and approval by the Crook County Community Development Department.

General conditions on the proposed mine site

2. Activities on the property zoned for exclusive farm use (tax lot 703) will be limited to sand and gravel extraction and water storage only. No processing will be allowed on this portion of the subject property zoned for exclusive farm use.

3. All processing activities will be on the part of the site zoned for industrial use (tax lot 702) and will be located more than 500 feet from existing residences.

4. **Processing Plant Location**
The aggregate processing plant shall be located within the area shown on the site plan (Attachment A) with the exception of the final phase of mining the aggregate beneath the processing plant. At that time, the processing plant will be relocated within the portion of the site zoned for industrial use (tax lot 702) until all the aggregate is exhausted. The concrete batch plant, if needed, will be located west of the processing area as indicated on the site plan.

5. **Mining Setbacks**
The aggregate operator shall adhere to the following property line setbacks

a. Within the industrial-zoned (tax 702), ing extend closer than fifty (50) feet from the property line adjacent to Stahancyk Lane. The setback area can be used for the proposed screening berm.
b. Within the EFU2-zoned lot (tax lot 703), mining shall not extend closer than one hundred (100) feet from the property line adjacent to Stahancyk Lane. The setback area can be used for the proposed screening berm. (The limits in Crook County Code 18.144 requiring 100 feet setbacks only apply to resources zones like the EFU-2 zone).
c. Within the EFU2-zoned lot (tax lot 703), mining shall not extend closer than one hundred (100) feet from the eastern property line adjacent to property described on the Crook County Assessor's map as T14 R15 Section 14, tax lot 103, unless the aggregate operator provides a letter signed by the owner of the adjacent lot 103 indicating his/her willingness to allow a fifty foot setback. Such letter shall be provided to the Crook County Planning Department prior to encroaching closer than one hundred feet of the property line. If a screening berm is necessary it shall be placed within the setback area. (No berm is currently proposed because this side of the property abuts property used solely for agricultural purposes).
d. Within the EFU2-zoned lot (tax lot 703), mining may extend to the property line shared with tax lot 701 to the north, described on the Crook County Assessor's map as T14 R15 Section 14 Tax lot 701, as the owner of tax lot 701 has indicated acceptance of that condition.
e. Mining shall not extend closer than one hundred (100) feet to the adjacent tax lot 700, described on the Crook County Assessor's map as T14 R15 Section 14, tax lot 700 or to Elliott Lane, both of which are west of the Woodward Site.

6. **Mining Depth.** The aggregate mining on the Woodward Site shall be no greater than twenty (20) feet below the pre-mining ground surface.

7. **Water Supply.** The applicant will submit documentation that an agreement has been reached with the Ochoco Irrigation District to provide industrial water for mining operations including processing of aggregate material prior to beginning any operations on the site.

Conditions Related to Traffic Impacts

8. **Access.** The aggregate operator at the Woodward Site shall not allow its trucks or its contractors trucks to utilize Stahancyk Lane to travel east from the site's ingress/egress location unless it is for a local delivery to be accessed via Stahancyk Lane and then north on Lamonta Road. Access to the site will be from the south side of the property on Stahancyk Lane as illustrated in the site plan (Attachment A).

9 **Trips/day.** The operation shall generate no more than 80 trips per day from the site (40 trucks incoming and 40 trucks outgoing). The mining operator shall make trip logs available to the Community Development Department upon request.

10. **Safety**

The aggregate operator shall drivers, including contract drivers, to use caution when exiting onto Highway 26 from Lane.

School bus pick up and drop off

No trucks shall leave or enter the site between minutes and minutes after the scheduled Crook County School District bus pickup and drop-off times for NW Elliott Lane (Currently scheduled at 6:31 a.m. and 3:37 p.m. for the 2015-2016 school year.)

Conditions Related to Mitigating Noise

The County has no noise ordinance but noise is an impact that has been identified an by surrounding property owners. The berms proposed by the applicant and limits on operating hours should help minimize noise impacts.

12. **Operating Hours.**

Ordinary operating hours shall be Monday through Friday, June 1st through October 31st from 6:00 a.m. to 9:00 p.m., or sunrise to sunset, whichever time period is less.
Operating hours shall be Monday through Friday, November 1st through May 31st from 7:00 a.m. to 6:00 p.m., or sunrise to sunset, whichever is less.
Operating hours shall be Saturdays from 8:00 a.m. to 5:00 p.m.
No operations shall be conducted on Sundays or on the following legal holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.

Exceptions to the operating hours set forth above will be granted provided the aggregate operator provides written notice to the residential neighbors on Stahancyk Lane, to the nearest residential neighbors to the north off Elliott Lane and to the Crook County Planning Department that a project requires additional materials and adequate time to produce them. The notice shall be at least 72 hours prior to the planned extended hours and the time period for the extension shall not be longer than 30 consecutive days. The exceptions shall not apply to the Saturday, Sunday, and holiday restrictions.

Conditions Related to dust mitigation

13. The applicant shall control all fugitive dust emissions associated with all operations (extraction, processing, and storage) on the site. The applicant shall control dust by applying water and by seeding and/or mulching exposed soil surfaces.

4. A contact person representing the aggregate operator shall be named and all appropriate contact information shall be provided to a neighbor that requests such information so that the aggregate operator can be contacted if dust is being released.

15. The applicant shall submit a dust management plan to, and obtain the required permits from, the appropriate state agency (Department of and Mineral Industries and/ or Department of Environmental Quality).

Concrete Batch plant

A mobile concrete batch plant is allowed in the Heavy property per Crook County Code.

16. The batch plant must have a valid air quality permit issued by the Oregon Department of Environmental Quality (DEQ) and must meet all air quality requirements of DEQ, the Department of Geology and Mineral Industries and any other federal, state and local agencies.
17. The batch plant will be in the location shown on the site plan (Attachment A).
18. The batch plant will be subject to the same operating hours as for extraction, hauling and processing set forth in #12 of the conditions of approval.

Lights

19. If lights are installed on the site, they shall be directed downward and in a manner to not affect adjacent homes and shall be designed to not negatively impact drivers on adjacent roads.
20. **Berms**

Screening Berm

The screening berm surrounding the Mining will constructed in with the following conditions (the "Screening Plan").

a. Initial Mine development – This period will include the following screening berms.

I. Northwest Side Berm – A berm will be constructed within the setback along the western edge of the Woodward Site and north of the active mill area. This berm will be a minimum f feet high with slopes no steeper than 2:1 (Horizontal:Vertical).

ii. South Industrial Lot Berm – A berm will be constructed parallel to Stahancyk Lane Lot 702 that will be a minimum of 20 feet high with slopes no steeper than 2:1 (Horizontal:Vertical). The southern edge of this berm will lie on the northern edge of the OID easement for its pipeline (20 feet from the property line). The aggregate will be extracted between 50 and 100 feet from the property line and then backfilled prior to building this berm that the berm not overlay the and will remain place reclamation.

iii. East Industrial Lot Berm – A berm will be constructed on the eastern side of Lot 702 during development of the designated processing area. This berm will be constructed to a height that is at least 20 feet above the original grade. Prior to constructing this berm, the aggregate resource will be
extracted from beneath the area and then backfilled. This will enable the berm to remain in place until final reclamation.

iv. South Farm Lot Berm – A berm 5 feet high with slopes no steeper than 2:1 (Horizontal:Vertical) will be constructed along the north edge of the OID water line easement along the south side of the EFU2-zoned tax lot 703 parallel to Stahancyk Lane.

Progressive South Side Berm –As mining progresses across the site, a berm will be added to the north side of the South Farm Lot Berm to a height based on conversations with the landowner on Stahancyk Lane across from this area. The maximum height for this berm will be 15 feet with slopes no steeper than 2:1 (Horizontal:Vertical). The designated height may vary across this area and it will merge into the South Farm Lot Berm at a height of about 5 feet without damaging the trees planted there. A letter will be submitted by the Aggregate Operator to Crook County Planning Department for the permit record prior to completing any section of this berm indicating acceptance by the immediately adjacent property owners across Stahancyk Lane. of the proposed height if greater than 5 feet above original elevation. The Aggregate Operator may proceed with the construction of this berm up to the 5 feet height without such acceptance. This berm will be removed during final reclamation

East and North Side Berm – The Aggregate Operator will construct berms to a height no greater than 20 feet above the original elevation at its sole discretion within the setbacks on the east and north sides of tax lot 703. Such berms will have slopes no steeper than 2:1 (Horizontal:Vertical).

West Mill Site Berm – A berm will be constructed within the setback along the western edge of the active mill area within the Woodward Site if and when the mining progresses to within 1,000 feet from the western property line of the Woodward Site (except for within the proposed batch plant area). This berm w be a of 8 feet high with slopes no steeper than 2:1 (Horizontal:Vertical).

South Mill Site Berm – A berm will be constructed within the setback along the southern edge of the active mill area within the Woodward Site if and when the mining progresses to the west across the current active mill site (except for the ingress/egress area and within the proposed batch plant area). This berm will be a minimum of 8 feet high with slopes no steeper than 2:1 (Horizontal:Vertical). Provided, however, and at the written request of the owners of property designated on the Crook County Assessor's map as T 14 R 15 Section 14, tax lot 700, a berm shall be constructed parallel to, and of the same length the residential building, at a height of up to 15 feet with a slope of 2:1 (Horizontal:Vertical).

All berms will be hydro- seeded upon completion and will be irrigated to maintain the planted vegetation. The vegetation will be maintained to prevent the growth and spread of noxious weeds and foxtail. The top of the South Farm Lot Berm will be planted when constructed with evergreen trees (Austrian Pine) 6-8 feet high spaced 20 feet apart. Trees that die will be replaced with a similar sized tree as available. Livestock will not be permitted on the screening berms.

All berms constructed on the Woodward Site will be incorporated into the site reclamation upon completion of mining. No berms will remain around the site.

Timing of Mining – Minimizing Quality of Life impacts

. **No more than 10 acres of ground shall be disturbed by mining at any time.** The 'disturbed
› the active mining and reclamation cells and does not include the
ıd stockpile the temporary ponds, the existing mill operations, or the

Reclamation

The site will be reclaimed concurrently with mining ‹

All reclamation ***activities will be subject to a reclamation plan approved by the Department of Geology and Mineral Industries.***

Groundwater Protection

The aggregate operator acknowledges that groundwater may be encountered in of the area in lot 703 that is east of the industrial lot 702, and hereby agrees to the following measures to demonstrate protection of the groundwater resource.

24. The site will not be dewatered.

25. If the applicant intends to dewater the site, it shall obtain relevant DOGAMI and DEQ permits. The applicant shall also, at its expense and assuming neighbor permission, have well water reports performed by an independent expert at the five wells (other than the applicant's well and any wells in the neighboring HM-zoned properties) nearest to the Woodward site, including two to the South (on Stahancyk), one to the West (on Elliot), o to the Northwest (on Puckett) and one directly to the North. Such well water reports shall serve as a "base-line" against which possible future changes in water quality can be assessed. A copy of the well report shall be provided by the applicant to the well owner.

26. All mining ponds will be backfilled with material sourced on the site, except that sediment from the settling ponds will not be placed within the water of any mining ponds.

27. All equipment and trucks operating near exposed water will be inspected daily for possible oil leaks and repaired, if necessary, prior to use. A spill kit for containing hydrocarbon releases will be the equipme operating near exposed water should it be needed.

28. The existing water well on the mill site must not be used for aggregate washing operations, but can be used for irrigation on the berm and aggregate stockpiles if needed.

Mosquitos

29. The applicant shall work with Crook County's Vector Control District to develop a mosquito control plan and provide a copy to the Crook County Community Development Department prior to commencing mining operations.

Weed Control

30. The applicant will submit annual weed control reports as required by Crook County e.

Industrial Land Partition

31. Crook County Code 18.72.030(2) (Heavy Industrial Zone) states that " No use permitted under the provisions of this chapter that generates more than 30 truck-trailer or other heavy equipment trips per day to and from the subject property shall be permitted to locate on a lot adjacent to or across the street from a residential lot in a duly platted subdivision, or a lot in a residential zone."

    The applicant shall partition a one-half acre parcel from tax lot 702 to buffer the residential-zoned property designated by the Crook County Assessor's map as T14 R 15 Section 15D, tax lot 700. No mining, processing or storage shall occur on the one-half acre segment. The partition plat shall be recorded before mining operations commence.

II. DESCRIPTION OF PROPOSED USE:

The applicant proposes to mine the aggregate material that underlies the subject property. The property is zoned heavy industrial (36 acres – site of the current Prineville sawmill) and exclusive farm use (76.08 acres), used for grazing and hay production. If approved, the mining will be conducted in phases across the property, allowing the mill and agricultural uses to continue. All processing will be conducted on the industrial zoned lot with extraction and water storage only to occur on the tax lot zoned for exclusive farm use.

III. BACKGROUND:

The Planning Commission held two public hearings on the proposed application and received written and verbal testimony from adjacent property owners, interested community members and public agencies, including the Ochoco Irrigation District. Key issues raised included concerns about water quality, the availability of water for mining and reclamation, dust and air quality, potential impacts of dust on agricultural production, decreases in the value of adjacent residential properties, mosquitos associated with the water storage pond, safety issues associated with increased truck traffic, noise and general comments on potential negative impacts associated with aggregate mining.

The applicant has successfully completed the pre-requisites for applying for a mining operation (217-15-000114-PLNG) including:

1. Requesting an amendment to the Crook County Comprehensive Plan placing the subject property on the Comprehensive Plan inventory for significant mineral resource sites;
2. Requesting that the Planning Commission recommend that the County Court adopt the ESEE

analysis to allow for mining activities, and;
3. Requesting that the Planning Commission recommend that the County Court designate the site as a 3C site on the Comprehensive Plan inventory for significant mineral resources.

Aggregate mining is an outright permitted use in the H-M, Heavy Industrial zone subject to the requirements of Crook County Code 18.72 but requires a conditional use permit in an exclusive farm use zone (Crook County Code 18.20 and 18.144).

IV. SITE PLAN APPROVAL CRITERIA FOR INDUSTRIAL USES:

Many of the criteria in Crook County Code were addressed in staff report I (June 17 2015) and II (August 5, 2015). Criteria are in standard fond and findings are in bold/italics.

A. 18.72.010 Use Permitted Outright:

In an H-M zone, the following uses and their accessory uses are permitted outright, except as limited by CCC 18.72.030.
18.72.010 (19) Quarry, gravel pit, subsurface or surface mining, including crushing, screening and washing of extracted materials are uses permitted outright.

B. 18.72.030 Use Limitations:

In an H-M zone, the following limitations and standards shall apply to all permitted uses:
(1) No use permitted under the provisions of this chapter that requires a lot area exceeding 9,000 square feet shall be permitted to locate adjacent to an existing residential lot in a duly platted subdivision or a lot in a residential zone.
(2) No use permitted under the provisions of this chapter that generates more than 30 truck-trailer or other heavy equipment trips per day to and from the subject property shall be permitted to locate on a lot adjacent to or across the street from a residential lot in a duly platted subdivision, or a lot in a residential zone.
(3) No use permitted under the provision of this chapter shall be permitted that generates more than 20 automobile-truck trips during the busiest hour of the day to and from the premises unless served directly by an arterial or collector, or other improved street or road designed to serve the industrial use only and does not pass through adjacent residential uses in a duly platted subdivision or residential zone.
(4) For any use permitted by this chapter on a lot adjacent to or across the street from a residential use or lot in a residential zone, there shall not be any odor, dust, fumes, glare, flashing lights, noise, or other similar types of possible nuisances which are perceptible (without instruments) more than 200 feet in the direction of the affected residential use or lot in a residential zone.

There is an existing industrial use (sawmill) on tax lot 702, the industrial property that is adjacent to the 0.47 acre residential lot. This is the only residentially zoned property adjacent to the proposed use. There is no dwelling on the property and much of the 0.47 acres is used as an access road for adjacent EFU-zoned property.

The proposed use will generate more than 30 truck trips per day. A proposed condition of approval would require the applicant to partition off a small parcel to buffer the existing residential lot from the truck traffic. Truck traffic will enter and exit the site from Stahancyk Lane, not Elliot Lane near the residentially zoned lot. The proposed use will not generate 20 truck trips during the busiest hour of the day. Dust and noise will be present and managed on-site and will have minimal impacts on the residentially zoned lot.

(5) All parking demand created by any use permitted by this chapter shall be accommodated on the subject premises entirely off street.
(6) No use permitted by this chapter shall require the backing of traffic onto a public or private street or road right-of-way to accommodate ingress or egress to any use on the premises thereof.
(7) There shall not be more than one ingress and one egress from properties accommodating uses permitted by this chapter per each 300 feet of street frontage or fraction thereof. If necessary to meet this requirement, permitted uses shall provide for shared ingress and egress.

All vehicles will be parked on site. The subject property is large enough to manage traffic and parking on-site in order to meet this requirement. Ingress to and egress from the site will be from Stahancyk Lane.

(8) All uses permitted by this chapter shall be screened from abutting residential uses in residential zones by densely planted trees and shrubs or sight-obscuring fencing.

There are no residential uses in residential zones that are directly adjacent to the site. There will be berms to screen residences on EFU-zoned properties.

(9) No use shall be permitted which has been declared a nuisance by statute or action of the county or by a court of competent jurisdiction; and, for uses requiring contaminant discharge permits, no such use shall be approved by the commission prior to review by the applicable permit reviewing authority nor shall such uses be permitted adjacent to or across the street from a residential use or lot in a duly platted subdivision or residential zone.

No contaminant will be discharged during the day to day operations on this site. The applicant states that all of the above requirements will be met.

C. 18.72.070 Site Design:
In an H-M zone, the site design of any permitted use shall make the most effective use reasonably possible of the site topography, existing landscaping and building placement so as to preserve existing trees and natural features, preserve vistas and other views from public ways, minimize visibility of parking, loading and storage areas from public ways and neighboring residential uses, and to minimize intrusion into the character of existing developments and land uses in the immediate vicinity of the proposed use.

The applicant proposes to use vegetated berms to screen adjacent properties and the public from the mining operation.

D. 18.72.080 Site and Use Criteria:
In the consideration of an application for a proposed use an H-M zone, the commission shall take into account the impact of the proposed use on nearby residential and commercial on resource-carrying capacities, on the capacity of transportation and other public facilities and services, and on the appearance of the proposal. In approving a proposed use, the commission shall find that:
(1) Proposal is in compliance with the comprehensive plan.
(2) Proposal is in compliance with the intent and provisions of this title and more particularly with this chapter.
(3) That economic and environmental considerations are in balance.
(4) That any social, economical, physical or environmental impacts are minimized.

The applicant has provided a site-specific ESEE analysis as part of the request for a comprehensive plan amendment. The applicant has proposed screening, limits on operations and an operating plan designed to minimize impacts. Reclamation of the site will help mitigate impacts associated with the mining operation.

SUPPLEMENTAL CRITERIA, CHAPTER 18.144, AGGREGATE RESOURCE SITES:

The provisions of chapter 18.144 apply to resource zones (e.g., Crook County's EFU zones). These criteria were discussed in detail in Staff report I (June 17).

A. 18.144.040 Approval and Review Criteria:
(1) Notwithstanding any provisions in this title to the contrary, an application for a permit for listed in CCC shall be allowed if it meets the following criteria:

(a) The site must be designated as a mineral or aggregate resource site or an energy source site on an inventory of significant Goal 5 resources in the comprehensive plan;

Comprehensive Plan Amendment 217-15-000114-PLNG requests that the subject site be included as a Goal 5 Resource Site on the Goal 5 Inventory. A geotechnical site evaluation has been completed for the site which indicates that it offers a large quantity of high quality crushable basalt in a readily accessible topographic location.

(b) The proposed use must be consistent with the applicable ESEE analysis and conditions contained in the comprehensive plan. In the event conditions imposed on the mining use by the comprehensive plan to mitigate mining impacts on specific conflicting uses are less restrictive than conditions necessary to address these same impacts under the standards of this section, the conditions imposed by the comprehensive plan control;

See ESEE analysis description in Staff report I and public comments in Staff report II.

(c) The proposed use must be shown to not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use;

Mining of the existing EFU-zoned parcel will be phased in so much of the subject property will continue in agricultural production throughout the mining operation. There was some public testimony that there might be impacts on adjacent farms associated with dust from the proposed mine site but there was no specific information that the operation would force a significant change in accepted farm practices on surrounding land. The EFU-zoned property will be reclaimed for agricultural activities.
(d) The proposed use must be shown to not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

No specific information was provided to show that mining operations would significantly increase the cost of accepted farm practices on surrounding lands devoted to farm use.

(e) There must be adequate public facilities and services (street capacity, water supply, police protection, fire protection, energy and communications services) available to meet the additional demands created by the proposed use or that can be made available through the orderly and efficient extension or expansion of these facilities and services.

The applicant's operations will generate approximately up to 80 truck trips per day or less on

average. Traffic will generally use Stahancyk Lane to access Elliot Lane and Highway 26. The Oregon Department of Transportation provided a letter stating that there is existing capacity to accommodate increased truck traffic at the intersection of Elliott Lane and Highway 26 ,

The applicant will enter into an agreement with the Ochoco Irrigation District to procure industrial water for mining operations. There are existing water rights on the EFU-zoned property that will be used for reclamation and on-going agricultural production.

(2) An applicant for a use allowed by CCC 18.144.030 may demonstrate that these standards for approval could be satisfied through the imposition of conditions. Any conditions so imposed shall be clear and objective.

(3) To the extent compliance with the approval criteria of this section has been determined as part of the identification and resolution of conflicting uses and development of a program to achieve goal compliance in the comprehensive plan, the determination shall be binding until changed by amendment to the plan.

Conditions of approval are included at the beginning of this document.

B. 18.144.050 Approval Procedures:
This section of the Crook County code outlines the requirements for a complete application and includes requirements for specific site plans and maps, water management and reclamation plans, landscaping plans, and security measures.

These were described in staff report I (June17 on pages 18 – 21)

C. 18.144.060 Development Standards:
These standards establish set back requirements for processing activities and material storage. They also describe requirements for berms, operating hours and screening.

These procedures were summarized in Staff report I dated June 17, 2015. The staff report and attachments are incorporated herein by reference.

PUBLIC COMMENTS/TESTIMONY RECEIVED

Written notice was sent to agencies, organizations and property owners within 750' of the subject land use application. Written testimony was provided as is part of the record. Public comments were accepted at the June 24, 2015 and August 12, 2015 public hearings before the planning commission. These comments are summarized in approved minutes from those meetings.

Staff reports dated June 17, 2015, August 5, 2015 and September 2, 2015 and all attachments to those reports are incorporated by reference. Exhibit 2 (dated June 16, 2015) and Exhibit 14 (dated August 4, 2015) included in staff report dated August 5, 2015 and prepared and submitted by applicant's agent in response to various neighbor questions and comments are to be considered an integral part of the application.

The effective date of the conditional use approval is upon the County Court's adoption of the Ordinance amending the Goal 5 map and text in the County's Comprehensive Land Use plan to

add the subject property to the significant aggregate inventory.

W.R. Commiss Chairman — Oct. 23 2015 Date

William Zelenka, Planning Director — 10/23/2015 Date

NOTICE TO PERSONS PROVIDING TESTIMONY

The above approval may be appealed in writing to the County Court no later than 4:00 p.m. on ___**November, 3rd, 2015 (twelve working days from the effective date of this approval, which is contingent upon the County Court's adoption of an ordinance amendment the Goal 5 map and text in the County's Comprehensive Land Use Plan to add the subject property to the significant aggregate resource inventory and to adopt the site-specific ESEE ANALYSIS)** on payment of an appeal fee of $1850.00 + 20% of the initial application fee. The appellant must also provide transcripts of the relevant meeting tapes at the appellant's expense.

Appeals must be submitted to the Crook County Planning Department, 300 NE Third Street, Prineville, Oregon; and must be received, together with the appeal fee and advance deposit, by the Planning Department no later than the time and date.

ATTACHMENTS

Attachment A – Applicant's site plan

KNIFE RIVER
AN MDU RESOURCES COMPANY

December 12, 2016

Mr. Cliff Kiser
Crook County Vector Control District
Prineville, OR

Via Email: crookcountyvcd@gmail.com

Dear Mr. Kiser:

We discussed the pending Knife River Corporation-Northwest mining operation approved to begin operations at 4755 Stahancyk Lane and the condition that we have an approved 'Mosquito Control Plan' associated with our facility. The enclosed plan is based on our conversation about the elements needed.

Please review the plan, and if you can approve it as being satisfactory, please sign where indicated and return a copy to me or call me and I will pick it up. My direct contact number is 541-918-5141. If you feel changes are needed please indicate so and I will revise the plan. If there is a need to meet we can arrange that as well. I will be in Prineville December 13-14th and will return again during the next week.

Thank you for your consideration.

Respectfully,

Tim Marshall

Tim Marshall
Manager of Land Planning
Knife River Corporation - Northwest
32260 Old Highway 34
Tangent, OR 97389

Cc: Ann Beier, Crook County Planning Department at Ann.Beier@co.crook.or.us

Mosquito Control Plan
Knife River Corporation – Northwest
'Woodward Mining Site'
4755 NW Stahancyk Lane
Prineville, Oregon

December 2016

Knife River Corporation – Northwest ("Knife River") initiated construction of its approved sand and gravel mining operation at the address listed above during 2016. One of the conditions of Crook County's approval for the mining included a requirement for a Mosquito Control Plan (herein the "Plan") to minimize the potential for mosquitos as nuisance vectors in the surrounding area. It should be noted that there are currently other ponds and wet areas with potential for breeding mosquitos already present in the vicinity of the new mining operation. The mining operation will include an aggregate washing plant that will utilize a constructed reservoir of water with a series of sedimentation ponds for water recirculation. This Plan is intended to establish the protocol by which the potential for mosquito breeding as a result of the mining operation during the critical season from approximately June through September is minimized.

The Plan

1. Pond Configuration and Maintenance

The general configuration of the ponds is shown in the attached figure. The reservoir pond and the sedimentation ponds for recirculating water will be constructed with side slopes that are no flatter than 3:1 (Horizontal:Vertical). This is to keep very shallow water restricted to a minimal area on the edges of the pond.

The ponds will be cleaned out regularly (at least annually) to assist in maintaining the adequate water depth on the edges. The layout of the ponds were designed to allow access by excavation equipment to reach the center of the sedimentation ponds for cleanout and for trucks to have access to haul the cleanout sediment away to be incorporated into the site reclamation.

If the aggregate washing plant is not to be operating for a significant amount of time during the critical season, the sedimentation ponds will be drained and allowed to dry up completely to prevent mosquito breeding.

2. Cultural/operational practices

The site operator will maintain a copy of the Plan at the site for reference at all times during the operation of the aggregate mining and processing facility.

The site operators will attempt to begin the aggregate processing as early in the year as possible. Water is available beginning on February 1st and ending on November 30th. Depending on market conditions, it may be possible to complete the aggregate processing without operating through the entire critical season. This would potentially allow for the draining and drying of the sedimentation ponds. The reservoir pond will need to contain water for use in dust control throughout the year.

The site supervisor will seek and undergo training with Crook County's Vector Control District Manager to learn to recognize emergence of a mosquito problem. Documentation of such training shall be maintained by the site operator. The site supervisor shall also contact the Crook County Vector Control District Manager to seek advice should emergence of a mosquito problem be recognized with documentation of the advice received and mitigation actions implemented.

3. Use of biological or biochemical control agents

If mosquito emergence is escalating the site supervisor will seek advice from the Crook County Vector Control District Manager as to whether the application of biological or biochemical control agents is warranted. If the Crook County Vector Control District Manager advises such action it will be implemented strictly in accordance with the recommended protocol.

Plan Approved:

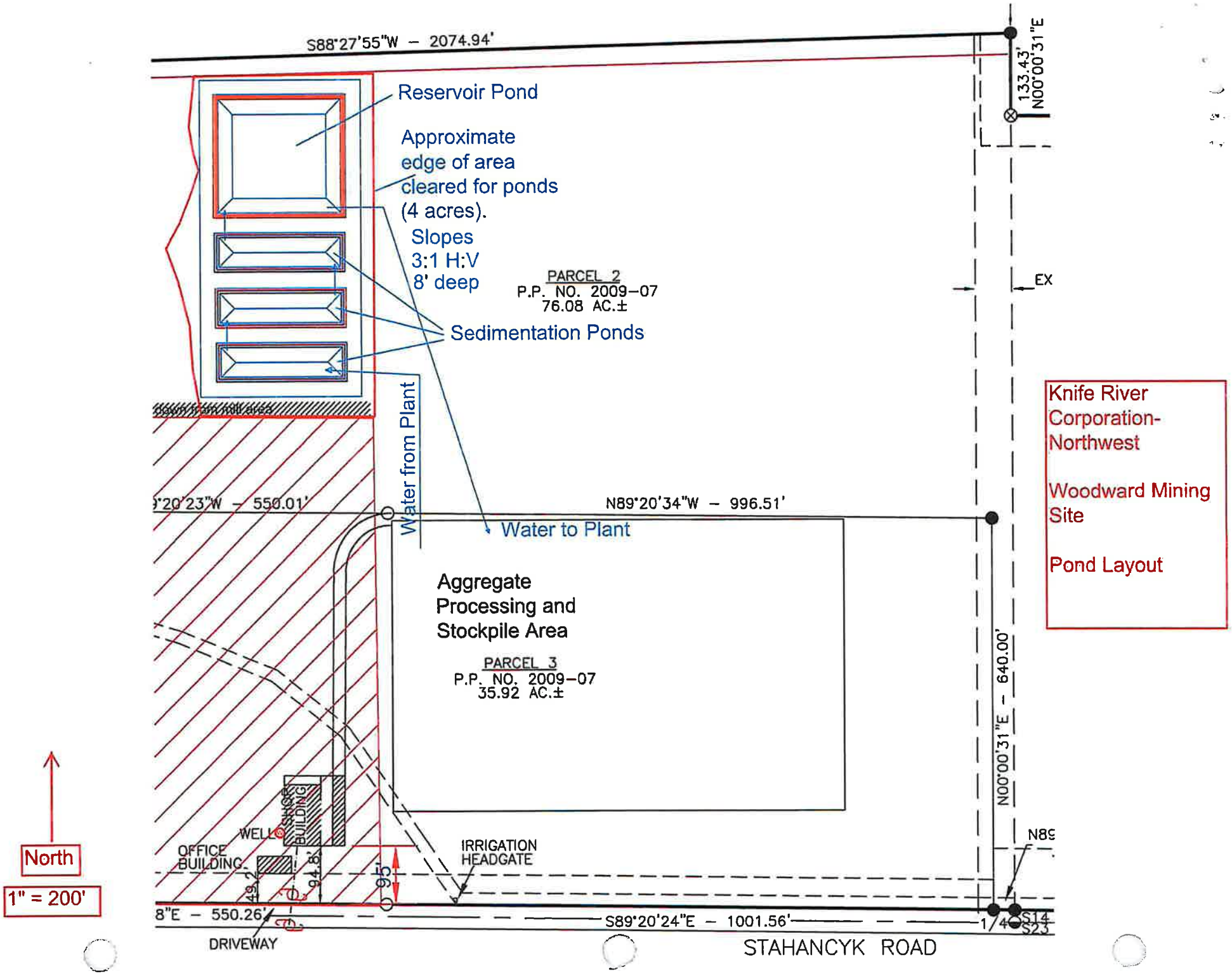
_____ Date: _____
Crook County Vector Control District Manager

Contact Information:

_____

_____

_____


S88°27'55"W – 2074.94'
133.43'
N00°00'31"E
Reservoir Pond
Approximate
edge of area
cleared for ponds
(4 acres).
Slopes
3:1 H:V
8' deep
PARCEL 2
P.P. NO. 2009-07
76.08 AC.±
EX
Sedimentation Ponds
Water from Plant
Water to Plant
N89°20'34"W – 996.51'
Aggregate
Processing and
Stockpile Area
PARCEL 3
P.P. NO. 2009-07
35.92 AC.±
N00°00'31"E – 640.00'
Knife River
Corporation-
Northwest
Woodward Mining
Site
Pond Layout
WELL
SHOP
BUILDING
OFFICE
BUILDING
IRRIGATION
HEADGATE
49'
94.8'
95'
S89°20'24"E – 1001.56'
1/4
S14
S23
DRIVEWAY
STAHANCYK ROAD
North
1" = 200'

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 82260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-26-000043-NVST	
☐ Personal Service	Date:
☒ Service by Mail	Date: 5/7/26
☒ Service by Email	Date: 5/7/26
Abatement Date: 5/21/26	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (9b) CUP Violation for Dust / Air Quality

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). This violation was to have occurred on April 23, 2026. We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry. As with all complaints regarding air quality the complainants have been referred to DEQ for further investigation.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAY 6 2026
Code Compliance

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Crook County
MAY 6 2026
Code Compliance

Details of complaint: ***(be specific)***

The Woodward Aggregate CUP 217-15-000115-PLNG for Knife River Corp. - Northwest

Pg. 4: Conditions Related to Dust Mitigation (13.)

On 4/23/26 I was in our front yard, when a Knife River equipment operator was dumping material along the inside of the open pit across from our home with a large loader. The dust was blowing up and over the berm every time he dumped a load and when he drove to and from the settling ponds. I called KR to get water on the haul road and the pit. Note: Knife River did respond back that they saw water on the tires of the loader around noon but the wind dried the road. They said they had a water trk onsite & would water before they leave that night.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

This isn't the first time we've had a problem with uncontrolled fugitive dust emissions when Knife River is dumping mtl. from the settling ponds and hauling it to the open pit across from us. Knife River should keep the haul road and working area(s) watered ahead of time and keep it water until they are done to prevent all the uncontrolled fugitive dust emissions traveling to any surrounding neighbors.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No
☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No
☆ Is the violation property a neighboring property? (✓) Yes ( ) No
☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(✓) Yes ( ) No If not, why?:
☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Adam and Karen Mikulski	First Name:	Middle initial:	
Title (if agency)	Jurisdiction		
Address: 3992 NW Stahancyk Lane			
City: Prineville, OR 97754	State:	ZIP:	Phone: 541-410-9964
Signature:			Date Signed: 5-6-2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

May 11, 2026

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-26-000043-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint" letter dated May 7, 2026. This complaint states CCC Title 18, Chapter 18.160.050 (9b) CUP Violation for Dust / Air Quality. This alleged dust complaint occurred on April 23, 2026. On that date Knife River was removing and hauling semi-solid sediments from the settling pond area to the mining cell that is being reclaimed with onsite fill. Knife River has a Dust Management Plan and one of the mitigation measures for controlling fugitive dust on haul roads is use of a water truck. On April 23, our employees were operating an onsite water truck and have attached the water truck times operated during this date. Onsite employees observed offsite dust from an agricultural field flowing in the Northeast direction of where our activities were taking place and believe this is the source of dust from the complaint. In the future Knife River employees will try to take pictures of offsite dust generating activities. Therefore, we were following our Dust Management plan, and the source of dust was from an offsite activity not associated with our operation, so Knife River was not in violation of the CUP condition #13.

Attachment:

- Water Truck watering log

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert
Environmental MGR.

Water Truck Log

Record at least one daily observation even if no treatment is necessary.

Location: Woodward

Date	Time In	Time Out	Weather Conditions	Road Surface Conditions	Route Treated	Driver
4/3	11:20	12:40	SUNNY	DRY	Trees Haul Road	Kelly Reynolds
4/6	13:45	14:35	SUNNY	DRY	Trees Haul Road	Kelly Reynolds
4/8	12:55	15:10	SUNNY	DRY	Trees Pond + Haul Roads	Kelly Reynolds
4/10	16:00	16:40	SUNNY	DRY	Trees Scale	Kelly Reynolds
4/23	7:30	8:15	SUNNY	Treated	Trees	Kelly Reynolds
"	1830	~~1830~~	SUNNY	Damp/Wet	~~Haul Roads Trees~~	~~Kelly Reynolds~~ Gary
4/23	13:00	14:00	Sunny	Damp/Wet	Haul Road	Gary
4/23	1430	15:30	Sunny	N/A	Trees	Kelly
4/23	1630	~~1830~~	Sunny	Dry / Damp	Haul Road Yard	Gary
4/24			Sunny	wet	Haul Road	Dean
4/24	855	9:10	Partly Cloudy	wet	Haul Road	Gary
4/24	923	940	"	wet / Dry between ponds	Haul Road	Gary
	1030	1100	"	"	"	Gary
	1100	1120	"	"	"	Gary
	11:30	11:48	Sunny	Damp	Haul Road	Gary
	12:00	1230	Sunny	wet	Haul Road	Gary
	1315	1330	"	"	"	Gary
	1340	1405	"	"	"	Gary
	1520	1600	"	"	"	Gary
	1650	1720	"	"	"	Gary
4/26	8:00	8:3-	Cold Sunny	Dry	~~Road~~ Yard	Dean
4/27	730	830	Cold Sunny	Damp	Haul Rd	Dean
4/27	1300	1340	~~Cold~~ Sunny	Damp	Haul Road Yard	Gary
4/27	1400	1410	Cloudy	wet	Haul Rd Yard	Gary

WEATHER - SUNNY, RAIN, FOG, SNOW, CLOUDY

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 32260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-26-000045-NVST	
☐ Personal Service	Date:
☒ Service by Mail	Date: 5/12/26
☒ Service by Email	Date: 5/12/26
Abatement Date: 5/27/26	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (Section #12) CUP Violation: Operating outside approved CUP hours (Saturday, April 25th, 2026) Operation of pumping equipment onsite at approx. 7:30 am

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAY 1 2026
Code Compliance

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☑) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 & 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

Saturday April 25, 2026 Knife River Corp was running their diesel fueled water transfer pump from approximately 7:30 am to 5:00 pm. This is in violation of the CUP under "conditions related to operation mitigating noise" item 12 "operating hours". That paragraph states operating hours shal be Monday through Friday, November 1st through May 31st. There are exceptions to the operating hours provided the aggregate operator provided 72 hours advance written notice to the residential neighbors. No notice was given in this case.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Impacts include noise pollution. The pump station is 650 feet from my property line and we can hear it. Other impacts include traffic to and from the pump station which is a direct impact on my privacy since the unapproved road Knife River uses is within 5 feet of my property. According to the CUP the entrance point for the operation is off of Stahancyk Rd, not Puckett.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (☑) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (☑) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (☑) Yes ( ) No

☆ Is the violation property a neighboring property? (☑) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(☑) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (☑) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:	
Zednik, Bryan R			
Title (if agency)	Jurisdiction		
Address: 6222 NW Puckett Rd			
City: Prineville, OREGON 97754	State:	ZIP:	Phone: 541-280-4227
Signature:			Date Signed: 05/01/2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAY 1 2026
Code Compliance

KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

May 13, 2026

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-26-000045-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint" letter dated May 12, 2026. This complaint states CCC Title 18, Chapter 18.160.050 (Section #12). This alleged complaint states "Operating outside approved CUP hours (Saturday, April 25th, 2026) Operation of pumping equipment onsite at approx.7:30am. Knife River was operating the offsite water pump on Saturday April 25, 2026, from 8am – 5pm. Please see attached employee timecard that is also texted date stamped Saturday April 25th, 2026.

Attachment:

- Employee timecard and text dated stamped.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert
Environmental MGR.

KNIFE RIVER Employee #: 639892 Date: 4/25/26

Name: Benjamin Rubesh Approved By: _____

S M T W TH F S (Circle One)

ACCOUNT NUMBER			ADMIN. / AGGREGATE / ASPHALT / BULK TRUCKING / PRECAST / READY MIX / TRUCKING						
JOB NUMBER/ LOC - DEPT	ACTIVITY CODE	WORK ORDER NUMBER	LABOR HOURS	JOB TYPE	OFFICE USE	EQUIPMENT USED	EQUIP. HOURS	EQUIPMENT REPAIRED	SUB-LEDGER
25040	3801		2.0						
TOTAL HOURS:			2.0						

DEFICIENCY REPORT: Yes _____ No _____

CALCULATE	Hrs.	Min.
Quit Time	17	00
Start Time	8	00
Sub Total	9	00
Lunch	7	00
Total Time	2	00

MINUTES TO 1/10 HR. CONVERSION			
1 - 6	0.1	31 - 36	0.6
7 - 12	0.2	37 - 42	0.7
13 - 18	0.3	43 - 48	0.8
19 - 24	0.4	49 - 54	0.9
25 - 30	0.5	55 - 60	1.0

PER DIEM

Amount $ _____

Business Unit _____

Approved By _____

DOT INFORMATION		
Equipment #		
End Hourmeter		
Beg Hourmeter		
Total Hours		
Off Road Miles		

Comments: ending Flow meter: 033751

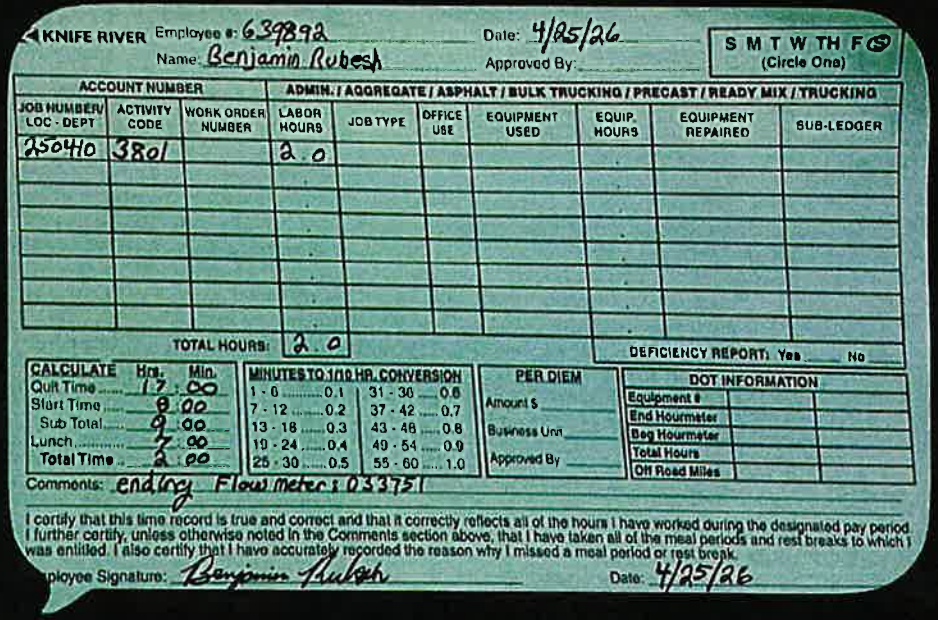
I certify that this time record is true and correct and that it correctly reflects all of the hours I have worked during the designated pay period. I further certify, unless otherwise noted in the Comments section above, that I have taken all of the meal periods and rest breaks to which I was entitled. I also certify that I have accurately recorded the reason why I missed a meal period or rest break.

Employee Signature: Benjamin Rubesh Date: 4/25/26

You're welcome!

Sat, Apr 25 at 5:05 PM

Ending flowmeter: 033751



KNIFE RIVER Employee #: 639892 Date: 4/25/26
Name: Benjamin Rubesh Approved By:
S M T W TH F S (Circle One)

ACCOUNT NUMBER | ADMIN. / AGGREGATE / ASPHALT / BULK TRUCKING / PRECAST / READY MIX / TRUCKING

JOB NUMBER/ LOC - DEPT	ACTIVITY CODE	WORK ORDER NUMBER	LABOR HOURS	JOB TYPE	OFFICE USE	EQUIPMENT USED	EQUIP. HOURS	EQUIPMENT REPAIRED	SUB-LEDGER
25040	3801		2.0						

TOTAL HOURS: 2.0

DEFICIENCY REPORT: Yes No

CALCULATE Hrs. Min.
Quit Time 17:00
Start Time 8:00
Sub Total 9:00
Lunch 7:00
Total Time 2:00

MINUTES TO 1/10 HR. CONVERSION

1 - 6	0.1	31 - 36	0.6
7 - 12	0.2	37 - 42	0.7
13 - 18	0.3	43 - 48	0.8
19 - 24	0.4	49 - 54	0.9
25 - 30	0.5	55 - 60	1.0

PER DIEM
Amount $
Business Unit
Approved By

DOT INFORMATION
Equipment #
End Hourmeter
Beg Hourmeter
Total Hours
Off Road Miles

Comments: ending Flow meter: 033751

I certify that this time record is true and correct and that it correctly reflects all of the hours I have worked during the designated pay period. I further certify, unless otherwise noted in the Comments section above, that I have taken all of the meal periods and rest breaks to which I was entitled. I also certify that I have accurately recorded the reason why I missed a meal period or rest break.

Employee Signature: Benjamin Rubesh Date: 4/25/26

Thank you

You bet!

Enjoy the rest of the

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: 32260 Old Highway 34
City, State, Zip: Tangent, OR 97389
ATTN: Jeff Steyaert

Compliance Case #:217-26-000046-NVST	
☐ Personal Service	Date:
☒ Service by Mail	Date: 5/12/26
☒ Service by Email	Date: 5/12/26
Abatement Date: 5/27/26	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (Section #12) CUP Violation: All access to the site will be from the south side of the property on Stahancyk Lane. Access by private drive off NW Puckett Road is not an approved route.

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to submit an explanation as to your response to the alleged violations occurring at the Quarry.

My contact information is listed here below so that we can connect and work out an abatement plan if needed. I would like to thank you in advance for your cooperation.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAY 1 2026
Code Compliance

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☑) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702 & 703

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

"Conditions related to traffic impacts" in the CUP state the mining site Ingress/Egress location be off of Stahancyk Lane. Multiple times daily Knife River mining employees have been using a private driveway off of NW Puckett Road as their ingress/egress point for starting, stopping and servicing a diesel fueled water transfer pump located 650 feet from my property. The unapproved driveway access is within a couple feet of my property line and I witness everything from road graders, water trucks, service trucks as well as company owned and privately owned pick-up trucks traveling back and forth along my property line.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Negative impacts include degraded privacy, quality of life and property value due to close proximity mine site activity. Upon Crook County issuing the CUP to Knife River, I received no notice ahead of time because I didn't reside within the 700' impact area. Now in essence, the mine has moved its boundaries including me within the impact area depriving me of my right to dispute prior permit approval. Knife River needs to locate their entire operations activities to within the permit boundaries.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (✓) Yes ( ) No

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
(✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:	
Zednik, Bryan R			
Title (if agency)	Jurisdiction		
Address: 6222 NW Puckett Rd			
City: Prineville, OREGON 97754	State:	ZIP:	Phone: 541-280-4227
Signature:			Date Signed: 05/01/2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAY 1 2026
Code Compliance

KNIFE RIVER

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

May 13, 2026

Louis Seals
Crook County Community Development
300 NE 3rd St., RM 12
Prineville, OR 97754

RE: 217-26-000046-NVST

Mr. Seals,

Knife River Corporation Northwest (Knife River) is in receipt of "Notice of Complaint" letter dated May 12, 2026. This complaint states CCC Title 18, Chapter 18.160.050 (Section #12). This alleged complaint states "All access to the site will be from the south side of the property on Stahancyk Lane. Access by private drive off NW Puckett Road is not an approved route". I believe the above statement was to reference CUP Section#8 "Access". Knife River is NOT accessing the "SITE" we are accessing the irrigation canal. Knife River has approval from Ochoco Irrigation District to use water from the irrigation canal. Access to the canal is across private owned land and Knife River has approval from the landowner to use the private drive.

If you should require any further information, you can reach me at 541-918-5142 or via email at Jeff.steyaert@kniferiver.com.

Sincerely,

Jeff Steyaert
Environmental MGR.

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

April 14, 2026

Karen and Adam Mikulski
3992 NW Stahancyk Lane
Prineville, OR 97754

Subject: Complaint Review Determination

Thank you for submitting a complaint on March 20, 2026. The complaint has been carefully reviewed by Crook County Code Compliance regarding the CCC 18.144.060 (Barriers / Gates).

After evaluating the information provided, the complaint has been denied. Based on the review, it has been determined that this was not addressed as a viable concern for conditions of approval for the original CUP, therefore, no further action will be taken on this matter at this time.

Crook County understands that submitting a complaint can reflect a genuine concern, and the time taken to bring the matter forward is appreciated. While this may not be the outcome hoped for, each complaint must be reviewed according to the applicable standards, available information, and jurisdictional authority.

Thank you for your understanding.

Sincerely,

Louis Seals
Compliance Officer
Crook County Community Development

n-Site Septic

DigiSign Verified - 0051fb2f-a656-4bed-9787-aa7908dbc81e

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAR 20 2026

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☒ County Code 18.144.060		☐	
	☐ (4)		☐	
	☐		☐	

DigiSign Verified - 0051fb2f-a65b-4bed-9787-aa7908dbc81e

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

County Code 18.144.060 (4) states Effective vehicle barriers or gates shall be required at all access points to the site.
There is no barrier or gate at the entrance to the scale (lot 702), entrance to the processing area (lot 702) or on the SE corner of Lot 703.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a County Code violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (X) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not needed. You can view from the street

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Karen Adam Mikulski First Name: Middle initial:

Title (if agency) Jurisdiction

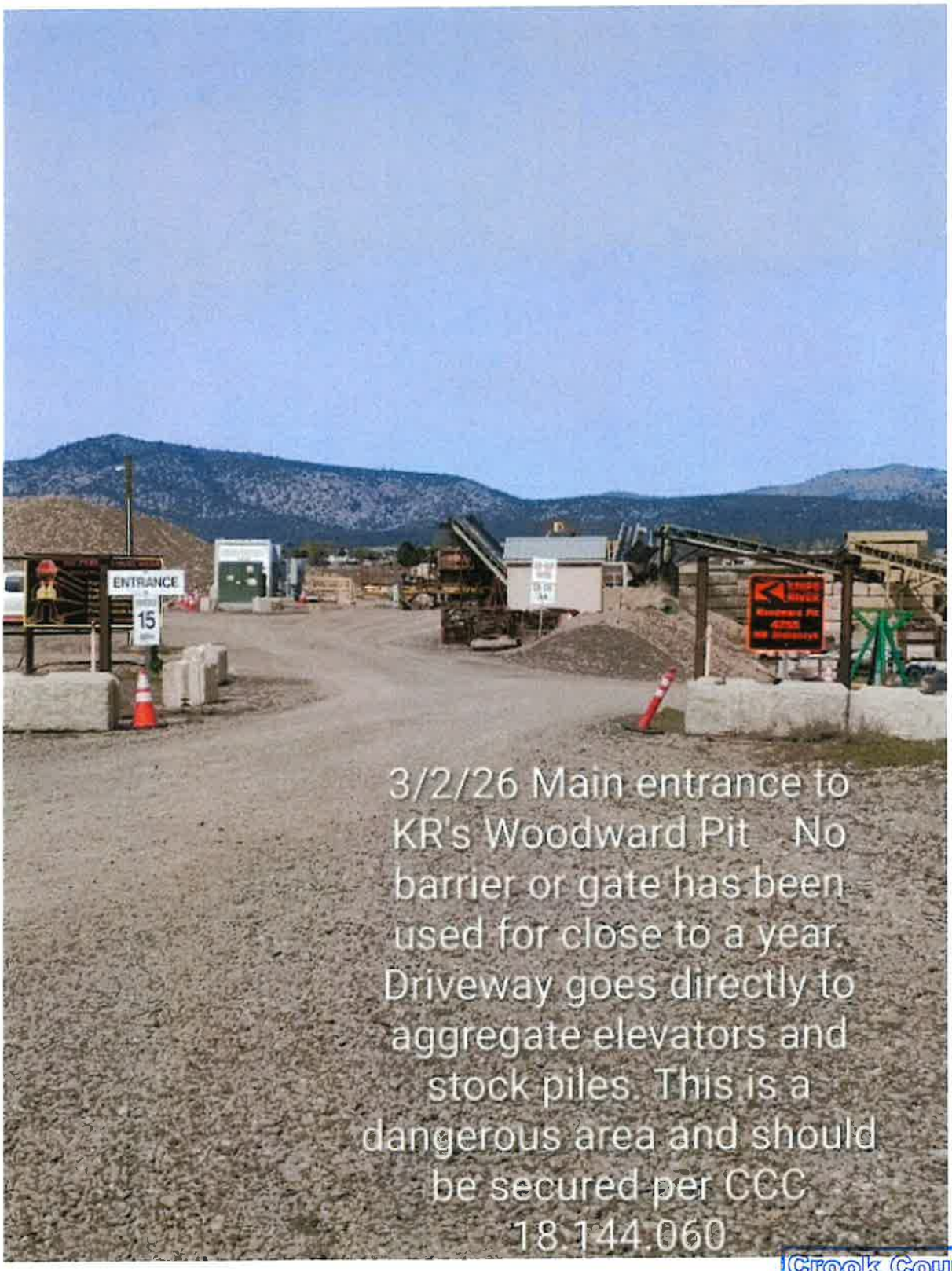
Address: 3992 NW Stalvancyk Ln.

City: Prineville State: OR ZIP: 97754 Phone: 541-410-9964

Signature: Karen L. Mikulski Date Signed: 3-19-26

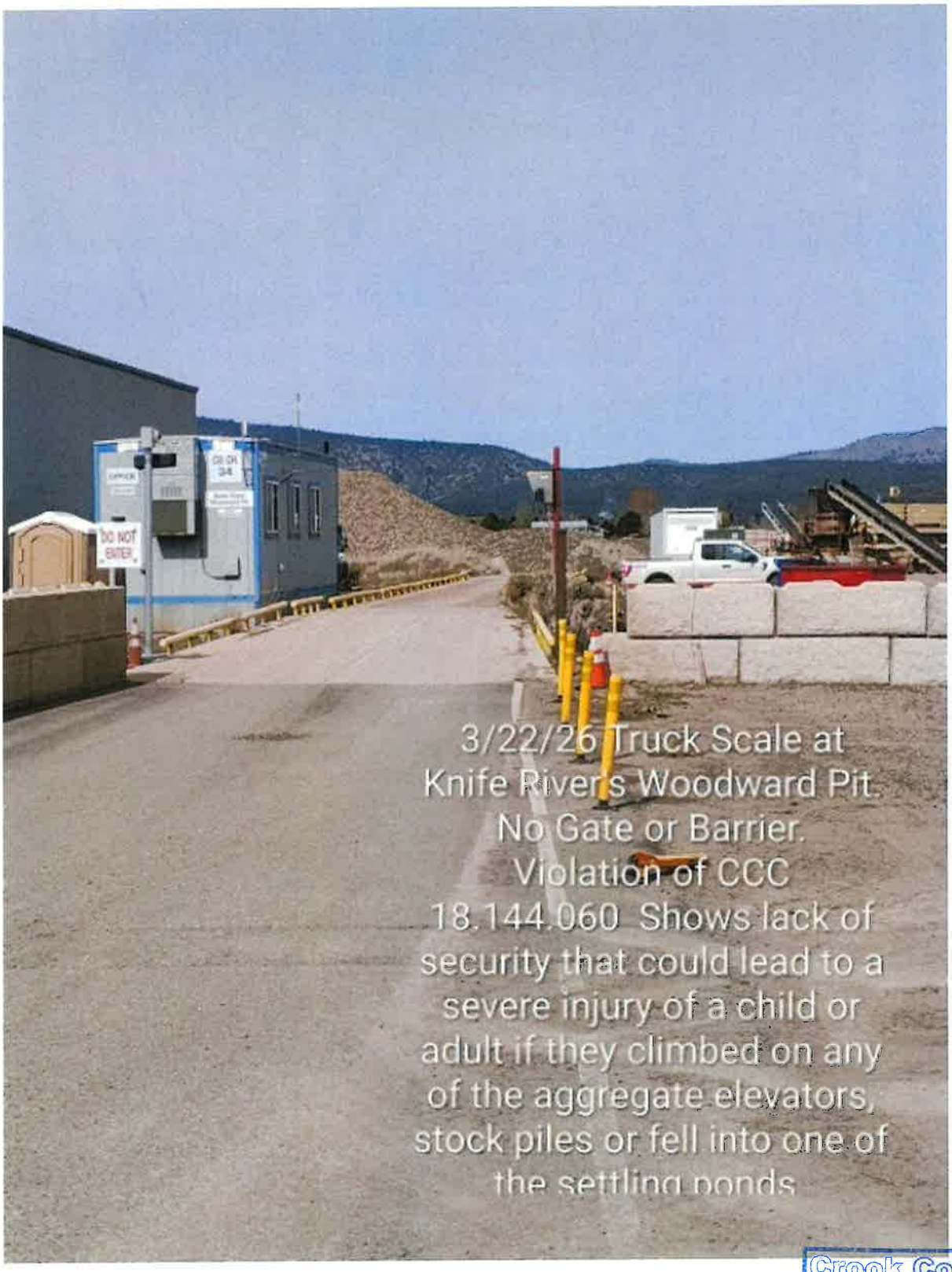
If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance



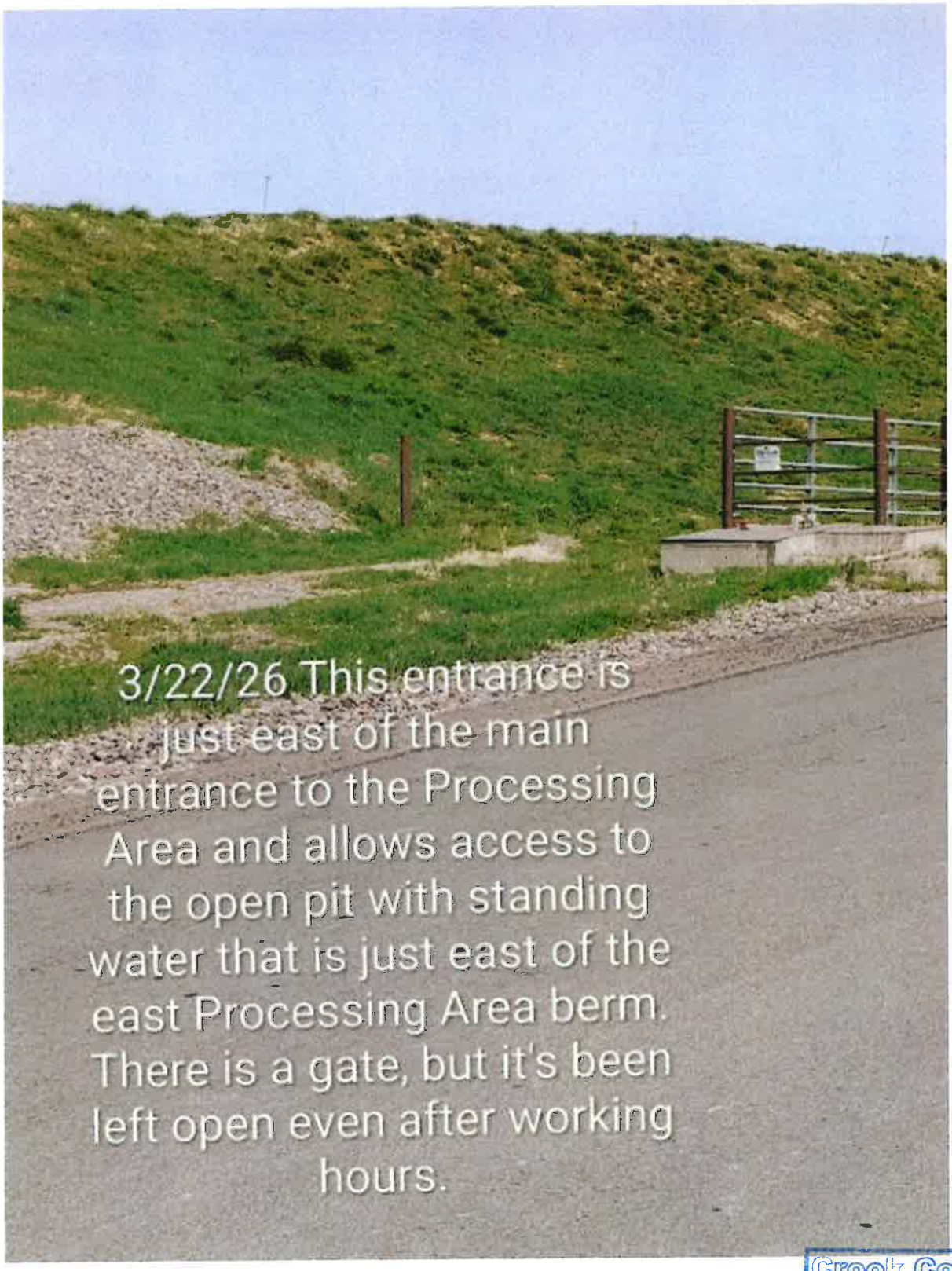
3/2/26 Main entrance to KR's Woodward Pit No barrier or gate has been used for close to a year. Driveway goes directly to aggregate elevators and stock piles. This is a dangerous area and should be secured per CCC 18.144.060

Crook County
MAR 20 2026
Code Compliance

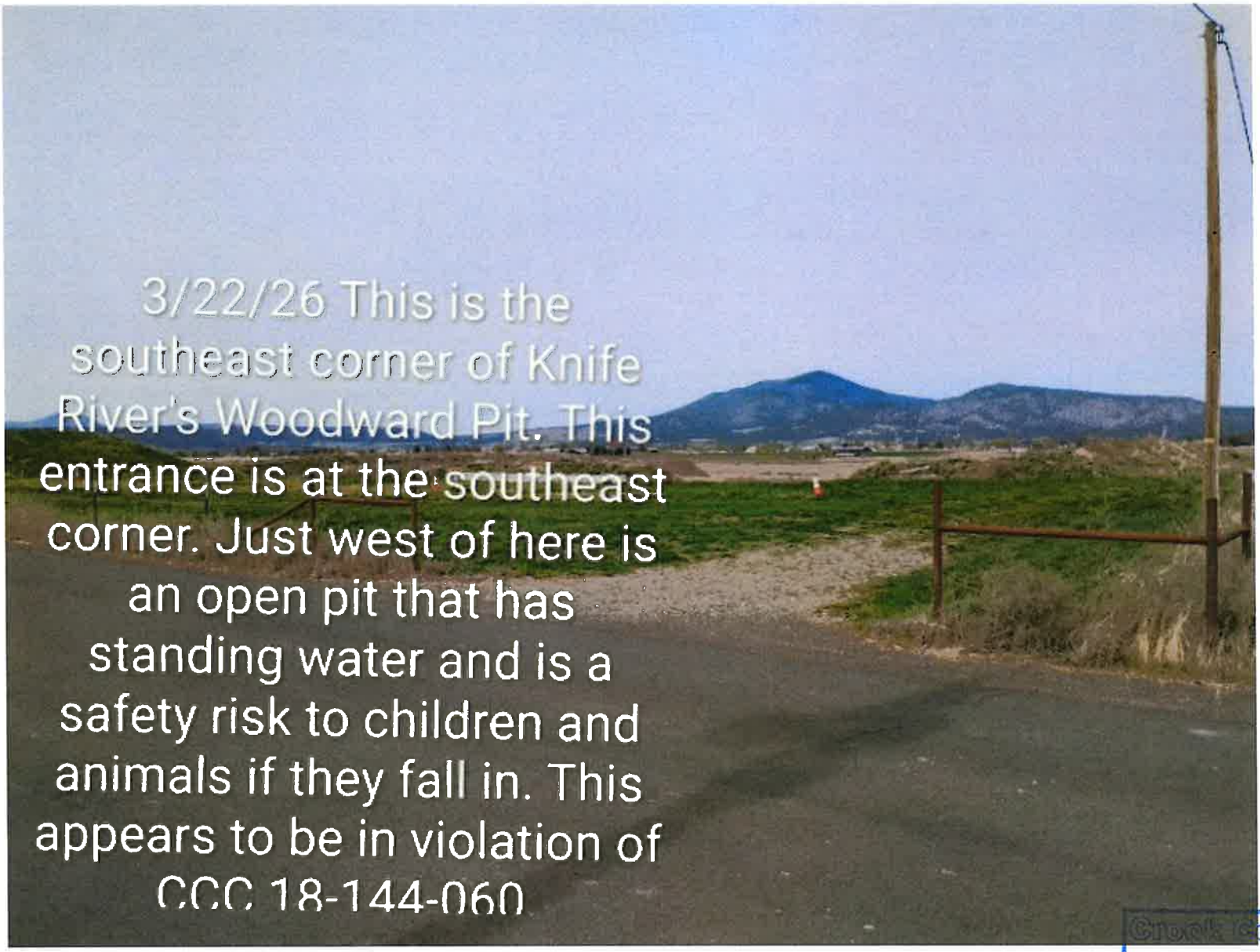


3/22/26 Truck Scale at Knife River's Woodward Pit. No Gate or Barrier. Violation of CCC 18.144.060 Shows lack of security that could lead to a severe injury of a child or adult if they climbed on any of the aggregate elevators, stock piles or fell into one of the settling ponds

Crook County
MAR 2 0 2026
Code Compliance



Crook County
MAR 20 2026
Code Compliance



Crook County
MAR 20 2026
Code Compliance

Declined

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

April 14, 2026

Ashley McCormick
5602 NW Green Valley Road
Prineville, OR 97754

Subject: Complaint Review Determination

Thank you for submitting a complaint on March 20, 2026. The complaint has been carefully reviewed by Crook County Code Compliance regarding the CCC 18.144.060 (Barriers / Gates).

After evaluating the information provided, the complaint has been denied. Based on the review, it has been determined that this was not addressed as a viable concern for conditions of approval for the original CUP, therefore, no further action will be taken on this matter at this time.

Crook County understands that submitting a complaint can reflect a genuine concern, and the time taken to bring the matter forward is appreciated. While this may not be the outcome hoped for, each complaint must be reviewed according to the applicable standards, available information, and jurisdictional authority.

Thank you for your understanding.

Sincerely,

Louis Seals
Compliance Officer
Crook County Community Development

n-Site Septic

DigiSign Verified - 0051fb2f-a65b-4bed-9787-aa7908dbc81e

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAR 20 2026
Code Compliance

CASEFILE #

This report is to be used to provide information about possible violations of the Crook County Code. In order for your report to be accepted, you must fill in all questions completely and to the best of your knowledge. It is important that you supply as much detail as possible. Please be sure to print legibly throughout the entire form.

ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	X County Code 18.144.060		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - 0051b82f-a656-4bed-9787-aa7908db881e

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

County Code 18.144.060 (4) states Effective vehicle barriers or gates shall be required at all access points to the site.
There is no barrier or gate at the entrance to the scale (lot 702), entrance to the processing area (lot 702) or on the SE corner of Lot 703.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a County Code violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (X) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not needed. You can view from the street

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: McCormick	First Name: Ashley	Middle initial:
Title (if agency)	Jurisdiction	
Address: 5602 NW Green Valley Rd		
City: Prineville	State: OR ZIP: 97754	Phone: 503.689.3102
Signature: Ashley McCormick		Date Signed: 3/19/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance

Decline

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

April 14, 2026

Ashley McCormick
5602 NW Green Valley Road
Prineville, OR 97754

Subject: Complaint Review Determination

Thank you for submitting a complaint regarding corrective action requested in 2026 for conditions related to previous years of violation related to weed control in 2018 - 2024. The complaint has been carefully reviewed by Crook County Code Compliance.

After evaluating the information provided, the complaint has been denied. Based on the review, it has been determined that Code Compliance is unable to apply corrective action requested prior to 2025 since corrective action was taken in 2025 retroactively to prior years. Because the matter concerns past years that cannot be revisited through current enforcement action, no further action will be taken on this matter at this time.

Crook County understands that submitting a complaint can reflect a genuine concern, and the time taken to bring the matter forward is appreciated. While this may not be the outcome hoped for, each complaint must be reviewed according to the applicable standards, available information, and jurisdictional authority.

Thank you for your understanding.

Please note that the Weed Master is being watchful for submittal of the weed control plan for 2026 which has a headline of December 15th of this year.

Sincerely,

Louis Seals
Code Compliance Officer
Crook County Community Development

DigiSign Verified - e432a310-3de9-4605-8b1a-34eb8aa798c9

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
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Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County
MAR 30 2026
Code Compliance

DigiSign Verified - e432a310-3de9-4605-8b1a-34eb8aa798c9

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

No annual weed control plan was submitted in 2024 for the Knife River Woodward site. Per the CUP,217-15-000115-PLNG, # 30, "The applicant will submit annual weed control reports as required by Crook County Code."

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. This is a violation of the CUP

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: No need. Thomas Laird with weed control will confirm

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: McCormick First Name: Ashley Middle initial:

Title (if agency) Jurisdiction

Address: 5602 NW Green Valley Road

City: Prineville State: OR ZIP: 97754 Phone: 503.689.3102

Signature: Ashley McCormick Date Signed: 03/30/2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 30 2026
Code Compliance

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

CASEFILE #

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Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)	
Crook County Code Title 15 Chapter 15.04	☐ No Permit ☐ New Construction ☐ Remodel ☐ Roof failure ☐ Building ☐ Plumbing ☐ Mechanical ☐ Electrical ☐ Fire, Life, Safety issues with Residence ☐ Foundation failure ☐ Discharge of sewage on top of ground ☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials ☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property ☐ Discharge of sewage on top of ground	
Crook County Code Title 18	☐ Person or persons residing in RV ☐ Failure to remove Medical Hardship or Temporary Use Residence ☐ Operating a Business in Residential Zone without Conditional Use Permit ☐ Residence on property without planning approval. ☐ Violation of Conditional Use Permit ☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation. ☒ Crook County Code ☐ _____ ☐ 18.144.050 ☐ _____ ☐ ☐ _____	

Crook County
MAR 30 2026
Code Compliance

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VIOLATION INFORMATION

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Details of complaint: *(be specific)*

No annual weed control plan was submitted in 2024. (13) Noxious Weed Control. The operator, including all public agencies, shall document compliance with the noxious weed control plan submitted pursuant to CCC 18.144.050(6)(a)(xi) on a yearly basis by submittal of a written report to the Crook County weed master. The report shall be submitted not later than December 15th of each year. (Ord. 296 § 10 (Exh. H), 2016; Ord. 238 § 1, 2011; Ord. 230 § 2, 2010; Ord. 18 § 11.060, 2003)

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. This is a violation of Crook County Code

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

If: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

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☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: McCormick First Name: Ashley Middle initial:

Title (if agency) Jurisdiction

Address: 5602 NW Green Valley Road

City: Prineville State: OR ZIP: 97754 Phone: 503.689.3102

Signature: Ashley McCormick Date Signed: 03/30/2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County

Crook County
MAR 30 2026
Code Compliance

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Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

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Clay Woodward

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Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type *(check all that apply)*			
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	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
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	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
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Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

Crook County
MAR 3 0 2026
Code Compliance

DigiSign Verified - e432a310-3de9-4605-8b1a-34eb8aa798c9

VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

No annual weed control plan was submitted in 2023 for the Knife River Woodward site. Per the CUP, 217-15-000115-PLNG, # 30, "The applicant will submit annual weed control reports as required by Crook County Code."

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. This is a violation of the CUP

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:

( ) Yes (X) No If not, why?: No need. Thomas Laird with Weed Control will confirm this.

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name: McCormick First Name: Ashley Middle initial:

Title (if agency) Jurisdiction

Address: 5602 NW Green Valley Road

City: Prineville State: OR ZIP: 97754 Phone: 503.689.3102

Signature: Ashley McCormick Date Signed: 03/30/2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 30 2026
Code Compliance

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Preliminary Compliance Report

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Property Owner Name:
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Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
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Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
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Other	Enter authority by statute or rule number and description of violation.			
	☑ Crook County Code		☐	
	☐ 18.144.050		☐	
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No annual weed control plan was submitted in 2023 for the Woodward mine site. ~~(13) Noxious Weed Control. The operator, including all public agencies, shall document compliance with the noxious weed control plan submitted pursuant to CCC 18.144.050(6)(a)(xi) on a yearly basis by submittal of a written report to the Crook County weed master. The report shall be submitted not later than December 15th of each year. (Ord. 296 § 10 (Exh. H), 2016; Ord. 238 § 1, 2011; Ord. 230 § 2, 2010; Ord. 18 § 11.060, 2003)~~

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( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

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Details of complaint: *(be specific)*

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Details of complaint: *(be specific)*

In 2021 there was no weed control plan submitted for the Woodward site. Per Crook County Code 18.144.050 (13) Noxious Weed Control. The operator, including all public agencies, shall document compliance with the noxious weed control plan submitted pursuant to CCC 18.144.050(6)(a)(xi) on a yearly basis by submittal of a written report to the Crook County weed master. The report shall be submitted not later than December 15th of each year. (Ord. 296 § 10 (Exh. H), 2016; Ord. 238 § 1, 2011; Ord. 230 § 2, 2010; Ord. 18 § 11.060, 2003)

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

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ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

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☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
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☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: McCormick First Name: Ashle Middle initial:

Title (if agency) Jurisdiction

Address: 5602 NW Green Valley Road

City: Prineville State: OR ZIP: 97754 Phone: 503-689-3102

Signature: Ashley McCormick Date Signed: 03/30/2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 30 2026
Code Compliance

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Preliminary Compliance Report

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Property Owner Name:
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Address of Violation:
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Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

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ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
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Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
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Other	Enter authority by statute or rule number and description of violation.			
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Crook County
MAR 30 2026
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Title (if agency) Jurisdiction

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City: Prineville State: OR ZIP: 9775 Phone: 503.689.3102

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Crook County
MAR 3 0 2026
Code Compliance

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DESCRIPTION OF ALLEGED VIOLATION

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	☒ Crook County Code		☐	
	☐ 18.144.050		☐	
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CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

April 14, 2026

Dick and Debbie Zimmerlee
4200 NW Grimes Road
Prineville, OR 97754

Subject: Complaint Review Determination

Thank you for submitting a complaint on March 20, 2026. The complaint has been carefully reviewed by Crook County Code Compliance regarding the CCC 18.144.060 (Barriers / Gates).

After evaluating the information provided, the complaint has been denied. Based on the review, it has been determined that this was not addressed as a viable concern for conditions of approval for the original CUP, therefore, no further action will be taken on this matter at this time.

Crook County understands that submitting a complaint can reflect a genuine concern, and the time taken to bring the matter forward is appreciated. While this may not be the outcome hoped for, each complaint must be reviewed according to the applicable standards, available information, and jurisdictional authority.

Thank you for your understanding.

Sincerely,

Louis Seals
Compliance Officer
Crook County Community Development

n-Site Septic

DigiSign Verified - 0051fb2f-a656-4bed-9787-aa7908dbc81e

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	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☒ County Code 18.144.060		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - 0051fb2f-a656-4bed-9787-aa7908dc81e

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

County Code 18.144.060 (4) states Effective vehicle barriers or gates shall be required at all access points to the site.
There is no barrier or gate at the entrance to the scale (lot 702), entrance to the processing area (lot 702) or on the SE corner of Lot 703.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a County Code violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (X) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not needed. You can view from the street

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:
ZIMMERLEE	DEBBIE	

Title (if agency) Jurisdiction

Address: 4200 N.W. GRIMES RD.

City:	State:	ZIP:	Phone:
PRINEVILLE,	OR	97754	(541) 410-6474

Signature: Debbie Zimmerlee Date Signed: 3/19/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance

DigiSign Verified - 0051fb2f-ab56-4bed-9787-aa7908db81e

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAR 20 2026
Code Compliance

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☒ County Code 18.144.060		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

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VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

County Code 18.144.060 (4) states Effective vehicle barriers or gates shall be required at all access points to the site.
There is no barrier or gate at the entrance to the scale (lot 702), entrance to the processing area (lot 702) or on the SE corner of Lot 703.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a County Code violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (X) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

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☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not needed. You can view from the street

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

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COMPLAINANT INFORMATION

Last Name:	First Name:	Middle initial:	
ZIMMERLEE	DICK		
Title (if agency)	Jurisdiction		
Address: 4200 N.W. GRIMES RD.			
City: PRINEVILLE	State: OR	ZIP: 97754	Phone: (541) 480-6899
Signature:			Date Signed: 3/19/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

April 14, 2026

Julie Thompson
5950 NW Green Valley Road
Prineville, OR 97754

Subject: Complaint Review Determination

Thank you for submitting a complaint regarding corrective action requested in 2026 for conditions related to previous years of violation related to weed control in 2018 - 2024. The complaint has been carefully reviewed by Crook County Code Compliance.

After evaluating the information provided, the complaint has been denied. Based on the review, it has been determined that Code Compliance is unable to apply corrective action requested prior to 2025 since corrective action was taken in 2025 retroactively to prior years. Because the matter concerns past years that cannot be revisited through current enforcement action, no further action will be taken on this matter at this time.

Crook County understands that submitting a complaint can reflect a genuine concern, and the time taken to bring the matter forward is appreciated. While this may not be the outcome hoped for, each complaint must be reviewed according to the applicable standards, available information, and jurisdictional authority.

Thank you for your understanding.

Please note that the Weed Master is being watchful for submittal of the weed control plan for 2026 which has a headline of December 15th of this year.

Sincerely,

Louis Seals
Code Compliance Officer
Crook County Community Development

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

April 14, 2026

Julie Thompson
5950 NW Green Valley Road
Prineville, OR 97754

Subject: Complaint Review Determination

Thank you for submitting a complaint on March 20, 2026. The complaint has been carefully reviewed by Crook County Code Compliance regarding the CCC 18.144.060 (Barriers / Gates).

After evaluating the information provided, the complaint has been denied. Based on the review, it has been determined that this was not addressed as a viable concern for conditions of approval for the original CUP, therefore, no further action will be taken on this matter at this time.

Crook County understands that submitting a complaint can reflect a genuine concern, and the time taken to bring the matter forward is appreciated. While this may not be the outcome hoped for, each complaint must be reviewed according to the applicable standards, available information, and jurisdictional authority.

Thank you for your understanding.

Sincerely,

Louis Seals
Compliance Officer
Crook County Community Development

n-Site Septic

DigiSign Verified - 0051fb2f-a65b-4bed-9787-aa7908d0c81e

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139

www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAR 20 2026
Compliance

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
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Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☒ County Code 18.144.060		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

DigiSign Verified - 0051b02f-a65b-4bed-9787-aa7908bc81e

VIOLATION INFORMATION

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Details of complaint: *(be specific)*

County Code 18.144.060 (4) states Effective vehicle barriers or gates shall be required at all access points to the site.
There is no barrier or gate at the entrance to the scale (lot 702), entrance to the processing area (lot 702) or on the SE corner of Lot 703.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a County Code violation.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (X) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not needed. You can view from the street

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Thompson	First Name: Jill	Middle initial: L
Title (if agency)	Jurisdiction	
Address: 5950 NW Greenvalley Rd		
City: Prineville	State: OR ZIP: 97754	Phone: 541-419-0950
Signature: Jill Thompson		Date Signed: 3/19/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 20 2026
Code Compliance

DigiSign Verified - 07257ebb-5161-4c04-b70f-12d056e4efdf

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAR 3 0 2026
Code Compliance

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Township 14 South, Range 15 East, Section 14 | Subdivision: | Lot: Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: Knife River Corporation - Northwest | First Name: | Middle Name:

Address: 82260 Old Highway 34

City: Tangent, OR 97389 | State: | ZIP: | Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
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Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
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Details of complaint: ***(be specific)***

In 2018 there was no weed control plan submitted. Per the CUP, that Knife River agreed to- (13) Noxious Weed Control. The operator, including all public agencies, shall document compliance with the noxious weed control plan submitted pursuant to CCC 18.144.050(6)(a)(xi) on a yearly basis by submittal of a written report to the Crook County weed master. The report shall be submitted not later than December 15th of each year. (Ord. 296 § 10 (Exh. H), 2016; Ord. 238 § 1, 2011; Ord. 230 § 2, 2010; Ord. 18 § 11.060, 2003)

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. This is a violation of the CUP.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

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COMPLAINANT INFORMATION

Last Name: Thompson | First Name: Julie | Middle initial: L

Title (if agency) | Jurisdiction

Address: 5950 NW Greenvalley Rd

City: Prineville | State: OR | ZIP: 97754 | Phone: 541-419-0950

Signature: Julee Thompson | Date Signed: 3/28/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 30 2026
Code Compliance

DigiSign Verified - 2a499566-d4f3-48a1-bc71-6c966f680641

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
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CASEFILE #

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ALLEGED VIOLATOR

Last Name: Knife River Corporation - Northwest | First Name: | Middle Name:

Address: 82260 Old Highway 34

City: Tangent, OR 97389 | State: | ZIP: | Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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COMPLAINANT INFORMATION

Last Name: Thompson | First Name: Julie | Middle initial: C

Title (if agency) | Jurisdiction

Address: 5950 NW Eccenvalley Rd

City: Prineville | State: OR | ZIP: 97754 | Phone: 541-419-0950

Signature: Julie Thompson | Date Signed: 03/28/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 30 2026
Code Compliance

DigiSign Verified - 783a1963-6274-48fd-a584-475eebe4d605

Preliminary Compliance Report

Crook County Building Department
300 NE 3rd Street - Rm 12, Prineville, OR 97754
(541) 447-3211 Fax (541) 416-2139
www.co.crook.or.us

FOR OFFICE USE ONLY

Crook County
MAR 3 0 2026
Code Compliance

CASEFILE #

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Township 14 South, Range 15 East, Section 14 | Subdivision: | Lot: Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: Knife River Corporation - Northwest | First Name: | Middle Name:

Address:
82260 Old Highway 34

City: Tangent, OR 97389 | State: | ZIP: | Phone: 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☑ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
	☐ _____		☐ _____	
	☐		☐	

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VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

In 2020 there was no weed control plan submitted. Per the CUP, that Knife River signed and agreed to- (13) Noxious Weed Control. The operator, including all public agencies, shall document compliance with the noxious weed control plan submitted pursuant to CCC 18.144.050(6)(a)(xi) on a yearly basis by submittal of a written report to the Crook County weed master. The report shall be submitted not later than December 15th of each year. (Ord. 296 § 10 (Exh. H), 2016; Ord. 238 § 1, 2011; Ord. 230 § 2, 2010; Ord. 18 § 11.060, 2003)

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) **Yes** ( ) **No** (X) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: No need. Thomas Laird with weed control will confirm

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Thompson | First Name: Julie | Middle initial: L
Title (if agency) | Jurisdiction
Address: 5950 NW Greenvalley Rd
City: Prineville | State: OR | ZIP: 97754 | Phone: 341-419-0950
Signature: Julie Thompson | Date Signed: 03/29/2026
If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 30 2026
Code Compliance

DigiSign Verified - 349e88e4-32b7-40fd-ba9c-efb1b62ea4b9

Preliminary Compliance Report

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ALLEGED VIOLATOR /PROPERTY /OWNER INFORMATION

If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? (☐) Yes (☐) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #: Subdivision: Lot:
Township 14 South, Range 15 East, Section 14 Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name: First Name: Middle Name:
Knife River Corporation - Northwest

Address:
82260 Old Highway 34

City: State: ZIP: Phone:
Tangent, OR 97389 541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
	☐ Fire, Life, Safety issues with Residence		☐ Foundation failure	
	☐ Discharge of sewage on top of ground		☐ Faulty electrical wiring	
Crook County Code Title 08 Chapter 8.08	☐ Accumulation of useless or discarded materials		☐ Unlicensed, in-operable, wrecked, dismantled or partially dismantled vehicles stored on property	
	☐ Discharge of sewage on top of ground			
Crook County Code Title 18	☐ Person or persons residing in RV		☐ Failure to remove Medical Hardship or Temporary Use Residence	
	☐ Operating a Business in Residential Zone without Conditional Use Permit		☐ Residence on property without planning approval.	
	☒ Violation of Conditional Use Permit		☐ Two (2) or more dwellings on property.	
Other	Enter authority by statute or rule number and description of violation.			
	☐ _____		☐ _____	
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VIOLATION INFORMATION

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Details of complaint: ***(be specific)***

In 2021 there was no weed control plan submitted. Per the Cup- (13) Noxious Weed Control. The operator, including all public agencies, shall document compliance with the noxious weed control plan submitted pursuant to CCC 18.144.050(6)(a)(xi) on a yearly basis by submittal of a written report to the Crook County weed master. The report shall be submitted not later than December 15th of each year. (Ord. 296 § 10 (Exh. H), 2016; Ord. 238 § 1, 2011; Ord. 230 § 2, 2010; Ord. 18 § 11.060, 2003)

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP, that they agreed to.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?
IE: Dangerous or unstable residents, dogs, criminal activity, etc.
( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? ( ) Yes (X) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? (X) Yes ( ) No

☆ Is the violation property a neighboring property? (X) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation:
( ) Yes (X) No If not, why?: Not necessary. Thomas Laird at weed control will confirm this.

☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

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COMPLAINANT INFORMATION

Last Name: Thompsom | First Name: Julie | Middle initial: L

Title (if agency) | Jurisdiction

Address: 5950 NW Greenvalley OR

City: Prineville | State: OR | ZIP: 97754 | Phone: 541-419-0950

Signature: Julie Thompsom | Date Signed: 03/28/2026

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 30 2026
Code Compliance

DigiSign Verified - 1c5950c7-b4d9-4094-8914-aa73064a5a7d

Preliminary Compliance Report

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If property does not have a legal address, you must submit a detailed map and directions to the site in order for this report to be accepted.

Property Owner Name:
Clay Woodward

Is this a rental property? ( ) Yes ( ) No If yes, please list renter's name (if you know):
It is leased by Knife River Corporation - Northwest.

Address of Violation:
Knife River's Woodward Pit at 4755 NW Stahancyk Lane., Prineville, OR 97754

Tax Map #:
Township 14 South, Range 15 East, Section 14

Subdivision:

Lot:
Tax Lot 702

Directions to the site: Knife River's Woodward Pit: North on Lamonta Road, West on Stahancyk Lane., Prineville, OR97754

ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
82260 Old Highway 34

City:
Tangent, OR 97389

State:

ZIP:

Phone:
541-918-5100

DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
Crook County Code Title 15 Chapter 15.04	☐ No Permit	☐ New Construction	☐ Remodel	☐ Roof failure
	☐ Building	☐ Plumbing	☐ Mechanical	☐ Electrical
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Details of complaint: *(be specific)*

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What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP

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COMPLAINANT INFORMATION

Last Name: Thompson | First Name: Julie | Middle initial: L

Title (if agency) | Jurisdiction

Address: 5950 NW Greenvalley Rd

City: Prineville | State: OR | ZIP: 97754

Phone: 541-419-0950

Signature: Julie Thompson

Date Signed: 3/28/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 30 2026
Code Compliance

DigiSign Verified - 67df7eb4-d674-4318-a281-c3269a8e4040

Preliminary Compliance Report

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300 NE 3rd Street - Rm 12, Prineville, OR 97754
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Subdivision:

Lot:
Tax Lot 702

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ALLEGED VIOLATOR

Last Name:
Knife River Corporation - Northwest

First Name:

Middle Name:

Address:
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City:
Tangent, OR 97389

State:

ZIP:

Phone:
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DESCRIPTION OF ALLEGED VIOLATION

Code	Type (check all that apply)			
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Details of complaint: ***(be specific)***

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COMPLAINANT INFORMATION

Last Name: Thompson
First Name: Julie
Middle initial: L
Title (if agency)
Jurisdiction
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City: Prineville
State: OR
ZIP: 97754
Phone: 541-419-0950
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Date Signed: 3/28/26

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DigiSign Verified - 9c8dc207-af51-41dc-abe3-f9a57b93fe73

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Last Name: Knife River Corporation - Northwest | First Name: | Middle Name:

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City: Tangent, OR 97389 | State: | ZIP: | Phone: 541-918-5100

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DigiSign Verified - 9c8dc207-af51-41dc-abe3-f9a57b93fe73

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Details of complaint: ***(be specific)***

In 2024 no weed control plan was submitted. Per the CUP (13) Noxious Weed Control. The operator, including all public agencies, shall document compliance with the noxious weed control plan submitted pursuant to CCC 18.144.050(6)(a)(xi) on a yearly basis by submittal of a written report to the Crook County weed master. The report shall be submitted not later than December 15th of each year. (Ord. 296 § 10 (Exh. H), 2016; Ord. 238 § 1, 2011; Ord. 230 § 2, 2010; Ord. 18 § 11.060, 2003) This was not done.

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

Irrelevant. It is a violation of the CUP.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) Yes ( ) No (X) Unknown If Yes, please identify hazard in detail:

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☆ Will you the complainant, testify in court should the need arise? (X) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Thompsm First Name: Julie Middle initial: L

Title (if agency) Jurisdiction

Address: 5950 NW Greenvalley Rd

City: Prineville State: OR ZIP: 97754 Phone: 541-419-0950

Signature: Julie Thompson Date Signed: 3/28/26

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Crook County
MAR 30 2026
Code Compliance

VIOLATION INFORMATION

It is essential that this report be as complete as possible in order for the Code Enforcement Officer to proceed with an investigation. Whenever possible, the report should include a detailed description of the complaint, complete names of individuals who made the alleged violation, and photos or other related information that can be used as evidence of this violation. Attach additional pages if necessary.

Details of complaint: ***(be specific)***

On 10/3/24 starting about 6:00pm and continued till about closing time, the Knife River's Woodward Pit was causing large amounts of dust emissions. It was coming from the processing area.

I could hear the aggregate processing equipment running at the time. The dust rose up and over the surrounding berm. The dust flowed north to adjacent properties and then went back south crossing Stahancyk Ln. to surrounding properties.

This is a violation of Knife River's CUP issued by CCPD File Number: 217-15-000115-PLNG, under Conditions and Requirements/Conditions Related to Dust Mitigation, #13 states:

The applicant shall control all fugitive dust emissions associated with all operations (extraction, processing and storage) on the site. The applicant shall control dust by applying water and by seeding and/or mulching exposed soil surfaces.

Attachments: copy of CCPD CUP Pg. 4. Also, photos that show progression of dust emissions were emailed to Louis Seals, CC Compliance Officer

What direct impact does this complaint (violation) have on you, your property and/or your neighborhood?

The dust being emitted from Knife River's Woodward pit effects the air quality for us and the surrounding neighbors.

ARE THERE ANY KNOWN OR SUSPECTED HAZARDS AT THIS LOCATION?

IE: Dangerous or unstable residents, dogs, criminal activity, etc.

( ) **Yes** ( ) **No** (✓) **Unknown** If Yes, please identify hazard in detail:

☆ Can the violation be seen from the road? (✓) Yes ( ) No

☆ To the best of your knowledge, are there any "No Trespass" signs posted at/on property site? ( ) Yes ( ) No Lot #703 unk. Lot #703 Yes

☆ Is the violation property a neighboring property? (✓) Yes ( ) No

☆ The complainant hereby gives the Code Enforcement Officer permission to use their property for viewing the alleged violation: (✓) Yes ( ) No If not, why?:

☆ Will you the complainant, testify in court should the need arise? (✓) Yes ( ) No

"CROOK COUNTY ATTEMPTS TO PROTECT THE IDENTITY OF COMPLAINANTS IF DESIRED BY COMPLAINANT. (DESIRED - INIT._____). UNDER OREGON LAW, DISCLOSURE OF PUBLIC RECORDS MAY BE REQUIRED AND THERE IS NO GUARANTEE THAT DISCLOSURE WILL NOT OCCUR. COMPLAINANT UNDERSTANDS AND ACKNOWLEDGES THIS POSSIBILITY AND BY SIGNATURE BELOW ACKNOWLEDGES THAT DISCLOSURE OF IDENTITY MAY OCCUR."

"THE COUNTY WILL ACCEPT ANONYMOUS COMPLAINTS; PROVIDED, HOWEVER, THAT DUE TO THE COUNTY'S BELIEF THAT SUCH COMPLAINTS ARE NOT AS RELIABLE AS THOSE FROM INDIVIDUALS WILLING TO IDENTIFY THEMSELVES, THE INVESTIGATION OF ANONYMOUS COMPLAINTS WILL HAVE LOWER PRIORITY THAN OTHER COMPLAINTS."

COMPLAINANT INFORMATION

Last Name: Mikulski, Karen, L.	First Name:	Middle initial:	
Title (if agency)	Jurisdiction		
Address: 3992 NW Stahancyk Lane			
City: Prineville, OR 97754	State:	ZIP:	Phone: 541-447-3327 or 541-410-9964 cell
Signature: Karen L. Mikulski			Date Signed: 10-11-2024

If you DO NOT live in Crook County, you must list the address or Tax Map # of your Real Property located within Crook County.

Note: Photos were emailed to Louis Seals' email on 10-11-2024 that support this complaint.

10. **Safety**

The aggregate operator shall train all drivers, including contract drivers, to use caution when exiting onto Highway 26 from Elliott Lane.

11. **School bus pick up and drop off**

No trucks shall leave or enter the site between 7 minutes before and 7 minutes after the scheduled Crook County School District bus pickup and drop-off times for NW Elliott Lane (Currently scheduled at 6:31 a.m. and 3:37 p.m. for the 2015-2016 school year.)

Conditions Related to Mitigating Noise

The County has no noise ordinance but noise is an impact that has been identified as an issue by surrounding property owners. The berms proposed by the applicant and limits on operating hours should help minimize noise impacts.

12. **Operating Hours.**

Ordinary operating hours shall be Monday through Friday, June 1st through October 31st from 6:00 a.m. to 9:00 p.m., or sunrise to sunset, whichever time period is less.
Operating hours shall be Monday through Friday, November 1st through May 31st from 7:00 a.m. to 6:00 p.m., or sunrise to sunset, whichever is less.
Operating hours shall be Saturdays from 8:00 a.m. to 5:00 p.m.
No operations shall be conducted on Sundays or on the following legal holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.

Exceptions to the operating hours set forth above will be granted provided the aggregate operator provides written notice to the residential neighbors on Stahancyk Lane, to the nearest residential neighbors to the north off Elliott Lane and to the Crook County Planning Department that a project requires additional materials and adequate time to produce them. The notice shall be at least 72 hours prior to the planned extended hours and the time period for the extension shall not be longer than 30 consecutive days. The exceptions shall not apply to the Saturday, Sunday, and holiday restrictions.

Conditions Related to dust mitigation

13. The applicant shall control all fugitive dust emissions associated with all operations (extraction, processing, and storage) on the site. The applicant shall control dust by applying water and by seeding and/or mulching exposed soil surfaces.

14. A contact person representing the aggregate operator shall be named and all appropriate contact information shall be provided to a neighbor that requests such information so that the aggregate operator can be contacted if dust is being released.

24-078/087

Louis Seals

From: Steyaert, Jeff <Jeff.Steyaert@Kniferiver.com>
Sent: Monday, October 28, 2024 2:00 PM
To: Louis Seals
Cc: Ropp, Matt
Subject: RE: Knife River - Notice of Complaint Case#24-078

Louis,
Knife River Corporation – Northwest (Knife River) is in receipt of the "Notice of Complaint" sent by mail on 10-14-2024. Knife River received this notice in the mail on 10-22-2024 because the mailing address was incorrect. Knife River has sent to you via email our "Dust Management Plan" dated 8-23-2021 for our Woodward and Vanier site on 10-22-2024. Knife River has an Oregon DEQ Air permit with Oregon DEQ for the processing plant crusher. In discussing with our onsite operation personnel, we had the following activities taking place on 10-3-2024 from 6pm to 6:39pm shut down at sunset.
At around 6pm our records show this was the last load of aggregate that we placed in the processing plant hopper, and it would take about 20 minutes to go through the plant and into appropriate stockpile based on aggregate size. The processing plant was fully operational with the water spay bars functioning. Most of this material was sand being processed through a fine material washer which is fully submerged material in water. The operator did not see any excessive fugitive emission, so there were none reported on his daily log as required by the Oregon DEQ Air Permit.
The water truck had finished up watering at around 4:50pm based on the water truck log. Since this was towards the end of the day the dry weather should have not dried out any haul roads being used by the wheel loader.
The wheel loader was the only remaining equipment operating in and around the plant from 6pm to until all operations shut down by 6:39pm at sunset. Since the aggregate was washed and fully saturated it would not have produced dust while being transported to the sand stockpile.
If these pictures were taken from the Mikulski residence with the visual berm in place, it's hard to say where or who generated this dust since you cannot see the plant. The pictures were also taken looking west - northwest into the sunset sky, which is not the viewing direction that should be taken for fugitive dust.

Please let me now if you need anything further from Knife River to respond back to on this complaint.
Thanks

Jeff Steyaert
Environmental, Permitting & Property MGR
Knife River Corporation – NW
32260 Old Hwy 34
Tangent, OR 97389
Email: Jeff.steyaert@kniferiver.com
Phone Desk:541-918-5142; Cell:541-968-1898

From: Louis Seals <Louis.Seals@crookcountyor.gov>
Sent: Wednesday, October 23, 2024 3:14 PM
To: Steyaert, Jeff <Jeff.Steyaert@Kniferiver.com>
Subject: RE: Knife River - Notice of Complaint Case#24-078

** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. **

The dust was noticed starting around 6pm and continued until processing shut down for the day

From: Steyaert, Jeff <Jeff.Steyaert@Kniferiver.com>
Sent: Wednesday, October 23, 2024 2:50 PM
To: Louis Seals <Louis.Seals@crookcountyor.gov>
Subject: RE: Knife River - Notice of Complaint Case#24-078

Louis,
I checked in with our site operations Kelly Reynolds and he does not have any recorded as for excessive emissions for anytime on Oct. 3rd these are records Kelly keeps as part of our Oregon DEQ Air permit.

- Can you please provide us with additional information like any pictures that may have been taken that are date and time stamped.
- Who the complaint or complaints are.

We will continue to look for any additional data we may have for this dust complaint.

Thanks

Jeff Steyaert
Environmental, Permitting & Property MGR
Knife River Corporation – NW
32260 Old Hwy 34
Tangent, OR 97389
Email: Jeff.steyaert@kniferiver.com
Phone Desk:541-918-5142; Cell:541-968-1898

From: Steyaert, Jeff
Sent: Tuesday, October 22, 2024 3:09 PM
To: Louis Seals <Louis.Seals@crookcountyor.gov>
Subject: RE: Knife River - Notice of Complaint Case#24-078

Louis,
I will reach out to Kelly, Knife River Plant operator and see what they had going on in the late afternoon on Oct.3rd around the processing area.
I will get back to you what I find out.
Thanks

Jeff Steyaert
Environmental, Permitting & Property MGR
Knife River Corporation – NW
32260 Old Hwy 34
Tangent, OR 97389
Email: Jeff.steyaert@kniferiver.com
Phone Desk:541-918-5142; Cell:541-968-1898

From: Louis Seals <Louis.Seals@crookcountyor.gov>
Sent: Tuesday, October 22, 2024 3:01 PM

To: Steyaert, Jeff <Jeff.Steyaert@Kniferiver.com>
Subject: RE: Knife River - Notice of Complaint Case#24-078

** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. **

Hl Jeff,

I was out last week... so crazy busy getting caught up so far this week. Thought I would send you this text while waiting for a zoom meeting.

There had been a dust complaint back on September 10th... which required me to call Kelly at the plant and inquire as to why the excessive amounts of dust.
Apparently, on that day there was a manpower shortage which required him to pull a dump driver to run the water truck which resolved the dust issues that day.
This was documented Internally but did not result in a formal complaint.

I signed complaint received on October 11th is in reference to excessive amounts of dust from the processing area late in the day on Thursday, October 3rd.
I do not happen to work on Fridays, so when the call cam in on October 4th, I was off for the day. This has resulted in a formal signed complaint regarding the lack of
Proper dust mitigation and control of air quality for the surrounding community. Thus, my request for your most recent dust mitigation plan. I was hopeful that you
had something more recent.. I do have the original plan submitted back in 2021.

Can you interview the plant manager and submit an explanation of the circumstances as to why it occurred along with steps that were taken to mitigate the dust.

Thank you,

Louis

From: Steyaert, Jeff <Jeff.Steyaert@Kniferiver.com>
Sent: Tuesday, October 22, 2024 11:27 AM
To: Louis Seals <Louis.Seals@crookcountyor.gov>
Cc: Rigel, John <John.Rigel@kniferiver.com>; Doan, Chris <Chris.Doan@Kniferiver.com>
Subject: Knife River - Notice of Complaint Case#24-078
Importance: High

Louis,
Per the "Notice of Complaint" mailed on 10-14-2024 we just received. (Mailing address was incorrect and should be 32260 Old Hwy 34).
I have attached our current Dust Management Plan.
Please let me know if you need anything else.

Thanks

Jeff Steyaert
Environmental, Permitting & Property MGR
Knife River Corporation – NW

32260 Old Hwy 34
Tangent, OR 97389
Email: Jeff.steyaert@kniferiver.com
Phone Desk:541-918-5142; Cell:541-968-1898

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]
Disclaimer: Please note that the information in this email is an informal statement and shall not be deemed to constitute final County action effecting a change in the status of a person's property or conferring any rights, including any reliance rights, on any person.

CONFIDENTIALITY NOTICE - This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.
[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]
Disclaimer: Please note that the information in this email is an informal statement and shall not be deemed to constitute final County action effecting a change in the status of a person's property or conferring any rights, including any reliance rights, on any person.
[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Approved Operating Hours for the woodward Knife River Quarry 217-15-000115-PLNG

June 1 - Oct. 31	Nov. 1 - May 31	Saturday	Sunday	Closed on these Holidays	Exceptions to Operating Hours
6:00 am - 9:00 pm	7:00 am - 6:00 pm	8:00 am - 5:00 pm	Closed	New Years Day	Monday - Friday Only
or	or	All Year	All Year	Memorial Day	Not on Restricted Holidays
Sunrise - Sunset	Sunrise - Sunset			July 4th	Not on Saturday or Sunday
Whichever is Less	Whichever is Less			Labor Day	72 Hours' Notice
				Thanksgiving Day	No more than 30 consecutive Days
				Christmas Day	

Notice for the Exception to be sent to residential neighbors on Stahancyk Lane, and to the nearest residential neighbors to the north off Elliot Lane And to the Crook County Planning Department.

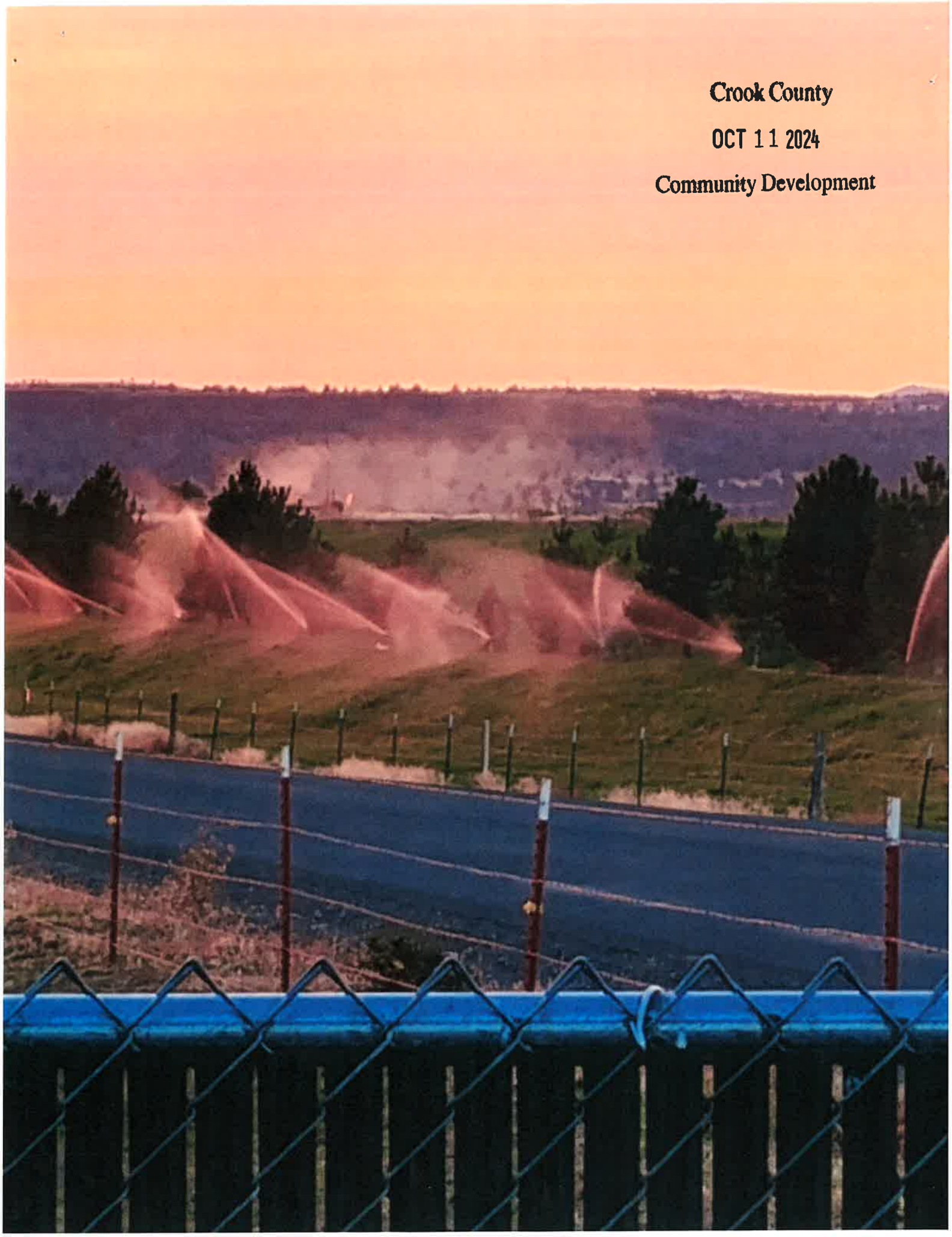
Crook County
OCT 11 2024
Community Development



Crook County

OCT 11 2024

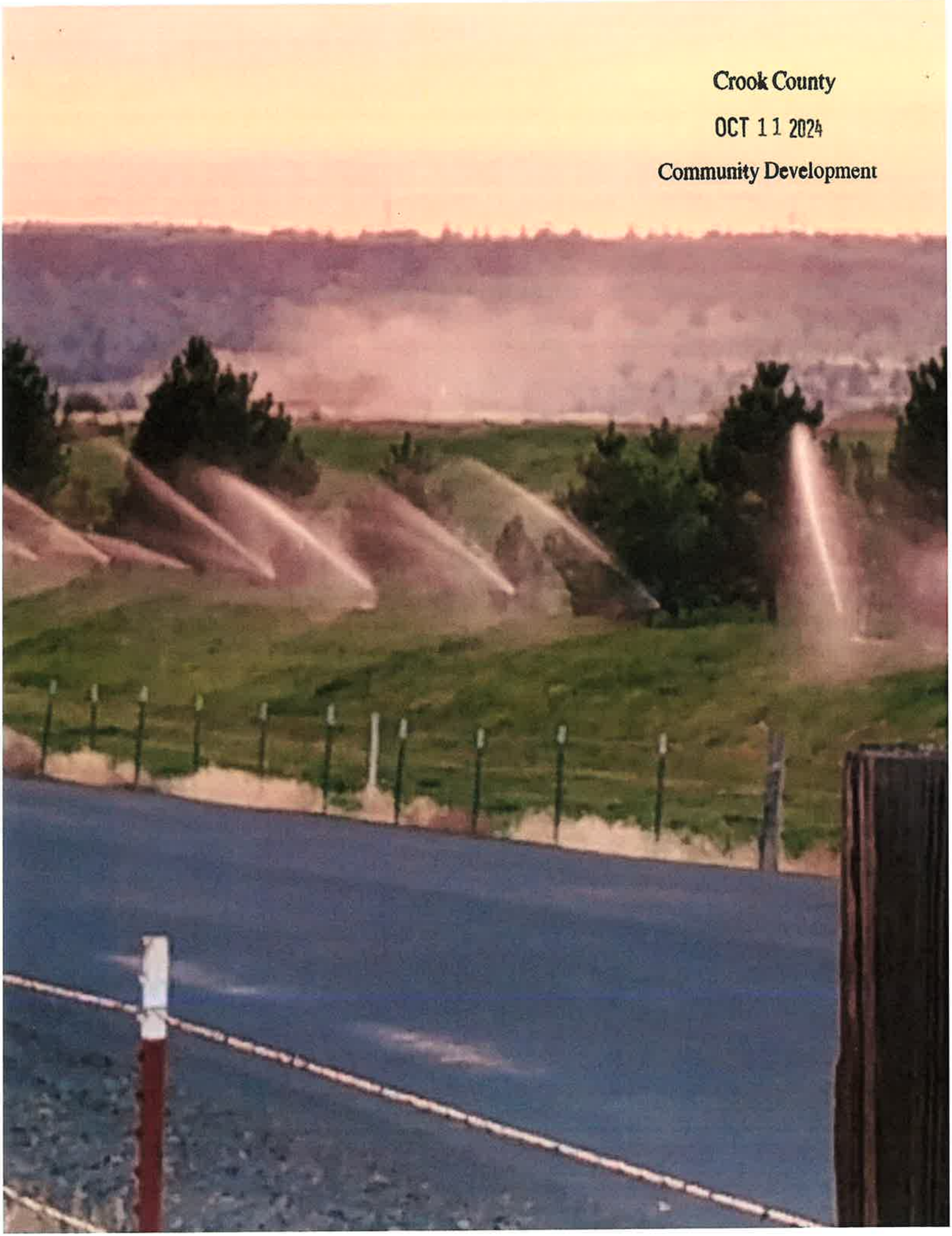
Community Development



Crook County

OCT 11 2024

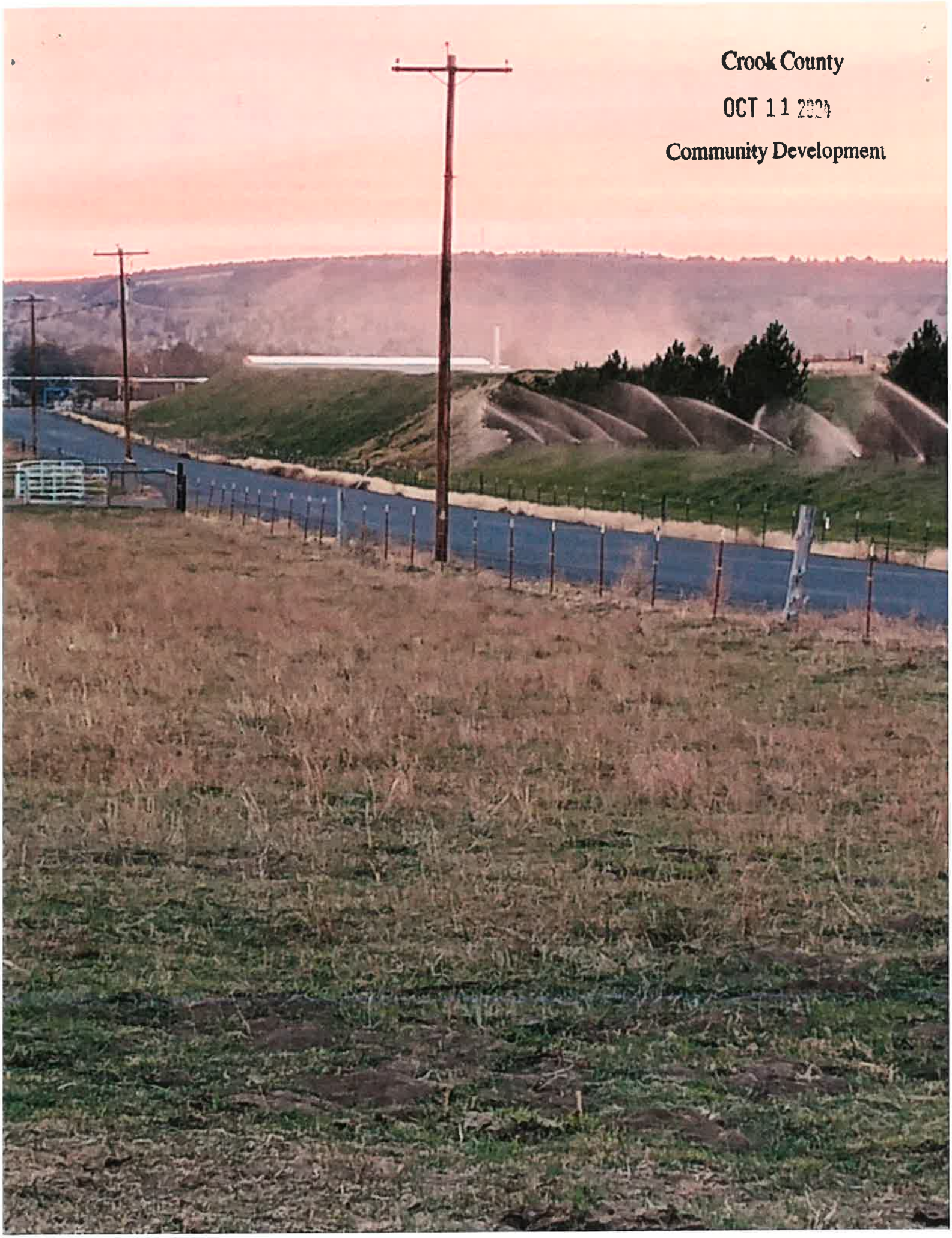
Community Development



Crook County

OCT 11 2024

Community Development



CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Knife River Corporation - Northwest
Mailing Address: ~~32260~~ 32260 Old Highway 34
City, State, Zip: Tangent, OR 97389

Compliance Case #: 24-078	
☐ Personal Service	Date:
☒ Service by Mail	Date: 10/14/24
☐ Service by Email	Date:
Abatement Date: 10/28/24	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

LAWS VIOLATED:

- ☐ CCC Title 15, Chapter 15.04, No Permits
- ☐ CCC Title 12, Chapter 13.08, No Sewer / Septic Permit
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Waste and Solid Waste
- ☐ CCC Title 8, Chapter 8.08, Accumulation of Unlicensed, Dismantled, Inoperable Vehicles
- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
- ☒ CCC Title 18, Chapter 18.160.050 (9b) CUP Violation for Dust / Air Quality

The purpose of this notice is to inform you that we have received a complaint regarding the listed code violation(s). We would like to provide an opportunity for voluntary abatement of the violations currently taking place on the referenced property.

At this time, we would ask that you contact the community development office at your earliest convenience to Submit your most recent dust management plan for review.

My contact information is listed here below so that we can connect and work out an abatement plan together. I would like to thank you in advance for your cooperation. Please note that failure to respond to this notice will result in further action.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF COMPLAINT

OWNER / AGENT
Name: Woodward Land & Timber LLC
Mailing Address: P.O. Box 663
City, State, Zip: Prineville, OR 97753

Compliance Case #: 24-078	
☐ Personal Service	Date:
☒ Service by Mail	Date: 10/14/24
☐ Service by Email	Date:
Abatement Date: 10/28/24	

The RP listed above, committed, or allowed to be committed, the violation(s) of law described below, at the following address: 4755 NW Stahancyk Lane City, State, Zip: Prineville, OR 97753

Property Description: Township 14 Range 15 Section 1400 Tax Lot(s) 00702/703

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- ☐ CCC Title 18, Chapter 18.40, Operating a business without a Conditional Use Permit
- ☐ CCC Title 18, Chapter 18.04.040, Failure to obtain Land Use Approval Permit
- ☐ CCC Title 18, Chapter 18.132, Residing in an RV on Private Property (Used as a dwelling)
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At this time, we would ask that you contact the community development office at your earliest convenience to Submit your most recent dust management plan for review.

My contact information is listed here below so that we can connect and work out an abatement plan together. I would like to thank you in advance for your cooperation. Please note that failure to respond to this notice will result in further action.

Sincerely,

Louis Seals

Compliance Officer
louis.seals@crookcountyor.gov
Mobile 541-903-2081

Crook County Property Summary Report

Report Date: 10/14/2024 10:03:54 AM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Crook County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Crook County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Crook County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Crook County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: WOODWARD LAND & TIMBER LLC

Map and Taxlot: 14151400-00702-19653
Account: 19653
Tax Status: Taxable
Situs Address: 4755 NW STAHANCYK LN, PRINEVILLE OR 97754

Property Taxes

Current Tax Year: 2024
Tax Code Area: 0012

Assessment

Subdivision: PP 2016-02, PARCEL 2
Lot:
Block:
Assessor Acres: 35.36
Property Class: 301

Ownership

Mailing Address:

WOODWARD LAND & TIMBER LLC
PO BOX 663
PRINEVILLE, OR 97754-0663

Valuation

Real Market Values as of Jan. 1, 2024

Land	$617,050
Structures	$1,171,870
Total	$1,788,920

Current Assessed Values:

Maximum Assessed	$552,730
Assessed Value	$552,730
Veterans Exemption	

Warnings, Notations, and Special Assessments

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
Real Market Value - Land	$184,290	$211,860	$211,860	$211,860	$307,370
Real Market Value - Structures	$537,890	$618,570	$711,360	$846,520	$888,850
Total Real Market Value	$722,180	$830,430	$923,220	$1,058,380	$1,196,220
Maximum Assessed Value	$230,660	$449,440	$462,923	$476,811	$491,115
Total Assessed Value	$309,688	$449,440	$462,923	$476,811	$491,115
Exemption Value	$0	$0	$0	$0	$0

CROOK COUNTY PROPERTY INFORMATION

SUMMARY FOR PERSONAL PROPERTY ACCOUNT #66124

The Crook County Assessor's Office is responsible for the appraisal and assessment of all taxable property within the County. Contact this department if you need additional information or if you have questions.

Account Information

Personal Property Account: 66124
Account: 66124
Site Address: 4755 NW STAHANCYK LN, PRINEVILLE OR 97754
Class ID:
Description:

Ownership

Owner: KNIFE RIVER CORPORATION NORTHWEST
DBA: ANNA SCHROEDER
Mailing Address:
32260 OLD HWY 34
TANGENT, OR 97389-9770

Current Valuation

Code Area	Tax ID	RMV	AV Taxable	Original Amount	Tax Statement

USER UNDERSTANDS AND AGREES THE INFORMATION AND MAPS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. CROOK COUNTY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. CROOK COUNTY EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. CROOK COUNTY SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. CROOK COUNTY ASSUMES NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THIS INFORMATION OR DATA FURNISHED HEREUNDER.

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Louis Seals

From: Louis Seals
Sent: Monday, September 16, 2024 4:23 PM
To: Louis Seals

Hi Louis. On Saturday 9/14/24 10:00am at the Knife River Woodward Pit, they were working at processing aggregate. According to the CUP for this site, no work will be done on a weekend unless 72-hour notice is submitted to the neighbors of Stahancyk , neighbors north and the Crook County Planning Dept. This wasn't done. I went to the Woodward Pit and made a video of the processing. Kelly Reynolds, the plant manager, came over to talk with me. I informed him of the CUP conditions for weekend work. He read my copy of the CUP. He said he didn't know about this. I thought he said ",okay, I shut down." As of 11:15, they are still working/processing. Please make a note of non-compliance in their file, etc. I would appreciate it if you would let me know if you talk with them about this CUP issue as well. Thank you for your help. Karen Mikulski, 541-447-3327

Sent from my iPhone

Woodward Quarry Dust Complaint (091024)

At the request of Karen Mikulski

(1415230000114) 541-447-3327

And Dick Zimmerlee

(1415140000103) 541-480-6899

I was notified today, September 10th, that starting yesterday afternoon and continuing today the Woodward Quarry (Woodward Land & Timber, LLC) operated by Knife River started to empty the settling ponds at the location. (1415140000703)

In the process of doing so, they have failed to mitigate the dust adequately and thus are creating continual large plums of dust with every truck that is being used for this process.

Both Karen and Dick have called in to stress the excessive amount of dust being created. See attached photos provided by Mr. Zimmerlee.

I reached out to the on-site plant manager, Kelly Reynolds, (541-306-8230) who explained that he is short handed on drivers and is only able to run the water truck after several loads from the ponds.

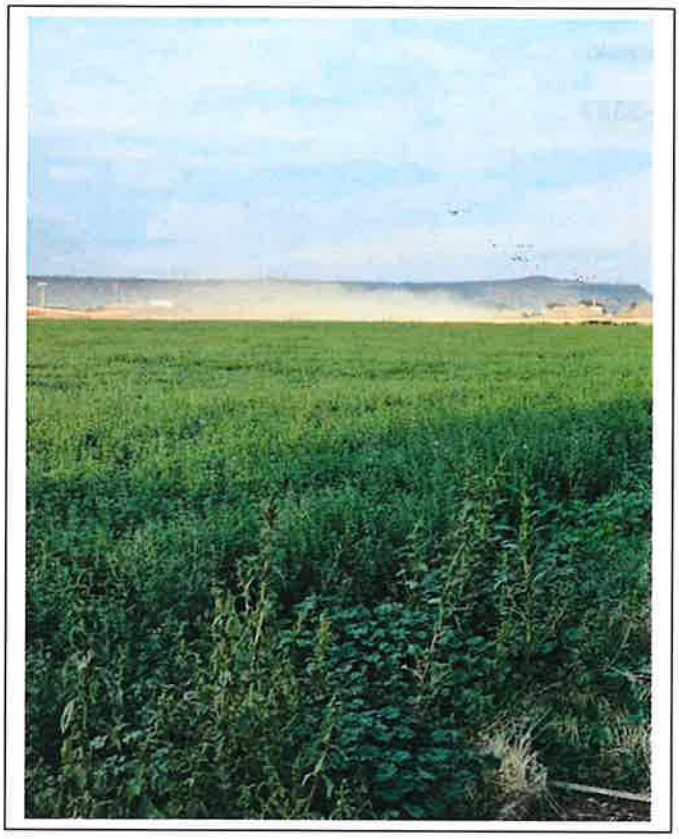
We discussed the conditions regarding mitigation of dust after which he stated that he would pull one of the dump truck drivers to run the water truck until he is able to locate another body.

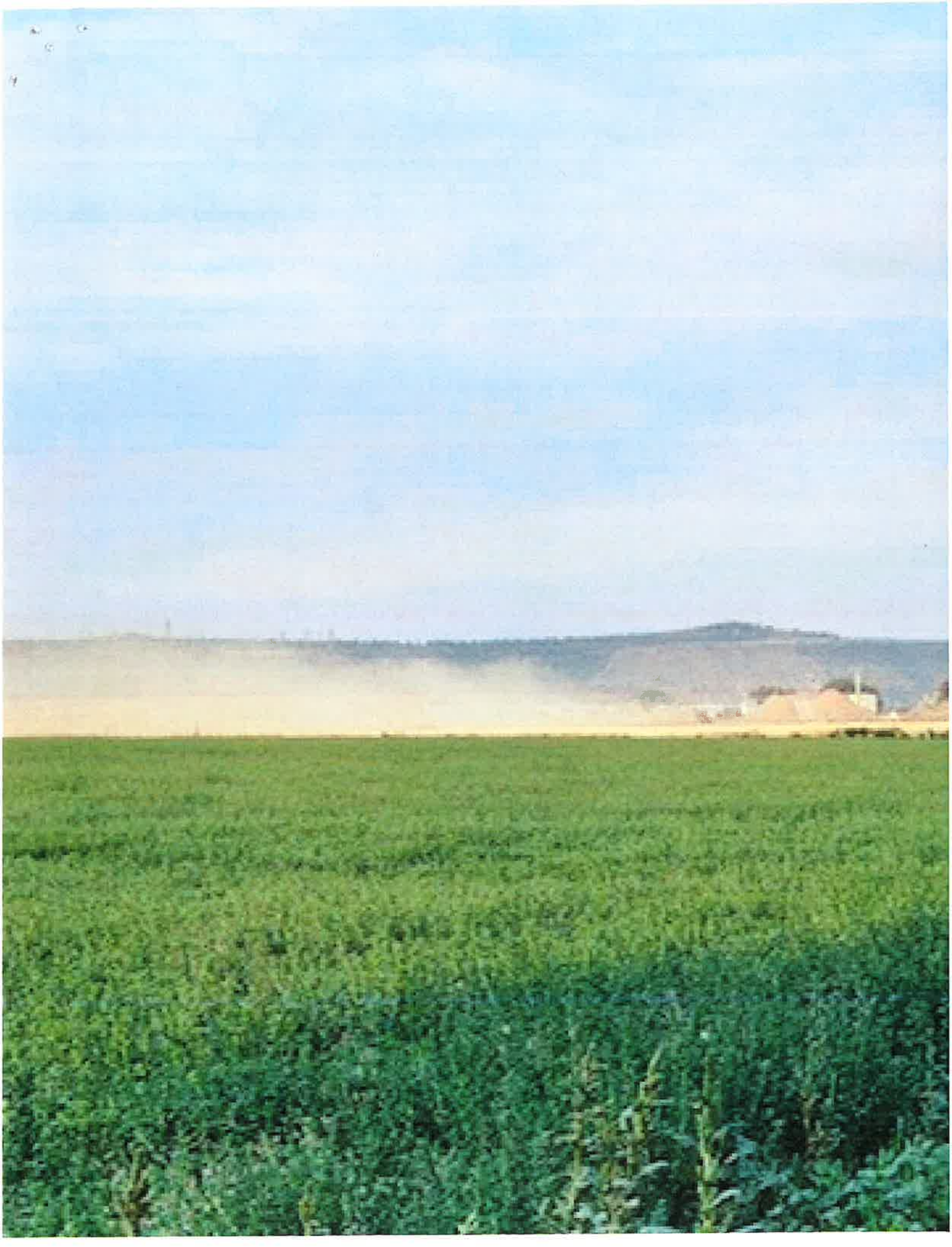
I told him that I would follow up with him later in the day to verify that he is doing whatever is necessary to control the dust.

He was professional and stated that he would do what is needed and apologized for the inconvenience.

Note: Mr. Zimmerlee explained that he had talked with Greg from DEQ regarding the dust and air quality concerns. And that it has been documented as well with DEQ as of today.









CROOK COUNTY
AUG 23 2021
PLANNING DEPT



August 23, 2021

Dust Management Plan

Knife River - Woodward & Vanier Sites

Activity	Agency Requirement	Control measures	Agency
Crusher dust emission	Must not equal or exceed an average of 20% opacity	Water Spray nozzels	Oregon DEQ - Air Permit
	Shall control all fugitive dust emissions associated with all operations (extraction, processing and storage) on the site. The applicant shall control dust by appling water or by seeding and/or mulching exposed surfaces.	Water Spray nozzels	Crook County Condition #13
Haul Roads	Fugitive Emissions - must take reasonable precautions to prevent fugitive particulate matter from becoming airborne from all site operations from which it may be generated	Water Truck and or chemical treatment	Oregon DEQ - Air Permit
	Shall control all fugitive dust emissions associated with all operations (extraction, processing and storage) on the site. The applicant shall control dust by appling water or by seeding and/or mulching exposed surfaces.	Water Truck and or chemical treatment	Crook County Condition #13
Aggregate Stockpiles	Fugitive Emissions - must take reasonable precautions to prevent fugitive particulate matter from becoming airborne from all site operations from which it may be generated	Water truck and or sprinklers	Oregon DEQ -Air Permit
	Shall control all fugitive dust emissions associated with all operations (extraction, processing and storage) on the site. The applicant shall control dust by appling water or by seeding and/or mulching exposed surfaces.	Water Truck and or sprinklers	Crook County Condition #13
Overburden Stockpiles	Fugitive Emissions - must take reasonable precautions to prevent fugitive particulate matter from becoming airborne from all site operations from which it may be generated	Cover, seed and or mulch bare soils	Oregon DEQ -Air Permit
	Shall control all fugitive dust emissions associated with all operations (extraction, processing and storage) on the site. The applicant shall control dust by appling water or by seeding and/or mulching exposed surfaces.	Cover, seed and or mulch bare soils	Crook County Condition #13
	Erosion Prevention - The Permittee must stabilize soil and overburden stockpiles through vegetation or other measures, such as mulching or covering, to prevent wind and rain erosion at all times. Barren stockpiles and berms must be seeded in a cover crop or otherwise secured against erosion.	Cover, seed and or mulch bare soils	Oregon Dept. of Geology Condition #3 and #4
Reclamation backfill	Shall control all fugitive dust emissions associated with all operations (extraction, processing and storage) on the site. The applicant shall control dust by appling water or by seeding and/or mulching exposed surfaces.	Seed and or mulch bare soils	Crook County Condition #13

	Fugitive Emissions - must take reasonable precautions to prevent fugitive particulate matter from becoming airborne from all site operations from which it may be generated	Seed and or mulch bare soils	Oregon DEQ -Air Permit
	Erosion Prevention - The Permittee must stabilize soil and overburden stockpiles through vegetation or other measures, such as mulching or covering, to prevent wind and rain erosion at all times. Barren stockpiles and berms must be seeded in a cover crop or otherwise secured against erosion.	Cover, seed and or mulch bare soils	Oregon Dept. of Geology Condition #3 and #4
Trackout - County Road	Prompt removal from paved streets of earth or other materials that may become airborne	Sweeper	Oregon DEQ -Air Permit

Control Measure	Description
Water Spray Nozzels	Employees will inspect spray water system on crushing plant daily, while operating.
Water Truck	Water truck will be operational and used when necessary (Dust is visible) on haul roads, aggregate stockpiles and as needed during the placement of overburden piles and any bare soil areas disturbed by mining that are dusty due to mining activity or wind blown dust, while the site is operational. An operational log will be kept onsite for inspection and will document each time the truck is used and what areas covered.
Chemical Treatment	DEQ approved dust suppressant may be used on haul roads and relatively flat bare soils.
Grass Seed or Planting	Native Grass seed ground cover will be installed on overburden piles, berms and bare soils in late summer early fall planting season to become fully estabished. Planting any fully reclaimed areas of the site in the Fall or early summer each year.
Mulching	Inactive overburden piles and reclaimed areas, if they are not seeded or planted by fall of each year will be covered with a layer of mulch to stabilize.
Sweeper	Road sweeper will be used, whenever there is trackout onto County Road

State of Oregon
Department of
Environmental
Quality

GENERAL
AIR CONTAMINANT DISCHARGE PERMIT

Department of Environmental Quality
Operations Division
Air Operations Section
700 NE Multnomah Street, Suite 600
Portland, OR 97232
Telephone: 503-229-5696

This permit is issued in accordance with the provisions of ORS 468A.040 and OAR 340-216-0060

ISSUED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY

Signed copy of permit on file at DEQ — October 10, 2017

Lydia Emer, Operations Division Administrator — Dated

Portable and stationary rock crushers, screens, and associated material handling activities such as storage piles, conveyors, and vehicle traffic. Other equipment may include electrical generators with internal combustion engines. SIC 1442

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State of Oregon Department of Environmental Quality

1.0 PERMIT ASSIGNMENT

1.1 Qualifications

The permittee must meet all of the following conditions in order to qualify for assignment to this General Air Contaminant Discharge Permit (ACDP):

a. The permittee is performing rock crushing activities listed on the cover page of this permit, including supporting activities.

b. A Simple or Standard ACDP is not required for the source.

c. The source is not having ongoing, recurring or serious compliance problems.

1.2 Assignment

DEQ will assign qualifying permittees to this permit that have and maintain a good record of compliance with DEQ's Air Quality regulations and that DEQ determines would be appropriately regulated by a General ACDP. DEQ may rescind assignment if the permittee no longer meets the requirements of OAR 340-216-0025(2), 340-216-0060 and the conditions of this permit.

1.3 Permitted Activities

The permittee is allowed to discharge air contaminants from processes and activities related to the air contaminant source(s) listed on the first page of this permit until this permit expires, is modified, revoked or rescinded as long as conditions of this permit are complied with. If there are other emissions activities occurring at the site besides those listed on the cover page of this permit, the permittee may be required to obtain an associated General ACDP Attachment or a Simple or Standard ACDP, if applicable.

1.4 Relation to local land use laws

This permit is not valid in Lane County, or at any location where the operation of the permittee's processes, activities, and insignificant activities would be in violation of any local land use or zoning laws. For operation in Lane County, contact Lane Regional Air Protection Agency for any necessary permits at 541-736-1056. It is the permittee's sole responsibility to obtain local land use approvals as, or where, applicable before operating this facility at any location.

2.0 GENERAL EMISSION STANDARDS AND LIMITS

State of Oregon Department of Environmental Quality

2.1 Visible Emissions The permittee must comply with the following visible emission limits, as applicable:

a. Visible emissions from sources installed, constructed or modified prior to June 1, 1970, and located outside a special control area, must not equal or exceed:

i. An average of 40 percent opacity through December 31, 2019; and

ii. An average of 20 percent opacity on and after January 1, 2020.

b. Visible emissions from sources installed, constructed or modified on or after June 1, 1970 and from any source located inside a special control area must not equal or exceed an average of 20 percent opacity.

c. The visible emissions limitation in this condition is based upon a six-minute block average of 24 consecutive observations recorded at 15-second intervals as specified in OAR 340-208-0110(2).

d. The visible emissions standard in this condition does not apply to fugitive emissions from the source.

e. As used in this condition, "special control area" means an area designated in OAR 340-204-0070:

i. Benton, Clackamas, Columbia, Lane, Linn, Marion, Multnomah, Polk, Washington and Yamhill Counties;

ii. Umpqua Basin and Rogue Basin - associated boundaries are defined in OAR 340-204-0010; and

iii. Areas within incorporated cities having a population of 4,000 or more, and within three miles of the corporate limits of any such city.

2.2 Fugitive Emissions The permittee must comply with the following, as necessary:

a. The permittee must take reasonable precautions to prevent fugitive particulate matter from becoming airborne from all site operations from which it may be generated. Such reasonable precautions may include, but not be limited to:

i. Controlling vehicle speeds on unpaved roadways;

ii. Application of water or other suitable chemicals on unpaved roads, material stockpiles, and other surfaces which can create airborne dusts;

iii. Full or partial enclosure of material stockpiles in cases where application of water or other suitable chemicals are not sufficient to prevent particulate matter from becoming airborne;

iv. Covering, at all times when in motion, open bodied trucks transporting materials likely to become airborne;

v. The prompt removal from paved streets of earth or other material (track-out) that may become airborne;

vi. Alternative precautions approved by DEQ.

b. For purposes of this condition, fugitive particulate emissions are visible emissions that leave the permittee's property for a period or periods totaling more than 18 seconds in a six minute period.

c. Fugitive particulate emissions are determined by EPA Method 22 at the downwind property boundary.

d. If requested by DEQ, the permittee must develop a fugitive emission control plan that will prevent any visible emissions from leaving the property of a source for more than 18 seconds in a six-minute period following the procedures of EPA Method 22.

2.3 Particulate Matter Fallout

The permittee must not cause or permit the deposition of any particulate matter larger than 250 microns in size at sufficient duration or quantity, as to create an observable deposition upon the real property of another person

2.4 Nuisance and Odors

The permittee must not cause or allow air contaminants from any source to cause a nuisance. Nuisance conditions will be verified by DEQ personnel.

2.5 Fuels and Fuel Sulfur Content

If the permittee burns any of the fuels listed below, the sulfur content cannot exceed:

a. 0.0015% sulfur by weight (15 ppmw) for ultra low sulfur diesel;

b. 0.3% sulfur by weight (3,000 ppmw) for ASTM Grade 1 distillate oil;

c. 0.5% sulfur by weight (5,000 ppmw) for ASTM Grade 2 distillate oil;

d. 1.75% sulfur by weight for residual oil;

e. The permittee is allowed to use on-specification used oil that contains no more than 0.5% sulfur by weight (5,000 ppmw). The permittee must obtain analyses from the marketer or, if generated on site, have the used oil analyzed, so that it can be demonstrated that each shipment or batch of used oil does not exceed the used oil specifications contained in 40 CFR Part 279.11, Table 1.

2.6 RICE Generator Limitation

The permittee is allowed to use on-specification used oil that contains no more than 0.5% sulfur by weight. The permittee must obtain analyses from the marketer or, if generated on site, have the used oil analyzed, so that it can be demonstrated that each shipment or batch of oil does not exceed the used oil specifications contained in 40 CFR Part 279.11, Table 1.

a. The RICE unit will remain and be operated at the same location for more than 12 consecutive months; OR

b. The RICE unit meets all of the criteria below and is considered a "stationary seasonal source":

   i. An engine is a seasonal source if it remains at one location during the full annual operating period of the source and operates at that single location for approximately three (or more) months each year.

   ii. A seasonal source is a stationary source if it remains and operates in a single location on a permanent basis (i.e., at least two years).

c. As used above, a location is any single site at a building, structure, facility, or installation. Any engine that replaces an engine at a location and performs the same or similar function will be included in the calculation of consecutive time period.

d. The permittee must apply for a stationary source RICE generator permit at least 60 days before the facility becomes recognized as a stationary source.

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3.0 OPERATION AND MAINTENANCE REQUIREMENTS

3.1 Work practices

The use of water sprays or equivalent control is required when the source of minerals to be crushed does not contain adequate moisture to suppress dust conditions.

3.2 Fugitive Emissions Control Plan

While operating in the Medford-Ashland AQMA, the permittee must prepare and implement site-specific plans for the control of fugitive emissions in accordance with OAR 340-240-0180. While operating in the Lakeview Urban Growth Area (UGA), the permittee must prepare and implement site-specific plans for the control of fugitive emissions in accordance with OAR 340-240-0410.

3.3 O&M plan

While operating in the Medford-Ashland AQMA, the permittee must prepare and implement an operation and maintenance (O&M) plan in accordance with OAR 340-240-0190. While operating in the Lakeview UGA, the permittee must prepare and implement an O&M plan in accordance with OAR 340-240-0420.

4.0 PLANT SITE EMISSION LIMITS

4.1 Plant Site Emission Limits (PSEL)

Plant site emissions must not exceed the following:

Pollutant	Limit	Units
PM	24	tons per year
PM_{10}	14	tons per year
$PM_{2.5}$	9	tons per year
SO_2	39	tons per year
NO_X	39	tons per year
CO	99	tons per year
VOC	39	tons per year
GHGs (CO_2e)	74,000	tons per year

4.2 PM10 PSEL for Medford-Ashland AQMA

For sources operating in the Medford-Ashland AQMA, plant site emissions of PM10 must not exceed the following:

Pollutant	Limit	Units
PM_{10}	4.5	tons per year
	49	pounds per day

4.3 Annual Period The annual plant site emissions limits apply to any 12-consecutive calendar month period.

5.0 COMPLIANCE DEMONSTRATION

5.1 Fuel Sulfur Monitoring If fuel oil is burned, the permittee must either obtain a certificate from the vendor stating that the fuel sulfur content complies with the limits in Condition 2.5 or have a sample of the fuel analyzed in accordance with the appropriate ASTM analytical procedures. If the permittee has samples analyzed for sulfur, a sample must be collected from the holding tank just after each shipment of oil is added to the tank.

5.2 PSEL Compliance Monitoring Compliance with the PSEL is determined for each 12-consecutive calendar month period based on the following calculation for each pollutant:

$E = \Sigma(EF \times P)/2000$

where,

E = pollutant emissions (ton/yr);
EF = pollutant emission factor (see below);
P = process production (tons of crushed rock for the rock crusher and gallons of fuel burned for the generators)

5.3 Emission Factors The emission factors for determining compliance with the PSEL are as follows:

Emissions device or activity	Pollutant	Emission Factor (EF)	Emission factor units
Rock crusher	PM	0.04	lb/ton of rock crushed
	PM_{10}	0.02	lb/ton of rock crushed
	$PM_{2.5}$	0.0012	lb/ton of rock crushed
Generator(s) (oil-fired)	PM/PM_{10} / $PM_{2.5}$	42.5	lb/1000 gallon of fuel burned
	SO_2	39.7	lb/1000 gallon of fuel burned
	NO_X	604	lb/1000 gallon of fuel burned
	CO	130	lb/1000 gallon of fuel burned
	VOC	49.3	lb/1000 gallon of fuel burned

Generator(s) (natural gas, propane, and butane - fired)	$PM/PM_{10}/PM_{2.5}$	10	lb/million cubic feet of NG burned
	SO_2	0.6	lb/million cubic feet of NG burned
	NO_X	2840	lb/million cubic feet of NG burned
	CO	399	lb/million cubic feet of NG burned
	VOC	116	lb/million cubic feet of NG burned

5.4 Medford/Ashland AQMA

If the source operates in the Medford/Ashland AQMA, the permittee must also maintain records of the daily rock crushed and calculate the daily maximum emissions for the reporting period.

6.0 RECORDKEEPING REQUIREMENTS

6.1 Operation and Maintenance

The permittee must maintain the following records related to the operation and maintenance of the plant and associated air contaminant control devices:

a. Crushed rock produced in Oregon on a monthly basis for each site of operation (tons);

b. Crushed rock produced in PM_{10} nonattainment areas in Oregon on a daily basis for each site of operation;

c. Types and quantities of fuel combusted in Oregon on a monthly basis for each site of operation (gallons or cubic feet);

d. Types and quantities of fuels combusted in PM_{10} nonattainment areas in Oregon on a daily basis for each site of operation (gallons or cubic feet);

e. Sulfur content from vendor certification of each shipment of fuel oil, if used at the plant; and

f. If used oil is used, the permittee must obtain analyses from the marketer or, if generated on site, have the used oil analyzed, so that it can be demonstrated that each shipment or batch of oil does not exceed the used oil specifications contained in 40 CFR Part 279.11, Table 1.

6.2 Excess Emissions The permittee must maintain records of excess emissions as defined in OAR 340-214-0300 through 340-214-0340 (recorded on occurrence). Typically, excess emissions are caused by process upsets, startups, shutdowns, or scheduled maintenance.

6.3 Complaint Log The permittee must maintain a log of all written and verbal complaints received that specifically refer to air pollution concerns associated to the permitted facility. The log must include a record of the permittee's actions to investigate the validity of each complaint and a record of actions taken for complaint resolution.

6.4 Retention of Records Unless otherwise specified, the permittee must retain all records for a period of five (5) years from the date of the monitoring sample, measurement, report, or application and make them available to DEQ upon request. The permittee must maintain the two (2) most recent years of records onsite or available electronically.

7.0 REPORTING REQUIREMENTS

7.1 Excess Emissions The permittee must notify DEQ by telephone or in person of any excess emissions which are of a nature that could endanger public health.

a. Such notice must be provided as soon as possible, but never more than one hour after becoming aware of the problem. Notice must be made to the regional office identified in Condition 8.3.

b. If the excess emissions occur during non-business hours, the permittee must notify DEQ by calling the Oregon Emergency Response System (OERS). The current number is 1-800-452-0311.

c. The permittee must also submit follow-up reports when required by DEQ.

7.2 Annual Report The permittee must submit to DEQ by **February 15** of each year this permit is in effect, two (2) copies of the following information for the preceding calendar year:

a. Operating parameters:

i. Crushed rock produced in Oregon on an annual basis for each site of operation (reported in tons).

ii. Types and quantities of fuels combusted in Oregon on an annual basis for each site of operation (gallons or cubic feet).

iii. Maximum daily amount of rock crushed in PM_{10} nonattainment areas and Air Quality Maintenance Areas (AQMAs); and

iv. Type and maximum daily amount of fuel burned in the generator(s) in PM_{10} nonattainment areas.

b. Records of all planned and unplanned excess emissions events.

c. Summary of complaints relating to air quality received by permittee during the year.

d. List permanent changes made in plant process, production levels, and pollution control equipment which affected air contaminant emissions.

e. List major maintenance performed on pollution control equipment.

7.3 Greenhouse Gas Registration and Reporting

If the calendar year emission rate of greenhouse gases (CO_2e) is greater than or equal to 2,756 tons (2,500 metric tons), the permittee must register and report its greenhouse gas emissions with DEQ in accordance with OAR 340-215.

7.4 Initial Startup Notice

The permittee must notify DEQ in writing of the date a new facility is started up. The notification must be submitted no later than seven (7) days after startup.

7.5 Relocation Notice

The permittee must not install or operate the facility or any portion of the facility at any new site without first providing written notice to the Permit Coordinator in the appropriate regional office. The written notice must include the date of the proposed move, approximate dates of operation, a detailed map showing access to the new site, and a description of the air pollution controls and procedures to be installed, operated, and practiced at the new site. Additional permits may be required if the permittee operates individual components of the facility at more than one site at a time.

7.6 Notice of Change of Ownership or Company Name

The permittee must notify DEQ in writing using a DEQ "Permit Application Form" within 60 days after the following:

a. Legal change of the name of the company as registered with the Corporations Division of the State of Oregon; or

b. Sale or exchange of the activity or facility.

7.7 Construction or Modification Notices

The permittee must notify DEQ in writing using a DEQ "Notice of Construction Form," or "Permit Application Form," and obtain approval in accordance with OAR 340-210-0205 through 340-210-0250 before:

a. Constructing or installing any new source of air contaminant emissions, including air pollution control equipment;

b. Modifying or altering an existing source that may significantly affect the emission of air contaminants;

c. Making any physical change which increases emissions; or

d. Changing the method of operation, the process, or the fuel use, or increasing the normal hours of operation that result in increased emissions.

7.8 Where to Send Reports and Notices

Reports and notices, with the permit number prominently displayed, must be sent to the Permit Coordinator for the regional office where the source is located as identified in Condition 8.2. For portable units, reports and notices should be sent to the DEQ Regional Office nearest the company's Office of record.

8.0 ADMINISTRATIVE REQUIREMENTS

8.1 Reassignment to the General ACDP

The permittee must complete an application for reassignment to this permit within 60 days after the permit is reissued. DEQ will notify the permittee when the permit is reissued. The application must be sent to the appropriate regional office.

a. If DEQ is delinquent in renewing the permit, the existing permit will remain in effect and the permittee must comply with the conditions of the permit until such time that the permit is reissued and the source is reassigned to the permit.

b. The permittee may submit an application for either a Simple or Standard ACDP at any time, but the permittee must continue to comply with the General ACDP until DEQ takes final action on the Simple or Standard ACDP application.

c. If a complete application for reassignment to the General ACDP or Simple or Standard ACDP is filed with DEQ in a timely manner, the permit will not be deemed to expire until final action has been taken on the application.

8.2 Permit Coordinator Addresses

All reports, notices, and applications should be directed to the Permit Coordinator for the area where the source is located. The Permit Coordinator addresses are as follows:

Counties	Permit Coordinator Address and Telephone
Clackamas, Clatsop, Columbia, Multnomah, Tillamook, and Washington	Department of Environmental Quality Northwest Region 700 NE Multnomah Street, Suite 600 Portland, OR 97232 Telephone: (503) 229-5582
Benton, Coos, Curry, Douglas, Jackson, Josephine, Lincoln, Linn, Marion, Polk, and Yamhill	Department of Environmental Quality Western Region 4026 Fairview Industrial Drive Salem, OR 97302 Telephone: (503) 378-8240 ext. 225
Baker, Crook, Deschutes, Gilliam, Grant, Harney, Hood River, Jefferson, Klamath, Lake, Malheur, Morrow, Sherman, Umatilla, Union, Wallowa, Wasco, Wheeler	Department of Environmental Quality Eastern Region 475 NE Bellevue, Suite 110 Bend, OR 97701 Telephone: (541) 388-6146 ext. 223

8.3 DEQ Contacts

Information about air quality permits and DEQ's regulations may be obtained from the DEQ web page at www.deq.state.or.us. All inquiries about this permit should be directed to the regional office for the area where the source is located. DEQ's regional offices are as follows:

Counties	Office Address and Telephone
Clackamas, Clatsop, Columbia, Multnomah, Tillamook, and Washington	Department of Environmental Quality Northwest Region 700 NE Multnomah Street, Suite 600 Portland, OR 97232 Telephone: (503) 229-5696
Benton, Lincoln, Linn, Marion, Polk, and Yamhill	Department of Environmental Quality Salem Office 4026 Fairview Industrial Drive Salem, OR 97302 Telephone: (503) 378-8240
Coos, Curry, and Western Douglas	Department of Environmental Quality Coos Bay Office 381 N Second Street Coos Bay, OR 97420 Telephone: (541) 269-2721

Eastern Douglas, Jackson, and Josephine	Department of Environmental Quality Medford Office 221 Stewart Avenue, Suite 201 Medford, OR 97501 Telephone: (541) 776-6010
Crook, Deschutes, Harney, Hood River, Jefferson, Klamath, Lake, Sherman, Wasco, and Wheeler	Department of Environmental Quality Bend Office 475 NE Bellevue, Suite 110 Bend, OR 97701 Telephone: (541) 388-6146
Baker, Gilliam, Grant, Malheur, Morrow, Umatilla, Union, and Wallowa	Department of Environmental Quality Pendleton Office 800 SE Emigrant Avenue, Suite 330 Pendleton, OR 97801 Telephone: (541) 276-4063

9.0 FEES

9.1 Annual Compliance Fee

The Annual Compliance Determination Fee specified in OAR 340-216-0060 and 340-216-8020, Table 2, Part 2(c) for a Class Two General ACDP is due on **December 1** of each year this permit is in effect. An invoice indicating the amount, as determined by DEQ regulations, will be mailed prior to the above date.

9.2 Change of Ownership or Company Name Fee

The non-technical permit modification fee specified in OAR 340-216-8020, Table 2, Part 3(a) is due with an application for changing the ownership or the name of the company of a source assigned to this permit.

9.3 Where to Submit Fees

Fees must be submitted to:

Department of Environmental Quality
Financial Services – Revenue Section
700 NE Multnomah Street, Suite 600
Portland, OR 97232-4100

10.0 GENERAL CONDITIONS AND DISCLAIMERS

10.1 Other Regulations

In addition to the specific requirements listed in this permit, the permittee must comply with all other legal requirements enforceable by DEQ.

10.2 Conflicting Conditions

In any instance in which there is an apparent conflict relative to conditions in this permit, the most stringent conditions apply.

10.3	**Masking of Emissions**	The permittee must not cause or permit the installation of any device or use any means designed to mask the emissions of an air contaminant that causes or is likely to cause detriment to health, safety, or welfare of any person or otherwise violate any other regulation or requirement.
10.4	**DEQ Access**	The permittee must allow DEQ's representatives access to the plant site and pertinent records at all reasonable times for the purposes of performing inspections, surveys, collecting samples, obtaining data, reviewing and copying air contaminant emissions discharge records and conducting all necessary functions related to this permit in accordance with ORS 468-095.
10.5	**Permit Availability**	The permittee must have a copy of the permit available at the facility at all times.
10.6	**Open Burning**	The permittee must not conduct any open burning except as allowed by OAR 340 Division 264.
10.7	**Asbestos**	The permittee must comply with the asbestos abatement requirements in OAR 340, Division 248 for all activities involving asbestos-containing materials, including, but not limit to, demolition, renovation, repair, construction, and maintenance.
10.8	**Property Rights**	The issuance of this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations.
10.9	**Termination, Revocation, or Modification**	The Commission may modify or revoke this permit pursuant to OAR 340-216-0060(3) and (4) and 340-216-0082.

State of Oregon Department of Environmental Quality

11.0 ABBREVIATIONS, ACRONYMS, AND DEFINITIONS

ACDP	Air Contaminant Discharge Permit
ASTM	American Society for Testing and Materials
AQMA	Air Quality Maintenance Area
bbl	barrel (42 gal)
calendar year	The 12-month period beginning January 1st and ending December 31st
CFR	Code of Federal Regulations
CO	carbon monoxide
date	mm/dd/yy
DEQ	Oregon Department of Environmental Quality
dscf	dry standard cubic foot
EPA	US Environmental Protection Agency
FCAA	Federal Clean Air Act
gal	gallon(s)
GHGs	Greenhouse gasses in CO_2 equivalent
gr/dscf	grains per dry standard cubic foot
HAP	Hazardous Air Pollutant as defined by OAR 340-244-0040
ID	identification number
I&M	inspection and maintenance
lb	pound(s)
MMBtu	million British thermal units
NA	not applicable
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NOx	nitrogen oxides
NSPS	New Source Performance Standard
NSR	New Source Review
O_2	Oxygen
OAR	Oregon Administrative Rules
ORS	Oregon Revised Statutes
O&M	operation and maintenance
Pb	Lead
PCD	pollution control device
PM	particulate matter
$PM_{2.5}$	particulate matter less than 2.5 microns in size
PM_{10}	particulate matter less than 10 microns in size
ppm	part per million
ppmv	part per million by volume
PSD	Prevention of Significant Deterioration
PSEL	Plant Site Emission Limit
PTE	Potential to Emit
RACT	Reasonably Available Control Technology
scf	standard cubic foot
SER	Significant Emission Rate
SERP	Source Emission Reduction Plan
SIC	Standard Industrial Code
SIP	State Implementation Plan
SO_2	sulfur dioxide
Special Control Area	as defined in OAR 340-204-0070
VE	visible emissions
VOC	volatile organic compound
year	A period consisting of any 12-consecutive calendar months

Attachment E

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF VIOLATION

December 29, 2025

Jeff Steyaert
Knife River Corporation - NW
32260 Old Hwy 34
Tangent, OR 97389-9770

Case: 217-25-000108-NVST
Map: 14151400
Lot: 702/703

Re: Notice of CUP Violation – Operating outside of approved hours x 3

The Planning Director of Crook County has determined that violations of the CUP have occurred. This notice serves to formally inform you of these violations.

Nature of the Violation:

Upon review, it has been determined that the following conditions have not been adhered to:

CUP 217-15-000115-PLNG (Section #12) CUP Violation: Operating outside approved CUP hours of operation on (3) different dates: Operation of pumping equipment to fill ponds. Violation #1 (Mon. Nov 10th), Violation #2 (Tue. Nov 25th), Violation #3 (Fri. Nov 28th)

Assessment of Fine:

In accordance with Crook County Code 18.144.070(1)(a), a fine has been assessed for each of the three dates of violation. Consideration was given to factors such as past compliance history and the gravity of the violation, among others.

- **Proposed Fine: $500.00 per each of the three (3) violations**
  - Fine factors considered include:
    - Past efforts to correct violations
    - Prior violations applicable to the site
    - Economic conditions and gravity of the violation
    - Whether actions were accidental, negligent, or intentional
    - Whether the violation was repeated

Process for Contesting this Notice:

Within 10 days of receiving this notice, you may:

1. Contest the violation by filing an answer with the Planning Department and requesting a hearing, or
2. Admit the violation and provide a written argument and evidence regarding mitigation of the proposed fine.

Upon failure to file an answer within the specified time, the violation will be established and the fine imposed as initially assessed.

Hearing Details:

Should you choose to contest the violation, a hearing will be held before the Planning Commission as per ORS 215.402 to 215.438. The county holds the burden of proof in establishing the violation's existence.

Appeal Process:

As stipulated in 18.144.070(1)(e), any decision made by the Planning Commission can be appealed to the County Court within 10 days of the final decision.

Should you have any questions regarding this notice or the processes outlined, please contact the Planning Director's office at 541-447-3211.

Pursuant to 215.296(5) and Crook County code 18.144.070(2), you are here by warned against the commission of further violations. Failure to correct these conditions or the commission of further violations will result in suspension of the use or revocation of the permit.

Sincerely,

John Eisler

Community Development Director
Phone: (541)447-3211
Address: 300 NE Court Street, Prineville, OR 97754

Certified Mail – Return Receipt Requested

Attachment F

CROOK COUNTY COMMUNITY DEVELOPMENT

Code Compliance Division

NOTICE OF VIOLATION

May 27, 2026

Jeff Steyaert
Knife River Corporation - NW
32260 Old Hwy 34
Tangent, OR 97389-9770

Case: 217-26-000056-NVST
Map: 14151400
Lot: 702/703

Re: Notice of CUP Violation – No barriers or gates at access points to the site.

The Planning Director of Crook County has determined that violations of the CUP have occurred. This notice serves to formally inform you of these violations.

Nature of the Violation:

Upon review, it has been determined that the following conditions have not been adhered to:

CUP 217-15-0001114-PLNG (Staff Report, page 23, section (4) CUP Violation: Effective vehicle barriers or gates shall be required at all access points to the site.

Assessment of Fine:

In accordance with Crook County Code 18.144.070(1)(a), a fine has been assessed for this violation. Consideration was given to factors such as past compliance history and the gravity of the violation, among others.

- **Proposed Fine: $500.00**
  - Fine factors considered include:
    - Past efforts to correct violations
    - Prior violations applicable to the site
    - Economic conditions and gravity of the violation
    - Whether actions were accidental, negligent, or intentional
    - Whether the violation was repeated

Process for Contesting this Notice:

Within 10 days of receiving this notice, you may:

1. Contest the violation by filing an answer with the Planning Department and requesting a hearing, or
2. Admit the violation and provide a written argument and evidence regarding mitigation of the proposed fine.

Upon failure to file an answer within the specified time, the violation will be established and the fine imposed as initially assessed.

Hearing Details:

Should you choose to contest the violation, a hearing will be held before the Planning Commission as per ORS 215.402 to 215.438. The county holds the burden of proof in establishing the violation's existence.

Appeal Process:

As stipulated in 18.144.070(1)(e), any decision made by the Planning Commission can be appealed to the County Court within 10 days of the final decision.

Should you have any questions regarding this notice or the processes outlined, please contact the Planning Director's office at 541-447-3211.

Pursuant to 215.296(5) and Crook County code 18.144.070(2), you are here by warned against the commission of further violations. Failure to correct these conditions or the commission of further violations will result in suspension of the use or revocation of the permit.

Sincerely,

John Eisler

Community Development Director
Phone: (541)447-3211
Address: 300 NE Court Street, Prineville, OR 97754

Certified Mail – Return Receipt Requested

Attachment G

Crook County

Community Development Department
Planning Division
300 NE 3rd Street
Prineville, OR 97754
(541)447-3211

October 20, 2025

Vaughn Balzer – RG
DOGAMI
229 Broadalbin SW
Albany, OR 97321

Re: DOGAMI Site No. 07-0159 Imported Fill Plan

Dear Vaughn:

I appreciate you and Mr. Hook taking the time to meet with me. Thank you, also, for giving me this opportunity to comment and submit questions regarding Knife River's Imported Fill Plan. The application revives numerous concerns that I have regarding Crook County CUP 217-15-000115-PLNG (the "CUP"). With my comments and questions below, my hope is that both the County and DOGAMI can perform our oversight responsibilities with clarity and mutual understanding.

Before I get into specific questions, I'd like to share what the Crook County Planning Commission believed they were approving, broadly, with this CUP. I am attaching what is in the record as Exhibits 2 and 14, which the Planning Director incorporated into the final decision and stated "are to be considered an integral part of the application." The representations and assurances Knife River agents made describe:

- A temporary mining operation that was to be subordinate to the primary, ongoing farming operation;
- Cells would be reclaimed to completion as the operation moved across the property;
- Processing would only take place on the heavy industrial-zoned parcel;
- No groundwater would be used;
- No neighboring wells would be impacted; and
- Processing would not take place year-round.

There was certainly no discussion or approval, under the CUP, to import rock or fill to the site. With that background here are my specific questions:

Question 1: CUP Condition of Approval 2 states that activities on tax lot 703 (the EFU parcel) "will be limited to sand and gravel extraction and water storage only. No processing

will be allowed on this portion of the subject property zoned for exclusive farm use." The "water storage" refers to what is now termed the "settling ponds." I am not sure if the Planning Commission was fully aware of exactly how the operations at this site would take place, but to me, the settling ponds seem to be an inseparable part of processing. Does DOGAMI view the "settling ponds" as solely water storage or a component of aggregate processing?

Question 2: CUP Condition of Approval 26 uses the undefined term "mining ponds." It has been explained to me that a mining pond is a cell excavated below the water table such that there is standing water in the open cell. Once fill is provided to a level that the open cell no longer has standing water it is no longer a "mining pond." Is my understanding consistent with DOGAMI's interpretation of that term?

Question 3: CUP Condition of Approval 22 and 23 state, respectively:

- The site will be reclaimed concurrently with mining as cells are completed; and
- All reclamation activities will be subject to a reclamation plan approved by the Department of Geology and Mineral Industries.

These two conditions have proven to be incompatible. With DOGAMI permit no. 07-0159, both the Woodward site and the subsequent Vanier site are considered the same project, with final reclamation not due until all aggregate operations are complete. Under our local land use, these are two separate CUPs and any activities on Vanier are irrelevant to the timeliness obligations of final reclamation on the Woodward site. My issue is that the wording—"All reclamation activities will be subject to" DOGAMI's reclamation plan seemingly trumps the previous condition of approval. In DOGAMI's eyes, can Crook County enforce the prior condition requiring final reclamation (other than the cell open as part of the Sampling Plan) despite being in compliance with the DOGAMI permit? Alternatively, could the DOGAMI permit enforce the CUP reclamation requirements in this unique case?

In summary, it is not clear whether the plan to import fill to the Woodward site is consistent with Knife River's local land use approval. In my role as director, with the ongoing public health concerns, I am extremely uneasy about exacerbating local concerns and, potentially, the public health issues. The ambiguity in some of the language in Knife River's local land use approval makes this even more difficult. I appreciate any guidance and clarity that DOGAMI can provide.

Best,

John Eisler
Community Development Director

Cc: Board of Commissioners
Encl: CUP 217-15-000115-PLNG Exs. 2 & 14

Oregon
Tina Kotek, Governor

Department of Geology and Mineral Industries
Mineral Land Regulation & Reclamation
229 Broadalbin Street SW
Albany, OR 97321
(541) 967-2039
Fax: (541) 967-2075
www.oregon.gov/dogami

October 31, 2025

To: John Eisler
Crook County Community Development Director
300 NE 3rd Street
Prineville, OR 97754

RE: October 20, 2025, Letter with Questions from Crook County to DOGAMI.

Dear John:

DOGAMI appreciates the concerns and questions expressed by Crook County to DOGAMI in the letter dated October 20, 2025. Before responding we would like to note that definitions set at the local land use level can be and often are different than definitions set at the state level. For example, the Deschutes County definition of "surface mining" (see Deschutes County Code copied and linked below) is similar to, but has significant differences, from DOGAMI's definition of "surface mining" (see ORS 517.750(16) copied below). As such, the definitions and perspective provided below should not be applied without considering Crook County's authority related to land use and authority related to surface mining operations.

Although the questions below are being asked in relation to a particular mine site, the Knife River Woodward Site (DOGAMI ID# 07-0159), Crook County should consider their applicability to other mine sites more generally, especially those mine sites conducting similar activities within the area surrounding the Woodward and Vanier properties.

Select Deschutes County Code definitions related to Surface Mining (DCC 18.04.030, DCC 18.52; Surface Mining):

- **"Surface mining":**
  A. Includes:
    1. All or any part of the process of mining by removal of the overburden and extraction of natural mineral deposits thereby exposed by any method including, open pit mining operations, auger mining operations, processing, surface impacts of underground mining, production of surface mining refuse and the

construction of adjacent or off-site borrow pits, except those constructed for access roads; and

2. Mining which involves more than 1,000 cubic yards of material or excavation prior to mining of a surface area of more than one acre.

B. Does not include:

1. The construction of adjacent or off-site borrow pits which are used for access roads to the surface mine;
2. Excavation and crushing of sand, gravel, clay, rock or other similar materials conducted by a landowner, contractor or tenant on the landowner's property for the primary purpose of construction, reconstruction or maintenance of access roads and excavation or grading operations conducted in the process of farming or cemetery operations, on-site road construction and other on-site construction, or nonsurface impacts of underground mines; and
3. Batching and blending of mineral and aggregate into asphaltic concrete or portland cement concrete.

- **"Surface mining, minerals":** means includes, but is not limited to, soil, select fill, coal, clay, stone, sand, gravel, aggregate, pumice, cinders, metallic ore, and any other inorganic solid excavated from a natural deposit in the earth for commercial, industrial, or construction use.
- "**Surface mining, operator":** means any person or entity engaged in surface mining.
- **"Surface mining, processing":** means processing includes crushing, washing, milling and screening as well as batching and blending of mineral aggregate into asphaltic concrete and portland cement concrete. (NOTE: Processing of mineral and aggregate material into secondary products, such as building materials, is allowed in industrial zones and may be sited as part of a limited use combining zone in conformance with all plan amendment and zone change requirements of the County comprehensive plan and zoning ordinance.)

Select DOGAMI Definitions from Oregon Revised Statute (ORS) Chapter 517:

ORS 517.750 Definitions for ORS 517.702 to 517.989. As used in ORS 517.702 to 517.989, unless the context requires otherwise:

(12) "Processing" includes, but is not limited to, crushing, washing, milling and screening as well as the batching and blending of mineral aggregate into asphalt and portland cement concrete located within the operating permit area.

(13) "Reclamation" means the employment in a surface mining operation or exploration of procedures reasonably designed to:

(a) Minimize, as much as practicable, the adverse effects of the surface mining operation or exploration on land, air and water resources; and

(b) Provide for the rehabilitation of surface resources adversely affected by the surface mining operations or exploration through the rehabilitation of plant cover, soil stability and water resources and through other measures that contribute to the subsequent beneficial use of the explored, mined or reclaimed lands.

(16)(a) "Surface mining" includes:

(A) All or any part of the process of mining minerals by the removal of overburden and the extraction of natural mineral deposits thereby exposed by any method by which more than 5,000 cubic yards of minerals are extracted or by which at least one acre of land is affected within a period of 12 consecutive calendar months, including open-pit mining operations, auger mining operations, processing, surface impacts of underground mining, production of surface mining refuse and the construction of adjacent or off-site borrow pits, except those constructed for use as access roads.
(B) Removal or filling, or both, within the beds or banks of any waters of this state that is the subject of a memorandum of agreement between the Department of State Lands and the State Department of Geology and Mineral Industries in which the State Department of Geology and Mineral Industries is assigned sole responsibility for permitting as described in ORS 517.797.

(b) "Surface mining" does not include:

(A) Excavations of sand, gravel, clay, rock or other similar materials conducted by the landowner or tenant for the primary purpose of construction, reconstruction or maintenance of access roads on the same parcel or on an adjacent parcel that is under the same ownership as the parcel that is being excavated;
(B) Excavation or grading operations, reasonably necessary for farming;
(C) Nonsurface effects of underground mining;
(D) Removal of rock, gravel, sand, silt or other similar substances removed from the beds or banks of any waters of this state pursuant to a permit issued under ORS 196.800 to 196.900;
(E) Excavations or reprocessing of aggregate material, or grading operations, within the highway right of way reasonably necessary for the construction, reconstruction or maintenance of a highway as defined in ORS 801.305;
(F) Excavation or movement of materials on site at a landfill, as defined in ORS 459.005, for the primary purpose of construction, reconstruction or maintenance of access roads or for landfill operations, including but not limited to landfill cell construction and daily, interim and final cover operations, if the excavation or movement of materials is covered by a permit issued by the Department of Environmental Quality under ORS 459.205 to 459.385;
(G) Excavation or grading operations necessary for construction and maintenance of utilities or drainage facilities, where the excavated material is used on site and is not sold into the commercial market as aggregate material; or
(H) Excavation or grading operations that:

(i) Are associated with on-site construction activities; and
(ii) Do not result in any excavated materials being sold into the commercial market.

DOGAMI Responses to Questions

Question 1: *CUP Condition of Approval 2 states that activities on tax lot 703 (the EFU parcel) "will be limited to sand and gravel extraction and water storage only. No processing will be allowed on this portion of the subject property zoned for exclusive farm use." The "water storage" refers to what is now termed the "settling ponds." I am not sure if the Planning*

Commission was fully aware of exactly how the operations at this site would take place, but to me, the settling ponds seem to be an inseparable part of processing. Does DOGAMI view the "settling ponds" as solely water storage or a component of aggregate processing?

DOGAMI and DEQ regulatory considerations related to processing:

- **DOGAMI statutory definition of processing ORS 517.750(12):** "Processing" includes, but is not limited to, crushing, washing, milling and screening as well as the batching and blending of mineral aggregate into asphalt and portland cement concrete located within the operating permit area.
- **DEQ WPCF 1000 General Permit, "SOURCES COVERED BY THIS PERMIT":** Sand, gravel and other non-metallic mineral quarrying and mining operations that dispose of all process wastewater and storm water by recirculation, evaporation, and/or controlled seepage with no discharge to surface waters. Asphalt mix batch plants, concrete batch plants, and other related activities located on site are also covered.

Based on DOGAMI's statutory definition of processing (see ORS 517.750(12) above) and the use of the ponds for the disposal of process water under the DEQ WPCF 1000 General Permit, the settling ponds are an integral part of the facility processing operations. The settling ponds are also used for water storage. Note that a 7-acre pond is shown in the western portion of tax lot 703 on the site plan map, dated August 3, 2015 (attached), that was submitted to both Crook County and DOGAMI as part of the initial permitting of the site by both agencies. However, it was not clear in the application materials that the pond was going to be used for process water settling as part of the processing operations. DOGAMI Operating Permit Condition #9 (attached) states "The Permittee must, conduct all processing within Tax Lot 702". Based on the above considerations, the current use of the "settling ponds" on tax lot 703 for the settling of process water is inconsistent with both the state and county approvals. DOGAMI suggests a follow-up conversation to discuss compliance options.

Question 2: *CUP Condition of Approval 26 uses the undefined term "mining ponds." It has been explained to me that a mining pond is a cell excavated below the water table such that there is standing water in the open cell. Once fill is provided to a level that the open cell no longer has standing water it is no longer a "mining pond." Is my understanding consistent with DOGAMI's interpretation of that term?*

Yes, your understanding is consistent with DOGAMI's general use of the term "mine ponds". Please note that DOGAMI Statutes and Administrative Rules do not provide a formal definition of the term "mine pond(s)". Also, DOGAMI reviewed several reputable glossaries of geologic and mining terms but could not find any common definition of the term "mine pond(s)". As DOGAMI's Floodplain Mining Reclamationist, I have used the term very generally to mean any excavation pit created by mining that has since filled or partially filled with groundwater or surface water if the ponding occurs on a seasonal basis. The operating and reclamation plan for any mine site must specify if a pond will be left following the completion of mining operations. The operating and reclamation plan dated June 5, 2015, for the Woodward site (attached)

notes that ponds will be created during the mining operation, however, no ponds will be left following final site reclamation.

***Question** 3: CUP Condition of Approval 22 and 23 state, respectively:*

- *The site will be reclaimed concurrently with mining as cells are completed; and*
- *All reclamation activities will be subject to a reclamation plan approved by the Department of Geology and Mineral Industries.*

These two conditions have proven to be incompatible. With DOGAMI permit no. 07-0159, both the Woodward site and the subsequent Vanier site are considered the same project, with final reclamation not due until all aggregate operations are complete. Under our local land use, these are two separate CUPs and any activities on Vanier are irrelevant to the timeliness obligations of final reclamation on the Woodward site. My issue is that the wording-"All reclamation activities will be subject to" DOGAMI's reclamation plan seemingly trumps the previous condition of approval. In DOGAMI's eyes, can Crook County enforce the prior condition requiring final reclamation (other than the cell open as part of the Sampling Plan) despite being in compliance with the DOGAMI permit? Alternatively, could the DOGAMI permit enforce the CUP reclamation requirements in this unique case?

From DOGAMI's perspective, the Woodward CUP conditions 22 and 23, mentioned above, are not necessarily incompatible. The DOGAMI approved operating and reclamation plan, dated June 5, 2015, for the Woodward site (attached) states the site will be reclaimed concurrently, which is consistent with the intent of Woodward CUP Condition of Approval #22. There are several portions of the Woodward Site where former excavation areas have not been reclaimed back to agriculture consistent with the Woodward CUP condition 22. These include, 1) the excavation area (mine cell) that has been incorporated into the Groundwater Investigation Sample Analysis Plan, 2) the portion of the site with the settling ponds, and 3) an area in the south-central portion of tax lot 703 just north of tax lot 702 that is currently being used for stockpiling. The mine cell that was incorporated into the Groundwater Investigation Sample Analysis Plan (SAP) should be considered an exception to allow for at least one year of sampling data to be collected under the SAP to address concerns regarding potential impacts to groundwater. The fact that the other two areas, the portion of the site containing the process water ponds, and the portion of the site that was mined and is now being used for stockpiling, have not been concurrently reclaimed to agriculture per the Woodward CUP condition 22 is inconsistent with both the CUP and the DOGAMI operating and reclamation plan.

The Woodward site and proposed Vanier expansion being covered under the same DOGAMI permit but separate land use approvals is not necessarily problematic. The operating and reclamation plans for the Woodward and Vanier properties (attached) include concurrent reclamation. DOGAMI notes that mining of the processing area on Tax Lot 702 is not yet complete so concurrent reclamation per CUP 217-15-000115-PLNG (Woodward CUP) Condition of Approval #22 does not yet apply to the unmined portions of the processing area. In addition, processing of aggregate is an allowed activity in some industrial zones (see the Deschutes County Code definition for "Surface mining, processing" above). If the processing of aggregate is allowed in the heavy industrial zone encompassing tax lot 702, then the continuation of

aggregate processing on that tax lot following the excavation of the aggregate material could be considered concurrent reclamation. Tax Lot 702 would be 'reclaimed' to heavy industry, in this case, aggregate processing with the aggregate coming from the Vanier property.

One of the challenges with concurrent reclamation for DOGAMI is that there is often no specific time frame or specific trigger in the reclamation plan for when the concurrent reclamation needs to be completed. Woodward CUP Condition of Approval #22 appears to be clear in that as soon as excavation is completed in a mine cell the mine cell should be reclaimed back to agriculture. No portion of the DOGAMI permit or permit conditions prohibits Crook County from enforcing the land use conditions of approval.

Please let us know if you have any additional questions or would like to discuss these responses in more detail. You can contact me at 541 231-8368 or **vaughn.balzer@dogami.oregon.gov**.

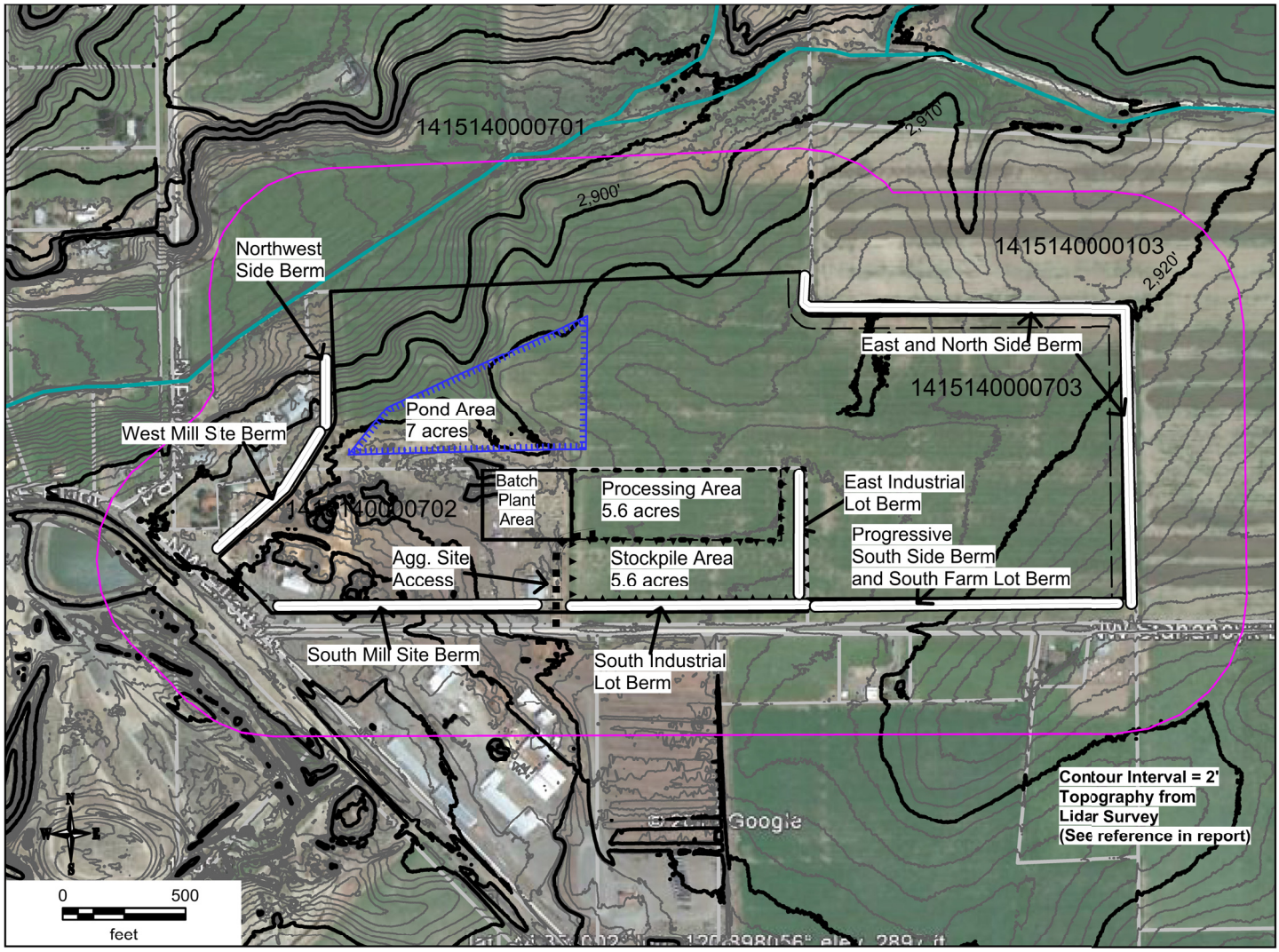
Sincerely,

Vaughn Balzer
Floodplain Mining Reclamationist – Rules Coordinator
DOGAMI – MLRR

Attachments:

1. August 3, 2015, Woodward Site Plan
2. DOGAMI Operating Permit ID# 07-0159
3. June 5, 2015, Woodward Operating and Reclamation Plan
4. February 12, 2024, Vanier Application, and Operating and Reclamation Plan

Attachment 1



Screening Berm

Berms constructed in accordance with the Screening Plan.

Proposed Mining Area

Stockpile Area

Aggregate Site Ingress/Egress Route

Aggregate Processing Area

Pond Area for Water Management

2 ponds

Un-named Drainage (OID Drain)

Flows toward the southwest.

Modified Figure 6. Site Plan
Woodward Site
August 3, 2015

Attachment 2

Oregon Dept. of Geology & Mineral Industries
Mineral Land Regulation & Reclamation Program
229 Broadalbin St. SW
Albany OR 97321-2246
(541) 967-2039

OPERATING PERMIT -- Renewal
ISSUED SUBJECT TO ANY LISTED CONDITIONS

Knife River Corp. NW - Tangent
32260 Old Highway 34
Tangent OR 97389-9770

ID No.:	07-0159
County:	Crook
Section:	14
Twp:	14S
Range:	15E
Site Name:	Woodward Site

This permit shall be in effect, unless revoked or suspended for cause, from the date of issuance and shall remain in effect so long thereafter as the Permittee pays the annual fee to renew the permit, complies with the provisions of ORS 517.750 through 517.955 as applicable, the Rules as promulgated to administer the Oregon Mined Land Reclamation Act, the approved reclamation plan, and any conditions attached to this permit, and maintains a performance bond as required by the Act.

Issuance of this permit is not a finding of compliance with state-wide planning goals or the acknowledged comprehensive plan. The applicant must receive land-use approval from local government before using this permit.

NOTE: Reclamation plans may be modified per ORS 517.831 and OAR 632-(030) and (035)-0035.

CONDITIONS: *(Conditions may be appealed per OAR 632-030-0056. If an appeal is made, this permit is invalid until the condition(s) appealed is/are resolved and the permit reissued.)*

Standard Permit Conditions

1. Unauthorized disturbances*. (a) The permittee must not allow mining operations to physically disturb any area outside of the permit boundary or Limited Exemption area. Physical disturbance includes, but is not limited to, disturbances caused by landslide, erosion or fly rock. If such disturbances occur, the operator must restore the disturbed area to a condition that is comparable to what it was prior to the disturbance. Further, if areas outside of the permit boundary are disturbed, DOGAMI may increase the amount of the required financial security to cover the cost of such restoration, require reclamation, require a permit amendment, or take other enforcement action. (b) The permittee must not allow mining operations to physically disturb any area within the permit boundary in a manner that is inconsistent with the operating permit or the operating and reclamation plans. Such disturbance includes, but is not limited to, damage to berms, visual screening, or setbacks designed to protect waterbodies or wildlife. If disturbances occur, the permittee must restore the disturbed area to a condition that is consistent with the operating and reclamation plan. If areas within the permit boundary plan are disturbed in a manner that is inconsistent with the operating permit or the operating and reclamation plan, DOGAMI may increase the amount of the required financial security to cover the cost of such restoration, require reclamation, require a permit amendment, or take other enforcement action.
2. Protection of groundwater and surface water. The permittee must implement effective best management practices (BMPs) to prevent groundwater and surface water contamination from mining operations. The permittee must obtain, before commencing operations and maintain during operations, a DEQ water pollution control facility permit or coverage under WPCF 1000 general permit, for the disposing of any process water by evaporation or seepage in ponds or by irrigation. The permittee must not discharge process wastewater to surface waters unless DEQ has issued an individual NPDES permit to allow such discharge. The permittee must obtain DEQ NPDES 1200-A general permit coverage, or coverage under a DEQ issued individual NPDES permit prior to discharging stormwater (including pit dewatering water) from the mining operation and haul roads draining to surface waters.
3. Erosion prevention. The permittee must stabilize soil and overburden stockpiles through vegetation or other measures, such as mulching or covering, to prevent wind and rain erosion at all times.

* Unauthorized disturbances: Permit condition #1 is a notification meant to inform the permittee of the potential consequences of conducting unauthorized mining activity.

SEE PAGE TWO FOR ADDITIONAL CONDITIONS

Issued 9/14/, 2016

Vaughn Balzer
Lead Reclamationist

RENEWAL IS REQUIRED BY JUNE 30, 2017

c: Crook County Planning Department
Craig Woodward Prineville

Additional Permit Conditions

The Permittee must:

4. salvage all available topsoil material (top 18 inches) and stockpile on site for final reclamation. Barren stockpiles and berms must be seeded in a cover crop or otherwise secured against erosion.
5. clearly mark in the field and maintain all setbacks between mine operations and the DOGAMI permit boundary, as specified in Final Decision 217-15-000115-PLNG Condition 5.
6. maintain a 20-foot excavation setback on the northern boundary of tax lot 703, until documentation is submitted to and approved by DOGAMI, demonstrating that if tax lot 701 (located to the north of tax lot 703) is sold then the sale of the property will not result in conflicts with the new landowner.
7. amend the DOGAMI operating permit before initiating any de-watering activity of the mine excavation. Pit de-watering is not allowed under this permit action.
8. create final excavated and fill slopes of 3H:1V or flatter.
9. conduct all processing within tax lot 702.
10. at the end of mining, reclaim tax lot 702 to a level compatible with industrial development.
11. at the end of mining, reclaim tax lot 703 to a level compatible with exclusive farm use - 2. Livestock should be excluded from all seeded areas for two growing seasons.
12. maintain a minimum 30-foot setback between the excavation area and the edge of the irrigation pipeline easement.
13. limit the depth of the excavation to 20 feet below original ground surface.

Attachment 3

MUCH OF THE INFORMATION REQUESTED CAN BE EXPLAINED ON THE MINE PLAN MAP.

The map must be a stamped survey from a Professional Land Surveyor on a topographic base map. Surveyed coordinates must be supplied. See *Guide to Surveying and Marking*.

Map Requirements Include *(but are not limited to)*

1. Scale (1" = 100' to 500')
2. North arrow
3. Appropriate legal description(s) and tax lot numbers, etc.
4. Permit boundary (must be labeled)
5. Location of plant, office, and maintenance facilities
6. Locations of all intermittent water courses, perennial streams, springs, wetlands, and wells
7. Present mine areas and future mining blocks
8. Areas for topsoil and overburden storage or spoil locations, including berms
9. Location of all proposed access roads
10. All property lines within 500' of the permit boundary
11. Location of processing and stockpile areas, plus visual and sound berms or screens
12. Setbacks from property lines, streams, etc.
13. Utility poles, gas line rights-of-way, etc.
14. Storage location of chemicals and petroleum products
15. Date of map preparation and name of the person preparing map

Pre- and post-mining cross-sections of the land surface may be required.

1. PRE-MINE CONDITIONS

a) Current land use and zoning Lot 702 - Heavy Industrial; Lot 703 - EFU 2

b) Average depth of topsoil 18"

c) Type and density of vegetation Pasture grass; dense before grazing

d) Are there any springs, seeps, intermittent or perennial streams on or near the site? ☒ yes ☐ no
If yes, list here and *locate on mine plan map*.
Unnamed stream flowing SW near NW cornery of the site.

e) Has a wetland delineation been completed? ☐ yes ☒ no
If yes, attach report.

f) Has a landslide investigation been completed on this property? ☐ yes ☒ no
If yes, attach report.

RECEIVED
MLRR
JUN - 5 2015

2. POST-MINING LAND USE

a) What is the planned post-mining beneficial use of the permit area?

- ☒ Agriculture — Lot 703
- ☐ Range/Open Space
- ☐ Forestry
- ☐ Housing/Construction
- ☐ Wildlife/Wetland
- ☐ Recreation
- ☒ Other — Industrial; Lot 702

The post-mining use must be compatible with the local comprehensive plan or have specific land-use approval. For significant aggregate sites zoned for mining, local government must determine the post-mining land use.

3. RECLAMATION TIMING

a) How many days after mining is completed will reclamation begin?

OR

b) If reclamation will be concurrent with mining, explain the procedure for concurrent reclamation.
At the completion of each mining cell it will be graded with silty overburden and then covered with the reserved topsoil and cultivated for pasture grass.

4. OPERATING PLAN

a) Mining method(s) to be employed (mark all that apply):
☒ single bench ☐ multiple bench ☐ pond excavation
☐ placer mine ☐ side hill cut ☐ hill top removal
☐ other:

b) Equipment to be used for mining:
Excavator, loader, haul trucks

c) Will there be on-site processing? ☒ yes ☐ no
If yes, check type of processing:
☒ wash water contained in a closed system
source of water: Ochoco Irrigation District
☐ wash water discharged off site
☐ dry processing
☐ other:

d) Will blasting be employed? ☐ yes ☒ no

e) Distance to closest structure not owned by permittee.
260'

f) Disposition of removed vegetation.
Vegetation will be grazed or harvested with remainder cultivated into topsoil.

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g) Soil types which will be disturbed by mining, processing, or reclamation.
Ochoco - Prineville complex

h) Average soil salvage depth 18"

i) Overburden removal depth Avg. 5.6'

j) Will soil, overburden, rock waste or crusher reject dumps or stockpiles be created during mining?..... ☐ yes ☐ no
If yes, list the estimated volume of each at the end of this form and *locate on a mine plan map.*

Additional information may be required for large dumps or those located on steep terrain.

k) Will this plan require excavating across any property lines?
.....Same ownership..... ☒ yes ☐ no

l) How and where will soil or subsoils be stored for reclamation? Locate storage areas on mine plan map.
Up to 100,000 cubic yards can be stored in the screening berms surrounding the mining area.

m) What measures will be taken to reduce compaction and prevent water and wind erosion of the topsoil stockpiles and when will they be implemented?
They will be planted with native seed immediately and irrigated.

n) What will be the minimum property line setback:
for the excavation 50'
for processing or storage 100'

5. WATER RESOURCE PROTECTION

a) Will mining occur below groundwater level?... ☐ yes ☒ no

b) Will mine site dewatering be necessary?..... ☐ yes ☒ no
If yes, explain procedure and estimated depth to which water will be drawn down inside of the mine and where water will be discharged.
Some perched water was encountered in several test pits. It is not expected to result in a discharge.

WRD — *A permit may be required from the Water Resources Department for dewatering activity.*

c) Will process water be contained on site? ..... ☒ yes ☐ no

d) Will storm water be contained on site? ..... ☒ yes ☐ no

e) Will a pond(s) be used to contain water? ..... ☒ yes ☐ no
Explain containment procedures.
Processing area will be established on top of gravel deposit to allow for stormwater infiltration. Process water will be circulated through ponds for infiltration.

If the answer to c) or d) is no, please explain discharge procedures.

DEQ — *A permit from the Department of Environmental Quality may be required for off-site discharges and is required for any discharge into public waters, wetlands, streams or lakes. Contact DOGAMI for these permits.*

f) Will any drainages/streams be relocated? ..... ☐ yes ☒ no
If yes, complete Section 11.

g) What will be the minimum undisturbed setback(s) of the operation from all stream(s) or drainage(s)? 100'

List the name of stream(s) or drainage(s) and setback from each at the end of this form and locate on a mine plan map.

h) How will the buffer(s) be identified and protected during mining and reclamation?
Aggregate does not extend to within 100' of drainage.

i) Describe methods employed to control erosion in the permit area. Be specific, i.e., seeding and mulching, sediment basins or ponds, contour ditching, waterbars, etc.
Seeding with irrigation; sediment basins and ponds; reclaim to pasture soon after mining

j) Will settling ponds/dams be constructed? ..... ☒ yes ☐ no
State the number and size of the impoundment(s) and how they will be built. Will the pond be excavated or will berms be constructed? *Locate on a mine plan map.*
Ponds will be excavated.

k) If dams will be constructed, how high will they be and what is the maximum amount of water (in acre feet) to be impounded behind each dam?
NA

WRD — *If a dam is higher than 10 feet, and stores more than 9.2 acre feet of water, approval from the Water Resources Dept. is required prior to construction.*

l) If berms or a dam will be constructed, describe construction details and attach a sketch showing construction methods.
NA

m) How deep will impoundment(s) be? <10'

n) If the impoundment(s) are to be removed upon completion of mining, how will they be drained and/or filled?
Water will be irrigated and infiltrated over the site then filled.

o) Will settling ponds, wetlands, or a water impoundment be left upon final reclamation?..... ☐ yes ☒ no

6. GROUNDWATER INFORMATION

a) Proposed mine depth in SE corner 30'

b) Groundwater depth 24'
(Under static (pre-mine) conditions)

c) What is groundwater depth estimate based on?
Water well on site (log attached)
CR00 50140

d) Flow direction of groundwater, if known. Interpreted to be to W-SW

e) Distance to closest well outside the permit boundary.
CR00 329 300'

Wells within permit area must be shown on mine plan map. Attach a copy of the well log(s).

7. VISUAL AND NOISE SCREENING

Screening can be very effectively employed to isolate sites from public notice and to minimize noise from operations.

a) Does a natural landform or vegetative screen currently exist along the permit boundary?..... ☐ yes ☒ no
If yes, what screen width will be maintained during mining?
50'

b) Will a berm and/or vegetation be established to develop a visual screen for the operation?..... ☒ yes ☐ no
If yes, describe the height and width of the berms and/or the type and density of vegetation; show location on mine map.

(Crushed rock stockpiles, although not permanent, can also be used to reduce noise from the operation.)
10' high soil berm with native grass vegetation

8. EQUIPMENT AND STRUCTURES REMOVED

a) Upon final reclamation, will all structures, visual berms, equipment, and refuse be removed?..... ☒ yes ☐ no
If no, explain what will be left.

9. RECLAMATION TECHNIQUES

a) What will be done with oversized rock not used during mining?
It will be crushed and sold or sold as drain rock

b) What will be the average depth of soil replaced on the area to be reclaimed? 18"

If less than 12" of topsoil is available, a substitute material may be required.

c) Will additional material be utilized as a soil substitute to complete the revegetation? ..... ☐ yes ☒ no
If yes, specify type(s), amount(s), and source(s).

d) Will any waste products, such as tailings, crusher rejects, etc., be generated during mining?..... ☒ yes ☐ no
If yes, what will be done with them?
Fines from aggregate washing will be incorporated into reclamation fill with the existing silt.

e) How will processing and stockpile sites be reclaimed? If they are to be revegetated, explain procedures which will be employed to decompact areas prior to topsoiling/seeding.
Processing and stockpile sites are to be reclaimed for industrial use as a level gravel-covered lot or to pasture grass.

10. REVEGETATION TECHNIQUES

a) Species to be seeded/planted by type and amount.
Landowner will plant with his desired pasture grass for his livestock.

b) Describe method and time of year for planned planting.
Landowner's decision based on livestock needs.

c) List fertilizers and lime to be used (include amount).
Landowner's decision based on his evaluation for livestock needs.

d) List type and amount of mulch or other erosion control techniques such as erosion netting.
mulch not anticipated to be necessary. Irrigation available.

Vegetative survival comparable to the density of original ground cover will normally be considered acceptable.

11. RECLAMATION PROCEDURES - POST-MINE DRAINAGE CONTROL AND RECONSTRUCTION

a) During reclamation, will stream channel and/or bank stabilization and rehabilitation be necessary? .. ☐ yes ☒ no
If yes, attach plans..... ☐ n/a

A Division of State Lands' permit is required for relocation of all perennial and some intermittent water courses.

DSL

b) How will surface water runoff and erosion be controlled upon completion of mining? Describe and list structures that will be used.

Gentle slopes on agricultural field planted with hay crop.

12. RECLAMATION PROCEDURES - IMPOUNDMENTS & POND DECOMMISSIONING

a) Will dewatering be required? ..... ☒ yes ☐ no

b) Will it be necessary to backfill a water filled excavation pit or pond? ..... ☐ yes ☒ no

c) How will settling ponds be stabilized and revegetated?

Water will be removed, pond filled, and topsoil placed and cultivated for pasture use.

d) How will quality of imported backfill be monitored to protect groundwater quality?

None anticipated.

Monitoring may be required to ensure groundwater protection.

13. RECLAMATION PROCEDURES - LAND SHAPING

Long continuous slopes should be avoided or broken up with surface contours, ditches, or complex slope shape.

a) What will be the:

i) -steepest above-water ***excavated*** slopes left after mining? (1½:1 is generally maximum) 3:1

ii) -steepest above-water ***fill*** slopes left after mining? (2:1is generally maximum) 3:1

b) What will be done to ensure the stability of excavated slopes?

Final slopes are mostly gentle for livestock access. Site will be planted with pasture grass.

c) What will be done to ensure the stability of fill slopes?

Graded to low slopes followed by planting.

d) Will this site be shaped or backfilled to blend in with surrounding topography? ..... ☒ yes ☐ no

14. POST-MINING WATER IMPOUNDMENT(S)

a) Number of impoundment(s) Ø

b) Use of impoundment(s)

NA

c) Total surface area in acres NA

d) Average depth NA

e) How much is the water level expected to fluctuate annually?

NA

f) What will be the steepest and flattest in-water slopes left after mining? NA

Generally 3:1 in-water slopes are the steepest allowable, except off islands. To increase potential for wetland habitat establishment, 5:1 to 20:1 slopes are needed.

g) Will shallow ponds, shorelines, or other areas conducive to wetland plant development be left? ..... ☐ yes ☒ no

h) What will be the impoundment water source?

NA

WRD *A water right for the water source may be needed needed from the Water Resources Department.*

i) What will be done for wildlife & fish enhancement, e.g. fish structures, islands, peninsulas, and irregular shorelines?

NA

j) If wetlands are to be constructed, explain the methods and final configuration.

NA

15. OTHER PERMITS

In order to assist other agencies in the review of this plan and their ability to ascertain compliance with their laws, list all permits by type and number that are held (or applications filed) for this mine site or processing equipment (such as fill/removal permits, water rights, air quality and stormwater or waste water permits).

Agency/Permit Type	Permit Number

16. LANDOWNER CONSENT

As surface or mineral rights owner, I concur with the proposed subsequent use for any mining operation and with the operating and reclamation plan as submitted. I also agree to allow access to the State Department of Geology and Mineral Industries or their contractor for reclamation of the mine site if it is declared abandoned by the Department of Geology and Mineral Industries. By my signature below, I certify that I have a legal right to sign this document.

Appropriate signatures are needed for EACH land parcel.

I CONCUR (Surface Rights)

Name (Please Print or Type) CRAIG WOODYARD

Signature X Craig A Woodward

Title OWNER

Date 5-4-15

I CONCUR (Mineral Rights):

Name (Please Print or Type) _____

Signature _____

Title _____

Date _____

17. APPLICANT'S ACCEPTANCE

Name (Please Print or Type) Ronald D. Myers Assistant Secretary

Signature Ronald D Myers

Title Ronald D. Myers Assistant Secretary

Date June 05, 2015

18. PREPARED BY (IF OTHER THAN APPLICANT)

Name (Please Print or Type) _____

Signature _____

Title _____

Company _____

Date _____

ID No. _____

16. LANDOWNER CONSENT

As surface or mineral rights owner, I concur with the proposed subsequent use for any mining operation and with the operating and reclamation plan as submitted. I also agree to allow access to the State Department of Geology and Mineral Industries or their contractor for reclamation of the mine site if it is declared abandoned by the Department of Geology and Mineral Industries. By my signature below, I certify that I have a legal right to sign this document.

Appropriate signatures are needed for EACH land parcel.

I CONCUR (Surface Rights)

Name (Please Print or Type) Craig Woodward

Signature Craig Woodward

Title Landowner

Date Nov - 23 - 2015

I CONCUR (Mineral Rights):

Name (Please Print or Type) Craig Woodward

Signature Craig Woodward

Title Landowner

Date Nov - 23 - 2015

17. APPLICANT'S ACCEPTANCE

Name (Please Print or Type) _____

Signature _____

Title _____

Date _____

18. PREPARED BY (IF OTHER THAN APPLICANT)

Name (Please Print or Type) _____

Signature _____

Title _____

Company _____

Date _____

ID No. 07-0159

Oregon Department of Geology and Mineral Industries
Mineral Land Regulation and Reclamation Program
229 Broadalbin Street SW
Albany, OR 97321-2246
(541) 967-2039
Fax (541) 967-2075

Operating Permit Application Form Division 30 & Division 35*

*DOGAMI may require additional information for Division 35 applications.

CONFIDENTIALITY NOTICE
Any production records, mineral assessments and trade secrets submitted by a mine operator or landowner to the State Department of Geology and Mineral Industries shall be confidential. [1999 c.492 §10 (enacted in lieu of ORS 517.900)]

Primary Point of Contact

To ensure effective communications and timely processing, a Primary Point of Contact (PPC) is recommended for this application. The PPC should be a representative of the applicant with signature authority or a designated agent. Documentation of signature authority and/or designated agent is required for all applicants registered to do business in the state of Oregon. DOGAMI specific Designated Agent and Signature Authority forms are available on our website.

Section 1: Contact Information

1a. Applicant / Proposed Permittee

Name of Applicant: **Knife River Corporation - Northwest**			
Mailing Address: **32260 Old Highway 34**	City: **Tangent**	State: **Oregon**	Zip: **97389**
Telephone: **541-918-5100**	Fax: **541-918-5375**	Email: **jeff.steyaert@kniferiver.com**	
Preferred method of contact ☒ Telephone ☒ Email			

1b. Primary Contact for the Application

Name: **Jeff Steyaert**			
Mailing Address: **32260 Old Highway 34**	City: **Tangent**	State: **Oregon**	Zip: **97389**
Telephone: **541-918-5100**	Fax: **541-918-5375**	Email: **jeff.steyaert@kniferiver.com**	
Preferred method of contact ☒ Telephone ☒ Email			

1c. Application Prepared By

Name: **Jeff Steyaert**			
Mailing Address: **32260 Old Highway 34**	City: **Tangent**	State: **Oregon**	Zip: **97389**
Telephone: **541-918-5100**	Fax: **541-918-5375**	Email: **jeff.steyaert@kniferiver.com**	
Preferred method of contact ☒ Telephone ☒ Email			

1d. Operator Information

Name: **Knife River Corporation - Northwest**			
Mailing Address: **32260 Old Highway 34**	City: **Tangent**	State: **Oregon**	Zip: **97389**
Telephone: **541-918-5100**	Fax: **541-918-5375**	Email: **jeff.steyaert@kniferiver.com**	

1e. Contact Person for Field Visits

Name: **Jeff Steyaert**	Preferred method of contact ☒ Telephone ☒ Email		
Telephone: **541-918-5100**	Fax: **541-918-5375**	Email: **jeff.steyaert@kniferiver.com**	

1f. Landowner Information

Name of Landowner (1): **VANIER ROBERT J JR & LANI**			
Mailing Address: **PO BOX 326**	City: **DAYVILLE**	State: **Oregon**	Zip: **97825**
Telephone:	Fax:	Email:	
Name of Landowner (2): **Craig Woodward**			
Mailing Address: **P.O. Box 663**	City: **Prineville**	State: **Oregon**	Zip: **97754**
Telephone: **541-447-3841**	Fax:	Email: **wtg@bendnet.com**	

1g. Mineral Estate Owner Information – If Split Estate

Name of Mineral Estate Owner (1): **VANIER ROBERT J JR & LANI**			
Mailing Address: **PO BOX 326**	City: **DAYVILLE**	State: **Oregon**	Zip: **97825**
Telephone:	Fax:	Email:	
Name of Mineral Estate Owner (2): **Craig Woodward**			
Mailing Address: **P.O. Box 663**	City: **Prinville**	State: **Oregon**	Zip: **97754**
Telephone: **541-447-3841**	Fax:	Email: **wtg@bendnet.com**	

Section 2: Project Description

2a. Location Information

Address and/or highway and milepost of surface mine:

4755 NW Stahancyk Lane, Prineville, OR, 97754

Distance from the nearest named community: **5.4** mile(s) from **Prineville, Oregon 97754**

Directions to site (from the nearest town or major intersection):

From Prineville, head northeast on SE Knowledge St toward SE 2nd St. Turn left onto US-26 W/NE 3rd St. Continue to follow US-26 W for 5.4 miles. Turn right onto N E Elliot/NW Elliott Ln. Continue to follow N E Elliot for 0.4 miles. Continue onto NW Elliott Ln and turn left onto NW Stahancyk Ln. In 0.2 miles the entrance into the site is on the left.

Legal Description:

County: **Crook**

Township:	**14S**	Range:	**15E**	Section:	**14**	Tax Lot(s):	**103**
Township:	**14S**	Range:	**15E**	Section:	**14**	Tax Lot(s):	**702**
Township:	**14S**	Range:	**15E**	Section:	**14**	Tax Lot(s):	**703**
Township:	_____	Range:	_____	Section:	_____	Tax Lot(s):	_____

Latitude/Longitude: **Latitude: 44.351456°; Longitude -120.889293°**

Site Name: **Woodward Site**

Does this site have a current DOGAMI Operating Permit, Exploration Permit, Exclusion Certificate, or Grant of Limited Exemption, or has it been permitted in the past? ☒ yes ☐ no

If yes: Specify DOGAMI ID# **07-0159**

Is there an approved Limited Exemption Closure Plan on file with DOGAMI? ☐ yes ☒ no

2b. Application Type

Please indicate the purpose of this application:

☐ New Operating Permit – skip to 2c.

☒ Amendment to a current Operating Permit

If you are applying for an Amendment to a current Operating Permit, please describe in detail the intended modifications:

The intent of this permit modification is to include the Vanier property (1415140000103) within the Woodward Operating Permit boundary (07-0159) and to permit dewatering activity of individual mine cells into onsite groundwater infilltration trenches.

The Proposed Operating and Reclamation Plans in this Amendment will (check one):

☒ Replace the existing approved plan(s) on file with DOGAMI and apply to the entirety of the site upon completion of this Amendment.

☐ Pertain only to the Amendment area and are in addition to the existing approved plan(s) on file with DOGAMI.

2c. Third Party Permits and Approvals

Do you know of any state, federal or local government permits or approvals that will be required for this mining operation? ☒ yes ☐ no

If yes: Please list any state, federal or local government permits or approvals and describe the status:

Crook County Land Use Approval

DEQ WPCF 1000; DEQ File: 124758

DEQ ACDP; 37-0349

*Note: DOGAMI can only issue an Operating Permit if all required state, federal, and local government approvals have been obtained, otherwise a Provisional Operating Permit will be issued. POP's are not applicable to Operating Permit Amendment applications.

2d. Permit Acreage and Boundaries

Specify the approximate total number of acres to be covered under the Operating Permit: **Approx. 189.75** acres

Does the proposed permitted acreage coincide with the area approved by the local land use jurisdiction? ☒ yes ☐ no

If no: Explain:

Have the boundaries of the proposed permit area been marked on the ground with temporary or permanent boundary markers? ☒ yes ☐ no

If yes: Describe boundary markers: **Staking and signage**

What is the total number of acres to be affected by mining related activities in the 12 months following permit issuance (include excavation, processing, stockpiling and land clearing)? **~70** acres

2e. Site Conditions

General Topography in the vicinity of the permit area (check all that apply):

☐ mountains ☐ hills/buttes ☒ valleys ☐ plains ☐ badlands
☐ floodplain ☐ other: _____ ☐ other: _____

Site Specific Topography (describe the topography within the permit area):

Current Land Use(s) for all tax lots or parcels within the permit area (check all that apply):

☐ range/open space ☐ forestry ☒ industrial ☐ wildlife/wetland ☐ recreation
☐ residential ☒ commercial ☒ agriculture ☐ other: _____ ☐ other: _____

Structures, Facilities & Surface Disturbances:

☐ none ☒ residential ☒ farm/ranch
☒ industrial/commercial ☐ roads ☐ overhead power lines or facilities
☒ underground utilities (e.g. electrical, fiber optic, water, sewer, etc.) ☐ oil/gas structures or pipelines ☐ other: _____

Additional Description (optional):

Vegetation (general description of the dominant grasses, forbs, shrubs and trees located within the permit area):

Pasture grass

Listed sensitive, threatened or endangered fish and/or wildlife species (within the permit area and nearby water ways):

N/A

Surface Water Features within or near the permit area (includes features that may contain water at any time, including seasonal and stormwater runoff):

☐ none ☐ river _____ ☒ stream/creek **unnamed drainage** ☒ spring
☐ lake/pond ☒ irrigation ditch/canal ☐ ephemeral drainage ☒ wetlands*

***The DOGAMI Wetland Supplemental Form may be required to be submitted with this application package.**

2f. Surrounding Area Conditions

Land Use(s) within 1,500 feet of the permit area (check all that apply):

☐ range/open space	☐ forestry	☒ industrial	☐ wildlife/wetland	☐ recreation
☒ residential	☐ commercial	☒ agriculture	☐ other: _____	☐ other: _____

Structures, Facilities & Surface Disturbances within 1,500 feet of the permit area (check all that apply):

☐ none	☒ residential	☒ farm
☒ industrial/commercial	☒ roads	☒ overhead power lines or facilities
☒ underground utilities (e.g. electrical, fiber optic, water, sewer, etc.)	☐ oil/gas structures or pipelines	☐ other: _____

What is the distance to the nearest structure not owned by the permittee? **<75** feet

Surface Water Features within 1,500 feet of the permit area (check all that apply):

☐ none	☐ river _____	☒ stream/creek **unnamed drainage**	☒ spring
☐ lake/pond	☒ irrigation ditch/canal	☐ ephemeral drainage	☒ wetlands*

***The DOGAMI Wetland Supplemental Form may be required to be submitted with this application package.**

Section 3: Proposed Operating Plan

3a. Development Plans & Equipment

What type of surface mine will be developed?

- ☒ single bench
- ☐ multiple bench
- ☐ sidehill cut
- ☐ hilltop removal
- ☒ open pit
- ☒ pond excavation
- ☐ other: _____
- ☐ other: _____

What is the primary commodity? (Select One)

- ☐ lava
- ☐ decomposed granite
- ☐ pumice
- ☐ topsoil
- ☐ borrow/fill
- ☐ diatomaceous earth
- ☒ sand and gravel
- ☐ bentonite
- ☐ cinder
- ☐ dredge tailings
- ☐ shale
- ☐ other: _____

What is the primary use? (Select One)

- ☐ asphalt aggregate
- ☒ concrete aggregate
- ☐ landscaping materials
- ☐ other: _____
- ☐ base rock aggregate
- ☐ construction fill
- ☐ rip rap

What is the general deposit type?

- ☐ bedrock
- ☐ river/floodplain (alluvial)*
- ☐ river channel terrace
- ☐ talus
- ☒ other: **Older terrace deposits (Qto; Upper and Middle Pleistocene; DOGAMI Bulletin 108; McClaughry et al., 2021)**
- ☐ unknown

***The DOGAMI Floodplain Supplemental Form may be required to be submitted with this application package**.

Check all mining methods and on-site activities that apply:

- ☐ drilling and blasting
- ☒ ripping and loading
- ☒ crushing
- ☒ washing
- ☒ screening
- ☒ shovel/loader/scraper
- ☐ material recycling
- ☒ stockpiling
- ☐ other: _____
- ☐ other: _____

Equipment to be used for mining and processing includes (check all that apply):

- ☒ loaders
- ☒ dozers
- ☒ excavators
- ☒ trucks
- ☒ screeners
- ☒ crushers
- ☐ drilling equipment
- ☐ other: _____
- ☐ other: _____

Date to begin mining activities: **Permit issuance**

Expected duration (in years): **Based on market demands: est. 7+ years**

3b. Water Management

Indicate the proposed use(s) of water (check all that apply):

- ☒ wash plant
- ☐ asphalt plant
- ☒ concrete batch plant
- ☒ dust control
- ☒ crusher
- ☐ other: _____

Note: A DEQ permit will be required for process water generated and stored on site.

If applicable: Is the water source within 300 feet of the permit area? ☒ yes ☐ no

If yes: Identify the source of water to be used and show its location on a map:

- ☒ irrigation ditch
- ☐ pond
- ☐ pit
- ☐ groundwater well
- ☒ other: **and future groundwater well**

Note: A water right may be required by the Oregon Water Resource Department.

Will water be stored on site? ☒ yes ☐ no

If yes: What will the water be stored in?

- ☐ detention/retention pond
- ☐ lined detention/retention pond
- ☐ water storage tank
- ☒ other: **Existing process water settling ponds (closed loop)**

What is the approximate depth that groundwater is first encountered? **approx. 17 to 20** feet below ground surface

What source or method was used to determine depth to groundwater? **Test pits and monitoring wells**

Have monitoring wells been constructed on site or are monitoring wells proposed? ☒ yes ☐ no

If yes: A DOGAMI Groundwater Supplemental Form must be submitted with this application.

Will excavation operations be conducted below groundwater level? ☒ yes ☐ no

Will dewatering be conducted at this site? ☒ yes ☐ no

If yes: A DOGAMI Groundwater Supplemental Form must be submitted with this application and a DEQ Permit may be required.

Has a DEQ water quality permit been obtained for the site?

If yes: DEQ Permit # **WPCF 1000 No.: 124758**

3c. Designated Setbacks

Will surface mining operations require crossing external property lines? ☐ yes ☒ no

What will be the minimum undisturbed property line setback for:

Excavation operations: **ranging from zero to 100** feet wide

Processing operations: **50** feet wide

Stockpiling operations: **50** feet wide

If proposing disturbances within the setbacks (such as visual berms or roads), explain:

1. An internal haul road from the Vanier property to the Woodward property will cross the internal excavation only setback located along the eastern boundary of TL 703.

2. Berms shall be placed at the time mining begins in adjacent mining cells to minimize the amount of disturbed ground. Berms may be placed within the 100-foot property line setback area. Berms shall be removed upon completion of the mining operation. [See Crook Co. Landuse conditions of approval 217-21-000573-PLNG #3]

Specify the minimum undisturbed setback(s) between mining operations and:

Overhead utilities (poles or towers): **N/A** feet wide

Underground utilities (e.g. electrical, fiber optic, water, sewer, etc.): _____ feet wide

Right-of-Way/Easement Road: **N/A** feet wide

Other: _____ _____ feet wide

☒ not applicable (none of the above-listed items are present within the proposed permit area)

Are setbacks shown on the attached map(s)? ☒ yes ☐ no

If no: Explain:

Have setbacks been marked on the ground with permanent or temporary boundary markers? ☒ yes ☐ no

If no: Explain:

3d. Designated Buffers

Does a naturally vegetated area (buffer) exist along a river, stream or natural drainage? ☐ not applicable ☐ yes ☒ no

If no or not applicable, skip to 3e.

What are the minimum undisturbed buffers for the following:

River (Ordinary High Water Line): **N/A** feet wide

Stream (Ordinary High Water Line): **N/A** feet wide

Natural drainage: **100** feet wide

Riparian Vegetation: **N/A** feet wide

Have the undisturbed buffers been marked on the ground with permanent or temporary boundary markers? ☐ yes ☒ no

Have conservation/protection buffers been established? ☒ not applicable ☐ yes ☐ no

If yes: check all that apply:

☐ unstable slopes ☐ wildlife habitat ☐ water quality ☐ other: _____

Describe the nature and configuration of the conservation buffer(s):

3e. Visual Screening

Does a natural landform or vegetative screen currently exist?

Along the **permit** boundary ☒ yes ☐ no

Within the **permit** boundary ☒ yes ☐ no

Along the **property** boundary ☒ yes ☐ no

Within the **property** boundary ☒ yes ☐ no

If yes to any of the above: Describe: **Exisiting vegetated berm**

Will a berm be constructed along the permit boundaries to develop a visual screen? ☒ yes ☐ no

If yes: The average height of the constructed screen/berm will be **8** feet tall and **32** feet wide.

Will a vegetative screen be established along the permit boundaries to develop a visual screen? ☐ yes ☒ no

If yes: If planting trees, what is the estimated height at maturity? **N/A** feet tall

Please describe (include species and planting densities): **Berms will be stabilized with a pasture seed mix (12 lbs/ac)**

Will a fence be installed along the permit boundary for safety or visual screening? ☐ yes ☒ no

Will the screening/fencing/berm be maintained for the life of the surface mine? ☐ not applicable ☒ yes ☐ no

If no: Explain: **Note: Additional Berms shall be placed at the time mining begins in adjacent mining cells to minimize the amount of disturbed ground. Berms may be placed within the 100-foot property line setback area. Adjacent berms map be removed and used for concurrent reclamation of adjacent mine cells. All berms will be removed upon completion of the mining operation. [See Crook Co. Landuse conditions of approval 217-21-000573-PLNG #3]**

3f. Vegetation

Will vegetation be removed sequentially from areas to be mined to prevent unnecessary erosion? ☒ yes ☐ no

If no: Explain:

Will small trees and other transplantable vegetation be salvaged for use in revegetating other phases? ☐ yes ☒ no

Wood and other organic debris will be (check all that apply):

☐ recycled ☐ removed from site ☐ chipped ☐ burned ☐ buried

☒ piled and composted on site for growth medium or mulch ☐ other: _____ ☐ other: _____

Note: A DEQ permit is generally required for burial of debris and may be required for burning.

Will coarse wood (logs, stumps) and other large debris be salvaged for fish and wildlife habitat? ☒ not applicable ☐ yes ☐ no

3g. Soil and Overburden Salvage and Stabilization

Identify and characterize the type(s) of soil present within the site area per NRCS Web Soil Survey:

Ochoco - Prineville complex; Boyce silt loam

Will growth medium and overburden materials be salvaged? ☒ yes ☐ no

Explain: **Salvaged soil material will be stockpiled on site and used for reclamation.**

Will growth medium and overburden materials be segregated and stored separately during stripping operations? ☒ yes ☐ no

Explain proposed stripping, handling, and storage of growth medium and overburden materials: **Salvaged soil materials will be stripped and stockpiled in a vegetated berm located proximal to the excavation.**

For the areas to be stripped:

Thickness of growth medium averages **~18** ☒ inches ☐ feet

Thickness of overburden averages **~1-16** ☐ inches ☒ feet

Depth to bedrock is approximately **>250** ☐ inches ☒ feet (below ground surface).

Total volume of growth medium available within the permit area is **~100,000 to 153,000** cubic yards.

Total volume of stored growth medium is **approx. 12,000** cubic yards and will require **1.88** acres for storage.

Total volume of stored overburden is **approx. 8,000 to 129,000** cubic yards and will require **1.25 to 20** acres for storage.

Will growth medium and overburden materials be moved directly to mined out portions of the site for concurrent reclamation?	☒ yes ☐ no
Will the storage areas be cleared of all vegetation and organic matter prior to stockpiling? **If no:** Explain:	☒ yes ☐ no
Will subsurface drainage for the storage area be established prior to material placement? Explain:	☐ yes ☒ no
Will growth medium and overburden materials be stabilized with vegetation to prevent water and wind erosion if stored for more than one season? **If no:** Explain:	☒ yes ☐ no
Are the storage areas delineated on the attached map(s)?	☒ yes ☐ no

3h. Surface Mine Excavations
What is the total number of acres to be affected by mining related activities (include excavation, processing, stockpiling and land clearing)? **~70** acres
What is the maximum vertical depth to be mined below the existing topographic grade? **35** feet
What will be the lowest elevation of the excavated mine relative to mean sea level? **2,865** feet
What will be the highest elevation of the excavated mine relative to mean sea level? **2,902** feet
Will benches be developed as mining operations advance? ☐ yes ☒ no **If yes:** The average dimensions of the benches will be approximately: _____ foot vertical faces separated by _____ foot horizontal benches resulting in an interim sloping configuration of _____H: _____V (e.g. 1½H:1V, 2H:1V) **If no:** The interim sloping configuration of the excavation slopes will be: _____H: _____V (e.g. 1½H:1V, 2H:1V).
Will excavation operations result in the creation of ponds/water-filled excavation areas? ☐ yes ☒ no **If yes:** The interim sloping configuration of the in-water slopes will be _____H: _____V (e.g. 3H:1V).
Will oversize be generated on site? ☐ yes ☒ no **If yes:** Specify the location for storage:
Will any waste products such as tailings or crusher fines be generated during mining? ☒ yes ☐ no **If yes:** Specify the location for storage: **Reject, crusher fines and overburden will be used during concurrent reclamation.**
Are the storage/stockpile areas delineated on the attached map(s)? ☒ yes ☐ no

3i. Best Management Practices and Stormwater Controls		
Will all stormwater runoff be contained on site? ☒ yes ☐ no **If no: A DEQ (NPDES)Permit may be required.**		
Methods to control erosion and minimize sedimentation within the permit area include (check all that apply):		
☒ minimize the areas stripped	☐ divert natural runoff around the site	☒ graveled roads and working areas
☒ internal sloping	☐ conveyance ditches	☐ rock check dams
☒ water bars	☒ settling/infiltration ponds	☐ retention berms
☒ seeding and mulching	☐ other: _____	☐ other: _____

Section 4: Reclamation Plan

4a. Post-Mining Land Use

Subsequent Land Use(s) of the permit area (check all that apply):

☐ range/open space ☐ forestry ☒ industrial ☐ wildlife/wetland ☐ recreation
☐ residential ☐ commercial ☒ agriculture ☐ other: _____ ☐ other: _____

If more than one post-mining land use is selected provide a map delineating where each use is applicable.

What will be the average elevation of the reclaimed mine floor relative to mean sea level? **av. 2,890-ft msl** feet

Is the proposed post-mining land use compatible with the existing local land use jurisdiction? ☒ yes ☐ no

If no: Explain:

Is the final local land use approval for surface mining attached? ☒ yes ☐ no

If no: Explain:

4b. Reclamation Schedule

Will reclamation activities be conducted concurrently with mining? ☒ yes ☐ no

If no: How many days after mining is completed will reclamation operations begin?

If yes: Has the permit area been divided into cells/phases for sequential mining? ☒ yes ☐ no

4c. Final Excavation Slopes

Will final excavation slopes be constructed using the benching method? ☐ yes ☒ no

If yes: The average dimensions of the final benches will be approximately _____ foot vertical faces separated by _____ foot horizontal benches resulting in an interim sloping configuration of _____H: _____V (e.g. 1½H:1V, 2H:1V).

Will final slopes be constructed via a continuous slope? ☒ yes ☐ no

If yes: The completion of Section 4d is required.

Will reclamation blasting be used to reduce the entire highwall to a scree or rubble slope less than 2H:1V? ☐ yes ☒ no

If yes: Will access to benches be maintained for reclamation blasting? ☐ yes ☒ no

Will selective blasting will be used to remove benches and walls and to create chutes, buttresses, spurs, scree slopes, and rough cliff faces that appear natural or blend in with surrounding topography? ☐ yes ☒ no

Will final excavation slopes be steeper than 1½H:1V? ☐ yes ☒ no

If yes: The DOGAMI Slope Stability Supplemental Form must be submitted with this application.

Will small portions of benches or vertical faces be left to provide habitat for raptors and other cliff-dwelling birds? ☐ yes ☒ no

Will the final excavation slopes vary in steepness? ☒ yes ☐ no

If yes: Explain: **All final sloping configurations will be contoured to benefit post-mining industrial and agricultural practices**

Are cross-sections of the final excavation slopes attached? (may be required) ☒ yes ☐ no

Will measures be taken to limit access to the top and bottom of hazardous slopes? ☐ yes ☒ no

Explain: **All final slopes will be graded to a mostly gentle slope for cultivated crops or level for the industrial areas.**

4d. Final Fill Slopes

Will above-water final fill slopes be constructed on site? ☒ yes ☐ no

If no: Skip to 4e.

Will final fill slopes be steeper than 2H:1V or exceed 100 lineal feet in length? ☐ yes ☒ no

What will be the final sloping configuration of fill slopes? **ranging from 10 to 100**H: **1**V (e.g. 2H:1V)

If yes: The DOGAMI Slope Stability Supplemental Form must be submitted with this application.

Will the final fill slopes vary in steepness?	☒ yes ☐ no
If yes: Explain: **The fill slopes along the setback will be 10 to 20H:1V or flatter. The backfilled floor will be 100H:1V or flatter.**	
Will fill slopes have a sinuous appearance in both profile and plan view?	☐ yes ☒ no
If no: Explain: **Final contours will transistion into the surrounding topography.**	
Will the final grouser tracks of equipment be preserved and oriented to trap moisture, growth medium, and seeds, to encourage seed germination and inhibit erosion (track walking)?	☒ yes ☐ no

4e. Working Floors	
Will flat working areas be formed into gently rolling hills to blend in with the surrounding area?	☐ yes ☒ no
If yes: Give details: **Final sloping configurations will be contoured to benefit post-mining industrial and agricultural practices**	
Will the working floor be gently graded into sinuous drainage channels to preclude sheet-wash erosion during heavy rain events?	☐ yes ☒ no
If yes: Give details: **Final sloping configurations will be contoured to benefit post-mining industrial and agricultural practices**	
Will the working floor and other compacted areas be, plowed, ripped, or blasted to decompact the upper surface prior to spreading growth mediums to foster revegetation?	☒ yes ☐ no
Explain (If yes, include depth of decompaction): **The excavation will be backfilled, ripped, disked and returned to an agricultural field.**	

4f. Imported Fill	
Will imported materials be necessary to complete reclamation?	☐ yes ☒ no
If no: Skip to 4g.	
If yes: Give volumes needed to meet reclamation plan: _____	
Are the locations for fill stockpiling and permanent placement shown on the map(s)?	☐ yes ☒ no
How will the quality of imported fill be monitored to ensure it meets DEQ clean fill standards? _____	
Will the backfill materials be mixed or screened to ensure uniformity for compaction and stability?	☐ yes ☒ no

4g. Backfilling Operations	
Will an excavation area be located below natural grade requiring backfilling?	☒ yes ☐ no
If no: Skip to 4h	
What will be the total depth of backfilled materials? **Variable, Approx. 15 to 18-ft** feet.	
Will backfilling be conducted in lifts?	☒ yes ☐ no
If yes: Specify the average depth of the lifts: **3** feet.	
Will the backfilled slopes be compacted?	☒ yes ☐ no
Explain: **Excavation will be reclaimed back to agricultural (TLs: 703 and 103) and Indistrical (TL: 702) uses. To an extent, track and wheel mounted equipment will compact the material during placement.**	
Will compaction testing be conducted under supervision/direction of an Oregon Certified Engineering Geologist or Geotechnical Engineer to determine the compaction percentage? (may be required subject to post-mining land use)	☐ yes ☒ no
Will backfilling be completed utilizing on site overburden materials?	☒ yes ☐ no
If yes: Explain: **Any remaining overburden material will be utilized during concurrent reclamation of each mining cell.**	
Will you be backfilling into water?	☐ yes ☒ no
If no: Skip to 4h	

Will dewatering be necessary for the backfilling operations? ☒ yes ☐ no

If yes: A DOGAMI Groundwater Supplemental Form is required to be submitted with this application and a DEQ NPDES Permit may be required.

Will backfilling be limited to the dry season or otherwise conducted under dry conditions? ☐ yes ☒ no

If no: A DOGAMI Slope Stability Supplemental Form may be required.

Will the excavation pit/pond be *entirely* backfilled to natural ground surface elevation? ☐ yes ☒ no

If no: The completion of Section 4h is required for in-water sloping configurations.

4h. Ponds and Wetlands

Will stormwater controls or excavation operations intersect the groundwater table resulting in the creation of ponds and/or wetlands? ☐ yes ☒ no

If no: Go to Section 4i.

Specify the construction method and dimensions for each settling/infiltration pond to remain on site:

Pond #1 will be approximately _____ acres in size and approximately _____ feet deep and constructed via:

☐ excavation ☐ retention berms ☐ combination of both

Pond #2 will be approximately _____ acres in size and approximately _____ feet deep and constructed via:

☐ excavation ☐ retention berms ☐ combination of both

All in-water sloping configurations will be constructed at _____ H: _____ V or flatter to a minimum depth of _____ feet below the low-water level of the ponds(s).

Per OAR 632-030-0027(5), all in-water sloping configurations must be established at 3H:1V or flatter from the ordinary high-water level to six feet below the ordinary low-water level for permanent water impoundments.

If not already present, will soils, silts, and clay-bearing materials be placed below water level to enhance revegetation for fish and wildlife habitat? ☐ yes ☐ no

If yes: Give details:

Will wetlands be constructed on site? ☐ yes ☐ no

If yes: Give details:

Will wildlife and fish habitat/enhancements be developed? ☐ yes ☐ no

If yes: Check all that apply:

☐ varied water depths ☐ islands ☐ peninsulas ☐ fish structures

☐ shallow areas (<18 inches deep) ☐ sinuous/irregular shorelines ☐ other: _____ ☐ other: _____

What species are the habitat/enhancements intended to benefit?

Will final pond(s) be utilized for agriculture, forestry or supply water (impoundment)? ☐ yes ☐ no

If no: Skip to 4i.

Has approval from other agencies with jurisdiction to regulate impoundment of water been obtained? ☐ yes ☐ no

If yes: Attach written approval.

What measures will be taken to prevent seepage from the site from adversely affecting the stability of impoundments and adjacent slopes? (check all that apply):

☐ monitoring ☐ relief drains ☐ weep holes

☐ compaction ☐ grouting ☐ installing upstream blanket

☐ none

Give details:

What measures have been taken to design impoundments to resist seismic hazards?

4i. Growth Medium Replacement	
Will the importation of growth medium be required to complete reclamation? Explain (if yes, describe source):	☐ yes ☒ no
Will growth medium materials be replaced on all above-water slopes and/or benches? **If no:** Explain:	☒ yes ☐ no
Will growth medium be distributed evenly over the site? **If no:** Specify:	☒ yes ☐ no
Soil will be replaced on the mine floor to an approximate depth of **18** ☒ inches ☐ feet Soil will be replaced on established benches to an approximate depth of **No Benches** ☐ inches ☐ feet	
If growth medium is in short supply, will it be strategically placed to conserve moisture and promote revegetation? **If no:** Explain:	☒ yes ☐ no
Will growth medium be moved when conditions are exceptionally wet or dry? **If yes:** Explain:	☐ not applicable ☐ yes ☒ no
If applicable: will clay/silt from settling ponds be used to supplement the growth medium materials?	☒ yes ☐ no
Will any additional materials be utilized as a growth medium substitute to complete revegetation (e.g. reject fines)? **If yes:** Explain: **Reject fines may be used to supplement the final reclamaiton soil replacement thickness.**	☐ not applicable ☒ yes ☐ no
Will all growth medium be replaced with equipment that will minimize compaction, or will growth medium be plowed, disced, or ripped following placement? **If no:** Explain:	☒ yes ☐ no
Will all replaced growth medium be stabilized in a timely manner with vegetation and/or mulch to prevent loss by erosion, slumping, or crusting? **If no:** Explain:	☒ yes ☐ no

4j. Revegetation	
The average precipitation on site is **12** inches per year.	
Will the site be revegetated? **If no:** The site will not be revegetated because: ☐ Demonstration plots and areas will be used to show that active revegetation is not necessary. ☐ Revegetation is inappropriate for the approved subsequent use of this surface mine.	☒ yes ☐ no
Will revegetation activities start during the first proper growing season (e.g. fall for grasses, fall or late winter for trees and shrubs) following restoration of slopes? **If yes:** Give details: **Revegetation activities will start in the fall of the year.** **If no:** Explain:	☒ yes ☐ no
Will vegetation test plots be used to determine optimum vegetation plans?	☐ yes ☒ no

4k. Planting and/or Seeding Techniques and Specifications
Describe the method and time of year for planting and/or seeding: **Pasture seed mix will be seeded during fall of the year.**
Give seeding details (lbs/acre of grass, legume, or forb mixture): **12 lbs per acre**
Give planting details (stems/acre of trees and shrubs, size and type of plant stock): **Pasture seed mix will be broadcast seeded**

Additional planting/seeding techniques include:

- ☐ ripping, discing and/or tilling
- ☐ irrigation
- ☐ importation of clay or organic-rich growth medium
- ☐ other: _____
- ☐ blasting to create permeability
- ☐ fertilization
- ☐ other growth medium conditioners or amendments
- ☐ mulching
- ☐ planting dormant trees and shrubs
- ☐ seeds to be protected with growth medium or mulch

Describe the noxious weed and invasive plant control measures: **Noxious weeds and invasive plants will be identified, contorlled and removed.**

4l. Drainage and Stormwater Controls				
Will the reclaimed surface mine site be internally drained?			☐ yes	☒ no
Will natural runoff be directed to a natural drainage or safe outlet upon completion of reclamation? **If applicable:** Explain: **See final sloping configuration map.**	☐ not applicable	☒ yes	☐ no	
Will the construction of ditches and channels be necessary to limit erosion and siltation? **If applicable:** Explain:			☐ yes	☒ no
Will conveyance ditches and channels be lined with vegetation or riprap? **If applicable:** Explain:	☒ not applicable	☐ yes	☐ no	
Will it be necessary to stabilize or rehabilitate stream channels or banks? **If yes:** Give details:			☐ yes	☒ no

4m. Site Cleanup		
Will all mining-related equipment be removed from the site? **If no:** Explain: **Wash plant and crushing equipment will remained within the post mining secondary benifical use Industrial zoned TL 702**	☐ yes	☒ no
Will all structures and buildings be removed from the site? **If no:** Explain: **Permitted readymix plant maybe instualled and operated within the post mining secondary benifical use Industrial zoned area TL 702**	☐ yes	☒ no
Will all visual and/or retention berms be removed from the site? **If no:** Explain: **Visual berms may remain within the post mining secondary benifical use Industrial zoned area TL 702**	☐ yes	☒ no
Will all debris, refuse, and/or hazardous material be removed from the site? **If no:** Explain: **Some debris, refuse and/or haxardous material may remain within the post mining secondary benifical use Industrial zoned area TL 702**	☐ yes	☒ no
Will all stockpiles be sold, graded, and or removed from the site? **If no:** Explain: **Stockpiles may remain within the within the post mining secondary benifical use Industrial zoned area TL 702**	☐ yes	☒ no
Will all oversize be sold, reduced, or removed from the site? **If no:** Explain: **Oversize may remain within the within the post mining secondary benifical use Industrial zoned area TL 702**	☐ yes	☒ no

Signature Page

APPLICANT

I am applying for an Operating Permit under ORS 517.790. My signature below attests that the information provided in this application is accurate and true to the best of my knowledge. Any misrepresentation in these materials will be considered grounds for denial for an Operating Permit.

Applicant's Printed Name

Applicant's Signature

Title

Date

PREPARED BY

I prepared this application for the applicant above. My signature below attests that the information provided in this application is accurate and true to the best of my knowledge. Any misrepresentation in these materials will be considered grounds for denial for an Operating Permit.

Preparer's Printed Name

Preparer's Signature

Title

Date

LANDOWNER(S)

I have read, understand, and acknowledge receipt of all information provided in this application. By signing this form, I am granting consent to the mining activities as outlined in this application on my property.

Clay Woodward

Landowner (1) Printed Name

Landowner (1) Signature

Owner

Title

9/21/23

Date

Landowner (2) Printed Name

Landowner (2) Signature

Title

Date

MINERAL ESTATE OWNER(S)

I have read, understand, and acknowledge receipt of all information provided in this application. By signing this form, I am granting consent to the mining activities as outlined in this application on my property.

Clay Woodward

Mineral Estate Owner (1) Printed Name

Mineral Estate Owner (1) Signature

Owner

Title

9/21/23

Date

Mineral Estate Owner (2) Printed Name

Mineral Estate Owner (2) Signature

Title

Date

Attach additional signature pages as necessary

APPLICANT

I am applying for an Operating Permit under ORS 517.790. My signature below attests that the information provided in this application is accurate and true to the best of my knowledge. Any misrepresentation in these materials will be considered grounds for denial for an Operating Permit.

JEFFREY R. STEYAERT
Applicant's Printed Name
Jeffrey R. Steyaert
Assistant Secretary
Title

Jeffrey R Steyaert
Applicant's Signature
9-25, 2023
Date

PREPARED BY

I prepared this application for the applicant above. My signature below attests that the information provided in this application is accurate and true to the best of my knowledge. Any misrepresentation in these materials will be considered grounds for denial for an Operating Permit.

JEFFREY R. STEYAERT
Preparer's Printed Name
Jeffrey R. Steyaert
Assistant Secretary
Title

Jeffrey R Steyaert
Preparer's Signature
9-25-2023
Date

LANDOWNER(S)

I have read, understand, and acknowledge receipt of all information provided in this application. By signing this form, I am granting consent to the mining activities as outlined in this application on my property.

ROBERT VANIER
Landowner (1) Printed Name
OWNER
Title

Robert Vanier
Landowner (1) Signature
9/22/2023
Date

LANI VANIER
Landowner (2) Printed Name
OWNER
Title

Lani Vanier
Landowner (2) Signature
9/22/2023
Date

MINERAL ESTATE OWNER(S)

I have read, understand, and acknowledge receipt of all information provided in this application. By signing this form, I am granting consent to the mining activities as outlined in this application on my property.

ROBERT VANIER
Mineral Estate Owner (1) Printed Name
LAND OWNER
Title

Robert Vanier
Mineral Estate Owner (1) Signature
9/22/2023
Date

LANI VANIER
Mineral Estate Owner (2) Printed Name
OWNER
Title

Lani Vanier
Mineral Estate Owner (2) Signature
9/22/2023
Date

Attach additional signature pages as necessary

Oregon
Tina Kotek, Governor

Department of Geology and Mineral Industries
Mineral Land Regulation & Reclamation
229 Broadalbin Street SW
Albany, OR 97321
(541) 967-2039
Fax: (541) 967-2075
www.oregon.gov/dogami

July 17, 2026

To: John Eisler
Crook County Community Development Director
300 NE 3rd Street
Prineville, OR 97754

RE: July 8, 2026, Crook County Compliance Status Request letter to DOGAMI regarding Knife River's Woodward Site Operating Permit (DOGAMI ID# 07-0159).

Dear John:
DOGAMI has reviewed your July 8, 2026, Compliance Status Request letter with questions for DOGAMI. Your letter references a letter DOGAMI sent to Crook County on October 31, 2025 (enclosed). There are two questions in your letter as follows:

1. *In your October 31, 2025 letter to me discussing these conditions, you stated that the reclamation status of the site at that time was inconsistent with both the Woodward CUP and DOGAMI operating permit and reclamation plan. To DOGAMI's knowledge, has there been any change in that status?*
   DOGAMI is not aware of any changes in the status of the Woodward site (DOGAMI Id# 07-0159) in relation to this question.

2. *Is the operator otherwise in compliance with all DOGAMI permits and requirements, including the Sample Analysis Plan?*
   Yes, to the best of DOGAMI's current understanding, Knife River is otherwise in compliance with their DOGAMI permit and the Knife River Groundwater Investigation Sample Analysis Plan.

Please let us know if you have any additional questions or would like to discuss these responses in more detail. You can contact me at 541 231-8368 or **vaughn.balzer@dogami.oregon.gov**.

Sincerely,

Vaughn Balzer
Floodplain Mining Reclamationist – Rules Coordinator
DOGAMI – MLRR

Enclosure: October 31, 2025, DOGAMI letter to Crook County
Cc: Ruarri Day-Stirrat, Sarah Lewis, and Alex Lopez of DOGAMI

Oregon
Tina Kotek, Governor

Department of Geology and Mineral Industries
Mineral Land Regulation & Reclamation
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www.oregon.gov/dogami

October 31, 2025

To: John Eisler
Crook County Community Development Director
300 NE 3rd Street
Prineville, OR 97754

RE: October 20, 2025, Letter with Questions from Crook County to DOGAMI.

Dear John:

DOGAMI appreciates the concerns and questions expressed by Crook County to DOGAMI in the letter dated October 20, 2025. Before responding we would like to note that definitions set at the local land use level can be and often are different than definitions set at the state level. For example, the Deschutes County definition of "surface mining" (see Deschutes County Code copied and linked below) is similar to, but has significant differences, from DOGAMI's definition of "surface mining" (see ORS 517.750(16) copied below). As such, the definitions and perspective provided below should not be applied without considering Crook County's authority related to land use and authority related to surface mining operations.

Although the questions below are being asked in relation to a particular mine site, the Knife River Woodward Site (DOGAMI ID# 07-0159), Crook County should consider their applicability to other mine sites more generally, especially those mine sites conducting similar activities within the area surrounding the Woodward and Vanier properties.

Select Deschutes County Code definitions related to Surface Mining (DCC 18.04.030, DCC 18.52; Surface Mining):

- **"Surface mining":**
  A. Includes:
    1. All or any part of the process of mining by removal of the overburden and extraction of natural mineral deposits thereby exposed by any method including, open pit mining operations, auger mining operations, processing, surface impacts of underground mining, production of surface mining refuse and the

construction of adjacent or off-site borrow pits, except those constructed for access roads; and

2. Mining which involves more than 1,000 cubic yards of material or excavation prior to mining of a surface area of more than one acre.

B. Does not include:

1. The construction of adjacent or off-site borrow pits which are used for access roads to the surface mine;
2. Excavation and crushing of sand, gravel, clay, rock or other similar materials conducted by a landowner, contractor or tenant on the landowner's property for the primary purpose of construction, reconstruction or maintenance of access roads and excavation or grading operations conducted in the process of farming or cemetery operations, on-site road construction and other on-site construction, or nonsurface impacts of underground mines; and
3. Batching and blending of mineral and aggregate into asphaltic concrete or portland cement concrete.

- **"Surface mining, minerals":** means includes, but is not limited to, soil, select fill, coal, clay, stone, sand, gravel, aggregate, pumice, cinders, metallic ore, and any other inorganic solid excavated from a natural deposit in the earth for commercial, industrial, or construction use.
- "**Surface mining, operator":** means any person or entity engaged in surface mining.
- **"Surface mining, processing":** means processing includes crushing, washing, milling and screening as well as batching and blending of mineral aggregate into asphaltic concrete and portland cement concrete. (NOTE: Processing of mineral and aggregate material into secondary products, such as building materials, is allowed in industrial zones and may be sited as part of a limited use combining zone in conformance with all plan amendment and zone change requirements of the County comprehensive plan and zoning ordinance.)

Select DOGAMI Definitions from Oregon Revised Statute (ORS) Chapter 517:

ORS 517.750 Definitions for ORS 517.702 to 517.989. As used in ORS 517.702 to 517.989, unless the context requires otherwise:

(12) "Processing" includes, but is not limited to, crushing, washing, milling and screening as well as the batching and blending of mineral aggregate into asphalt and portland cement concrete located within the operating permit area.

(13) "Reclamation" means the employment in a surface mining operation or exploration of procedures reasonably designed to:

(a) Minimize, as much as practicable, the adverse effects of the surface mining operation or exploration on land, air and water resources; and

(b) Provide for the rehabilitation of surface resources adversely affected by the surface mining operations or exploration through the rehabilitation of plant cover, soil stability and water resources and through other measures that contribute to the subsequent beneficial use of the explored, mined or reclaimed lands.

(16)(a) "Surface mining" includes:

(A) All or any part of the process of mining minerals by the removal of overburden and the extraction of natural mineral deposits thereby exposed by any method by which more than 5,000 cubic yards of minerals are extracted or by which at least one acre of land is affected within a period of 12 consecutive calendar months, including open-pit mining operations, auger mining operations, processing, surface impacts of underground mining, production of surface mining refuse and the construction of adjacent or off-site borrow pits, except those constructed for use as access roads.
(B) Removal or filling, or both, within the beds or banks of any waters of this state that is the subject of a memorandum of agreement between the Department of State Lands and the State Department of Geology and Mineral Industries in which the State Department of Geology and Mineral Industries is assigned sole responsibility for permitting as described in ORS 517.797.

(b) "Surface mining" does not include:

(A) Excavations of sand, gravel, clay, rock or other similar materials conducted by the landowner or tenant for the primary purpose of construction, reconstruction or maintenance of access roads on the same parcel or on an adjacent parcel that is under the same ownership as the parcel that is being excavated;
(B) Excavation or grading operations, reasonably necessary for farming;
(C) Nonsurface effects of underground mining;
(D) Removal of rock, gravel, sand, silt or other similar substances removed from the beds or banks of any waters of this state pursuant to a permit issued under ORS 196.800 to 196.900;
(E) Excavations or reprocessing of aggregate material, or grading operations, within the highway right of way reasonably necessary for the construction, reconstruction or maintenance of a highway as defined in ORS 801.305;
(F) Excavation or movement of materials on site at a landfill, as defined in ORS 459.005, for the primary purpose of construction, reconstruction or maintenance of access roads or for landfill operations, including but not limited to landfill cell construction and daily, interim and final cover operations, if the excavation or movement of materials is covered by a permit issued by the Department of Environmental Quality under ORS 459.205 to 459.385;
(G) Excavation or grading operations necessary for construction and maintenance of utilities or drainage facilities, where the excavated material is used on site and is not sold into the commercial market as aggregate material; or
(H) Excavation or grading operations that:

(i) Are associated with on-site construction activities; and
(ii) Do not result in any excavated materials being sold into the commercial market.

DOGAMI Responses to Questions

Question 1: *CUP Condition of Approval 2 states that activities on tax lot 703 (the EFU parcel) "will be limited to sand and gravel extraction and water storage only. No processing will be allowed on this portion of the subject property zoned for exclusive farm use." The "water storage" refers to what is now termed the "settling ponds." I am not sure if the Planning*

Commission was fully aware of exactly how the operations at this site would take place, but to me, the settling ponds seem to be an inseparable part of processing. Does DOGAMI view the "settling ponds" as solely water storage or a component of aggregate processing?

DOGAMI and DEQ regulatory considerations related to processing:

- **DOGAMI statutory definition of processing ORS 517.750(12):** "Processing" includes, but is not limited to, crushing, washing, milling and screening as well as the batching and blending of mineral aggregate into asphalt and portland cement concrete located within the operating permit area.
- **DEQ WPCF 1000 General Permit, "SOURCES COVERED BY THIS PERMIT":** Sand, gravel and other non-metallic mineral quarrying and mining operations that dispose of all process wastewater and storm water by recirculation, evaporation, and/or controlled seepage with no discharge to surface waters. Asphalt mix batch plants, concrete batch plants, and other related activities located on site are also covered.

Based on DOGAMI's statutory definition of processing (see ORS 517.750(12) above) and the use of the ponds for the disposal of process water under the DEQ WPCF 1000 General Permit, the settling ponds are an integral part of the facility processing operations. The settling ponds are also used for water storage. Note that a 7-acre pond is shown in the western portion of tax lot 703 on the site plan map, dated August 3, 2015 (attached), that was submitted to both Crook County and DOGAMI as part of the initial permitting of the site by both agencies. However, it was not clear in the application materials that the pond was going to be used for process water settling as part of the processing operations. DOGAMI Operating Permit Condition #9 (attached) states "The Permittee must, conduct all processing within Tax Lot 702". Based on the above considerations, the current use of the "settling ponds" on tax lot 703 for the settling of process water is inconsistent with both the state and county approvals. DOGAMI suggests a follow-up conversation to discuss compliance options.

Question 2: *CUP Condition of Approval 26 uses the undefined term "mining ponds." It has been explained to me that a mining pond is a cell excavated below the water table such that there is standing water in the open cell. Once fill is provided to a level that the open cell no longer has standing water it is no longer a "mining pond." Is my understanding consistent with DOGAMI's interpretation of that term?*

Yes, your understanding is consistent with DOGAMI's general use of the term "mine ponds". Please note that DOGAMI Statutes and Administrative Rules do not provide a formal definition of the term "mine pond(s)". Also, DOGAMI reviewed several reputable glossaries of geologic and mining terms but could not find any common definition of the term "mine pond(s)". As DOGAMI's Floodplain Mining Reclamationist, I have used the term very generally to mean any excavation pit created by mining that has since filled or partially filled with groundwater or surface water if the ponding occurs on a seasonal basis. The operating and reclamation plan for any mine site must specify if a pond will be left following the completion of mining operations. The operating and reclamation plan dated June 5, 2015, for the Woodward site (attached)

notes that ponds will be created during the mining operation, however, no ponds will be left following final site reclamation.

***Question** 3: CUP Condition of Approval 22 and 23 state, respectively:*

- *The site will be reclaimed concurrently with mining as cells are completed; and*
- *All reclamation activities will be subject to a reclamation plan approved by the Department of Geology and Mineral Industries.*

These two conditions have proven to be incompatible. With DOGAMI permit no. 07-0159, both the Woodward site and the subsequent Vanier site are considered the same project, with final reclamation not due until all aggregate operations are complete. Under our local land use, these are two separate CUPs and any activities on Vanier are irrelevant to the timeliness obligations of final reclamation on the Woodward site. My issue is that the wording-"All reclamation activities will be subject to" DOGAMI's reclamation plan seemingly trumps the previous condition of approval. In DOGAMI's eyes, can Crook County enforce the prior condition requiring final reclamation (other than the cell open as part of the Sampling Plan) despite being in compliance with the DOGAMI permit? Alternatively, could the DOGAMI permit enforce the CUP reclamation requirements in this unique case?

From DOGAMI's perspective, the Woodward CUP conditions 22 and 23, mentioned above, are not necessarily incompatible. The DOGAMI approved operating and reclamation plan, dated June 5, 2015, for the Woodward site (attached) states the site will be reclaimed concurrently, which is consistent with the intent of Woodward CUP Condition of Approval #22. There are several portions of the Woodward Site where former excavation areas have not been reclaimed back to agriculture consistent with the Woodward CUP condition 22. These include, 1) the excavation area (mine cell) that has been incorporated into the Groundwater Investigation Sample Analysis Plan, 2) the portion of the site with the settling ponds, and 3) an area in the south-central portion of tax lot 703 just north of tax lot 702 that is currently being used for stockpiling. The mine cell that was incorporated into the Groundwater Investigation Sample Analysis Plan (SAP) should be considered an exception to allow for at least one year of sampling data to be collected under the SAP to address concerns regarding potential impacts to groundwater. The fact that the other two areas, the portion of the site containing the process water ponds, and the portion of the site that was mined and is now being used for stockpiling, have not been concurrently reclaimed to agriculture per the Woodward CUP condition 22 is inconsistent with both the CUP and the DOGAMI operating and reclamation plan.

The Woodward site and proposed Vanier expansion being covered under the same DOGAMI permit but separate land use approvals is not necessarily problematic. The operating and reclamation plans for the Woodward and Vanier properties (attached) include concurrent reclamation. DOGAMI notes that mining of the processing area on Tax Lot 702 is not yet complete so concurrent reclamation per CUP 217-15-000115-PLNG (Woodward CUP) Condition of Approval #22 does not yet apply to the unmined portions of the processing area. In addition, processing of aggregate is an allowed activity in some industrial zones (see the Deschutes County Code definition for "Surface mining, processing" above). If the processing of aggregate is allowed in the heavy industrial zone encompassing tax lot 702, then the continuation of

aggregate processing on that tax lot following the excavation of the aggregate material could be considered concurrent reclamation. Tax Lot 702 would be 'reclaimed' to heavy industry, in this case, aggregate processing with the aggregate coming from the Vanier property.

One of the challenges with concurrent reclamation for DOGAMI is that there is often no specific time frame or specific trigger in the reclamation plan for when the concurrent reclamation needs to be completed. Woodward CUP Condition of Approval #22 appears to be clear in that as soon as excavation is completed in a mine cell the mine cell should be reclaimed back to agriculture. No portion of the DOGAMI permit or permit conditions prohibits Crook County from enforcing the land use conditions of approval.

Please let us know if you have any additional questions or would like to discuss these responses in more detail. You can contact me at 541 231-8368 or **vaughn.balzer@dogami.oregon.gov**.

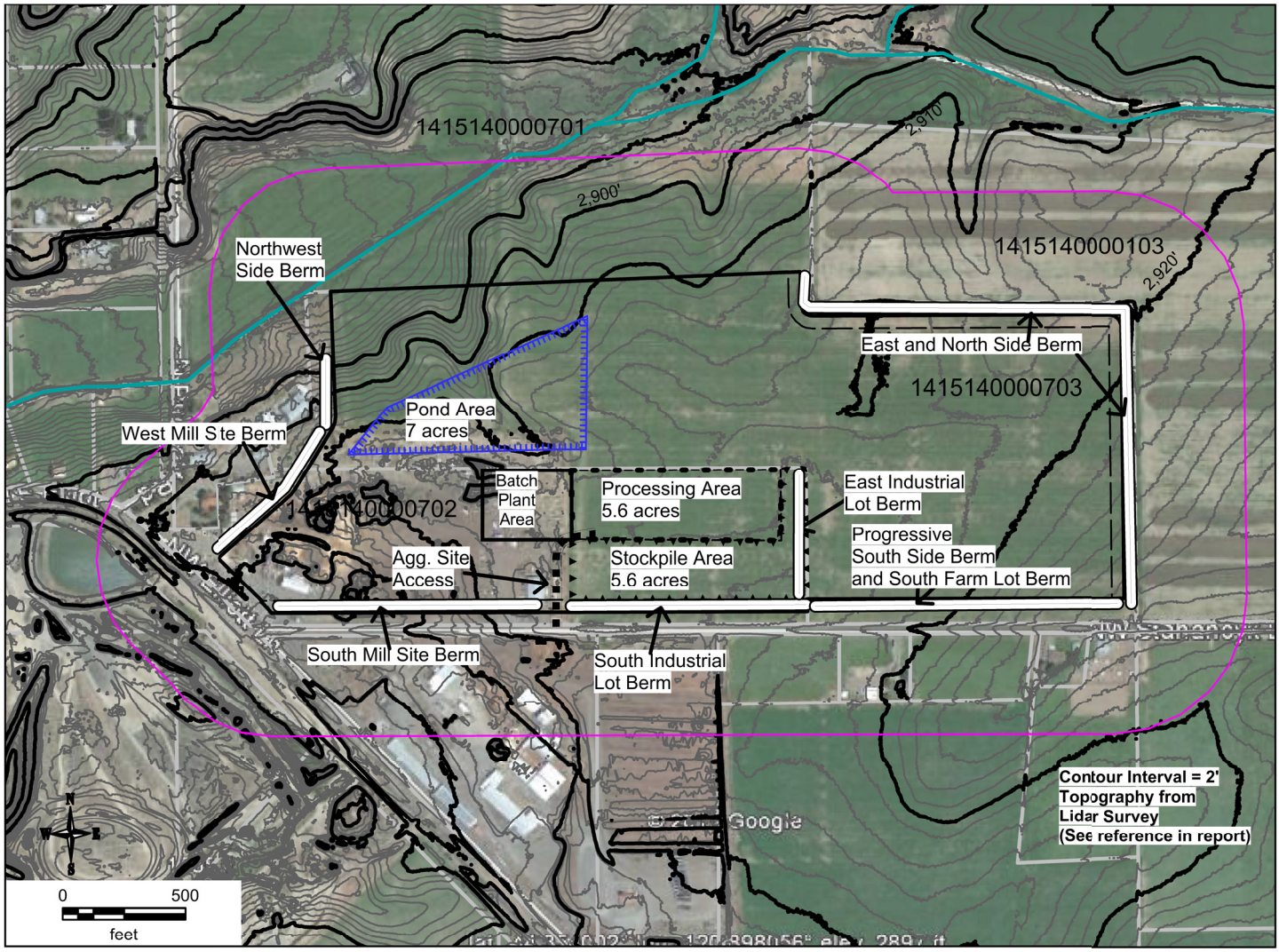
Sincerely,

Vaughn Balzer
Floodplain Mining Reclamationist – Rules Coordinator
DOGAMI – MLRR

Attachments:

1. August 3, 2015, Woodward Site Plan
2. DOGAMI Operating Permit ID# 07-0159
3. June 5, 2015, Woodward Operating and Reclamation Plan
4. February 12, 2024, Vanier Application, and Operating and Reclamation Plan

Attachment 1



Screening Berm

Berms constructed in accordance with the Screening Plan.

Proposed Mining Area

Stockpile Area

Aggregate Site Ingress/Egress Route

Aggregate Processing Area

Pond Area for Water Management

2 ponds

Un-named Drainage (OID Drain)

Flows toward the southwest.

Modified Figure 6. Site Plan
Woodward Site
August 3, 2015

Attachment 2

Oregon Dept. of Geology & Mineral Industries
Mineral Land Regulation & Reclamation Program
229 Broadalbin St. SW
Albany OR 97321-2246
(541) 967-2039

OPERATING PERMIT -- Renewal
ISSUED SUBJECT TO ANY LISTED CONDITIONS

Knife River Corp. NW - Tangent
32260 Old Highway 34
Tangent OR 97389-9770

ID No.:	07-0159
County:	Crook
Section:	14
Twp:	14S
Range:	15E
Site Name:	Woodward Site

This permit shall be in effect, unless revoked or suspended for cause, from the date of issuance and shall remain in effect so long thereafter as the Permittee pays the annual fee to renew the permit, complies with the provisions of ORS 517.750 through 517.955 as applicable, the Rules as promulgated to administer the Oregon Mined Land Reclamation Act, the approved reclamation plan, and any conditions attached to this permit, and maintains a performance bond as required by the Act.

Issuance of this permit is not a finding of compliance with state-wide planning goals or the acknowledged comprehensive plan. The applicant must receive land-use approval from local government before using this permit.

NOTE: Reclamation plans may be modified per ORS 517.831 and OAR 632-(030) and (035)-0035.

CONDITIONS: *(Conditions may be appealed per OAR 632-030-0056. If an appeal is made, this permit is invalid until the condition(s) appealed is/are resolved and the permit reissued.)*

Standard Permit Conditions

1. Unauthorized disturbances*. (a) The permittee must not allow mining operations to physically disturb any area outside of the permit boundary or Limited Exemption area. Physical disturbance includes, but is not limited to, disturbances caused by landslide, erosion or fly rock. If such disturbances occur, the operator must restore the disturbed area to a condition that is comparable to what it was prior to the disturbance. Further, if areas outside of the permit boundary are disturbed, DOGAMI may increase the amount of the required financial security to cover the cost of such restoration, require reclamation, require a permit amendment, or take other enforcement action. (b) The permittee must not allow mining operations to physically disturb any area within the permit boundary in a manner that is inconsistent with the operating permit or the operating and reclamation plans. Such disturbance includes, but is not limited to, damage to berms, visual screening, or setbacks designed to protect waterbodies or wildlife. If disturbances occur, the permittee must restore the disturbed area to a condition that is consistent with the operating and reclamation plan. If areas within the permit boundary plan are disturbed in a manner that is inconsistent with the operating permit or the operating and reclamation plan, DOGAMI may increase the amount of the required financial security to cover the cost of such restoration, require reclamation, require a permit amendment, or take other enforcement action.
2. Protection of groundwater and surface water. The permittee must implement effective best management practices (BMPs) to prevent groundwater and surface water contamination from mining operations. The permittee must obtain, before commencing operations and maintain during operations, a DEQ water pollution control facility permit or coverage under WPCF 1000 general permit, for the disposing of any process water by evaporation or seepage in ponds or by irrigation. The permittee must not discharge process wastewater to surface waters unless DEQ has issued an individual NPDES permit to allow such discharge. The permittee must obtain DEQ NPDES 1200-A general permit coverage, or coverage under a DEQ issued individual NPDES permit prior to discharging stormwater (including pit dewatering water) from the mining operation and haul roads draining to surface waters.
3. Erosion prevention. The permittee must stabilize soil and overburden stockpiles through vegetation or other measures, such as mulching or covering, to prevent wind and rain erosion at all times.

* Unauthorized disturbances: Permit condition #1 is a notification meant to inform the permittee of the potential consequences of conducting unauthorized mining activity.

SEE PAGE TWO FOR ADDITIONAL CONDITIONS

Issued 9/14/, 2016

Vaughn Balzer
Lead Reclamationist

RENEWAL IS REQUIRED BY JUNE 30, 2017

c: Crook County Planning Department
Craig Woodward Prineville

Additional Permit Conditions

The Permittee must:

4. salvage all available topsoil material (top 18 inches) and stockpile on site for final reclamation. Barren stockpiles and berms must be seeded in a cover crop or otherwise secured against erosion.
5. clearly mark in the field and maintain all setbacks between mine operations and the DOGAMI permit boundary, as specified in Final Decision 217-15-000115-PLNG Condition 5.
6. maintain a 20-foot excavation setback on the northern boundary of tax lot 703, until documentation is submitted to and approved by DOGAMI, demonstrating that if tax lot 701 (located to the north of tax lot 703) is sold then the sale of the property will not result in conflicts with the new landowner.
7. amend the DOGAMI operating permit before initiating any de-watering activity of the mine excavation. Pit de-watering is not allowed under this permit action.
8. create final excavated and fill slopes of 3H:1V or flatter.
9. conduct all processing within tax lot 702.
10. at the end of mining, reclaim tax lot 702 to a level compatible with industrial development.
11. at the end of mining, reclaim tax lot 703 to a level compatible with exclusive farm use - 2. Livestock should be excluded from all seeded areas for two growing seasons.
12. maintain a minimum 30-foot setback between the excavation area and the edge of the irrigation pipeline easement.
13. limit the depth of the excavation to 20 feet below original ground surface.

Attachment 3

MUCH OF THE INFORMATION REQUESTED CAN BE EXPLAINED ON THE MINE PLAN MAP.

The map must be a stamped survey from a Professional Land Surveyor on a topographic base map. Surveyed coordinates must be supplied. See *Guide to Surveying and Marking*.

Map Requirements Include *(but are not limited to)*

1. Scale (1" = 100' to 500')
2. North arrow
3. Appropriate legal description(s) and tax lot numbers, etc.
4. Permit boundary (must be labeled)
5. Location of plant, office, and maintenance facilities
6. Locations of all intermittent water courses, perennial streams, springs, wetlands, and wells
7. Present mine areas and future mining blocks
8. Areas for topsoil and overburden storage or spoil locations, including berms
9. Location of all proposed access roads
10. All property lines within 500' of the permit boundary
11. Location of processing and stockpile areas, plus visual and sound berms or screens
12. Setbacks from property lines, streams, etc.
13. Utility poles, gas line rights-of-way, etc.
14. Storage location of chemicals and petroleum products
15. Date of map preparation and name of the person preparing map

Pre- and post-mining cross-sections of the land surface may be required.

1. PRE-MINE CONDITIONS

a) Current land use and zoning Lot 702 - Heavy Industrial; Lot 703 - EFU 2

b) Average depth of topsoil 18"

c) Type and density of vegetation Pasture grass; dense before grazing

d) Are there any springs, seeps, intermittent or perennial streams on or near the site? ☒ yes ☐ no
If yes, list here and *locate on mine plan map*.
Unnamed stream flowing SW near NW cornery of the site.

e) Has a wetland delineation been completed? ☐ yes ☒ no
If yes, attach report.

f) Has a landslide investigation been completed on this property? ☐ yes ☒ no
If yes, attach report.

RECEIVED
MLRR
JUN - 5 2015

2. POST-MINING LAND USE

a) What is the planned post-mining beneficial use of the permit area?

- ☒ Agriculture — Lot 703
- ☐ Range/Open Space
- ☐ Forestry
- ☐ Housing/Construction
- ☐ Wildlife/Wetland
- ☐ Recreation
- ☒ Other — Industrial; Lot 702

The post-mining use must be compatible with the local comprehensive plan or have specific land-use approval. For significant aggregate sites zoned for mining, local government must determine the post-mining land use.

3. RECLAMATION TIMING

a) How many days after mining is completed will reclamation begin?

OR

b) If reclamation will be concurrent with mining, explain the procedure for concurrent reclamation.
At the completion of each mining cell it will be graded with silty overburden and then covered with the reserved topsoil and cultivated for pasture grass.

4. OPERATING PLAN

a) Mining method(s) to be employed (mark all that apply):
☒ single bench ☐ multiple bench ☐ pond excavation
☐ placer mine ☐ side hill cut ☐ hill top removal
☐ other:

b) Equipment to be used for mining:
Excavator, loader, haul trucks

c) Will there be on-site processing? ☒ yes ☐ no
If yes, check type of processing:
☒ wash water contained in a closed system
source of water: Ochoco Irrigation District
☐ wash water discharged off site
☐ dry processing
☐ other:

d) Will blasting be employed? ☐ yes ☒ no

e) Distance to closest structure not owned by permittee.
260'

f) Disposition of removed vegetation.
Vegetation will be grazed or harvested with remainder cultivated into topsoil.

ID No. 07-059

g) Soil types which will be disturbed by mining, processing, or reclamation.
Ochoco - Prineville complex

h) Average soil salvage depth 18"

i) Overburden removal depth Avg. 5.6'

j) Will soil, overburden, rock waste or crusher reject dumps or stockpiles be created during mining?..... ☐ yes ☐ no
If yes, list the estimated volume of each at the end of this form and *locate on a mine plan map.*

Additional information may be required for large dumps or those located on steep terrain.

k) Will this plan require excavating across any property lines?
.....Same ownership..... ☒ yes ☐ no

l) How and where will soil or subsoils be stored for reclamation? Locate storage areas on mine plan map.
Up to 100,000 cubic yards can be stored in the screening berms surrounding the mining area.

m) What measures will be taken to reduce compaction and prevent water and wind erosion of the topsoil stockpiles and when will they be implemented?
They will be planted with native seed immediately and irrigated.

n) What will be the minimum property line setback:
for the excavation 50'
for processing or storage 100'

5. WATER RESOURCE PROTECTION

a) Will mining occur below groundwater level?... ☐ yes ☒ no

b) Will mine site dewatering be necessary?..... ☐ yes ☒ no
If yes, explain procedure and estimated depth to which water will be drawn down inside of the mine and where water will be discharged.
Some perched water was encountered in several test pits. It is not expected to result in a discharge.

WRD — *A permit may be required from the Water Resources Department for dewatering activity.*

c) Will process water be contained on site? ..... ☒ yes ☐ no

d) Will storm water be contained on site? ..... ☒ yes ☐ no

e) Will a pond(s) be used to contain water? ..... ☒ yes ☐ no
Explain containment procedures.
Processing area will be established on top of gravel deposit to allow for stormwater infiltration. Process water will be circulated through ponds for infiltration.

If the answer to c) or d) is no, please explain discharge procedures.

DEQ — *A permit from the Department of Environmental Quality may be required for off-site discharges and is required for any discharge into public waters, wetlands, streams or lakes. Contact DOGAMI for these permits.*

f) Will any drainages/streams be relocated? ..... ☐ yes ☒ no
If yes, complete Section 11.

g) What will be the minimum undisturbed setback(s) of the operation from all stream(s) or drainage(s)? 100'

List the name of stream(s) or drainage(s) and setback from each at the end of this form and locate on a mine plan map.

h) How will the buffer(s) be identified and protected during mining and reclamation?
Aggregate does not extend to within 100' of drainage.

i) Describe methods employed to control erosion in the permit area. Be specific, i.e., seeding and mulching, sediment basins or ponds, contour ditching, waterbars, etc.
Seeding with irrigation; sediment basins and ponds; reclaim to pasture soon after mining

j) Will settling ponds/dams be constructed? ..... ☒ yes ☐ no
State the number and size of the impoundment(s) and how they will be built. Will the pond be excavated or will berms be constructed? *Locate on a mine plan map.*
Ponds will be excavated.

k) If dams will be constructed, how high will they be and what is the maximum amount of water (in acre feet) to be impounded behind each dam?
NA

WRD — *If a dam is higher than 10 feet, and stores more than 9.2 acre feet of water, approval from the Water Resources Dept. is required prior to construction.*

l) If berms or a dam will be constructed, describe construction details and attach a sketch showing construction methods.
NA

m) How deep will impoundment(s) be? <10'

n) If the impoundment(s) are to be removed upon completion of mining, how will they be drained and/or filled?
Water will be irrigated and infiltrated over the site then filled.

o) Will settling ponds, wetlands, or a water impoundment be left upon final reclamation?..... ☐ yes ☒ no

6. GROUNDWATER INFORMATION

a) Proposed mine depth in SE corner 30'

b) Groundwater depth 24'
(Under static (pre-mine) conditions)

c) What is groundwater depth estimate based on?
Water well on site (log attached)
CR00 50140

d) Flow direction of groundwater, if known. Interpreted to be to W-SW

e) Distance to closest well outside the permit boundary.
CR00 329 300'

Wells within permit area must be shown on mine plan map. Attach a copy of the well log(s).

7. VISUAL AND NOISE SCREENING

Screening can be very effectively employed to isolate sites from public notice and to minimize noise from operations.

a) Does a natural landform or vegetative screen currently exist along the permit boundary?..... ☐ yes ☒ no
If yes, what screen width will be maintained during mining?
50'

b) Will a berm and/or vegetation be established to develop a visual screen for the operation?..... ☒ yes ☐ no
If yes, describe the height and width of the berms and/or the type and density of vegetation; show location on mine map.

(Crushed rock stockpiles, although not permanent, can also be used to reduce noise from the operation.)
10' high soil berm with native grass vegetation

8. EQUIPMENT AND STRUCTURES REMOVED

a) Upon final reclamation, will all structures, visual berms, equipment, and refuse be removed?..... ☒ yes ☐ no
If no, explain what will be left.

9. RECLAMATION TECHNIQUES

a) What will be done with oversized rock not used during mining?
It will be crushed and sold or sold as drain rock

b) What will be the average depth of soil replaced on the area to be reclaimed? 18"

If less than 12" of topsoil is available, a substitute material may be required.

c) Will additional material be utilized as a soil substitute to complete the revegetation? ..... ☐ yes ☒ no
If yes, specify type(s), amount(s), and source(s).

d) Will any waste products, such as tailings, crusher rejects, etc., be generated during mining?..... ☒ yes ☐ no
If yes, what will be done with them?
Fines from aggregate washing will be incorporated into reclamation fill with the existing silt.

e) How will processing and stockpile sites be reclaimed? If they are to be revegetated, explain procedures which will be employed to decompact areas prior to topsoiling/seeding.
Processing and stockpile sites are to be reclaimed for industrial use as a level gravel-covered lot or to pasture grass.

10. REVEGETATION TECHNIQUES

a) Species to be seeded/planted by type and amount.
Landowner will plant with his desired pasture grass for his livestock.

b) Describe method and time of year for planned planting.
Landowner's decision based on livestock needs.

c) List fertilizers and lime to be used (include amount).
Landowner's decision based on his evaluation for livestock needs.

d) List type and amount of mulch or other erosion control techniques such as erosion netting.
mulch not anticipated to be necessary. Irrigation available.

Vegetative survival comparable to the density of original ground cover will normally be considered acceptable.

11. RECLAMATION PROCEDURES - POST-MINE DRAINAGE CONTROL AND RECONSTRUCTION

a) During reclamation, will stream channel and/or bank stabilization and rehabilitation be necessary? .. ☐ yes ☒ no
If yes, attach plans..... ☐ n/a

A Division of State Lands' permit is required for relocation of all perennial and some intermittent water courses.

DSL

b) How will surface water runoff and erosion be controlled upon completion of mining? Describe and list structures that will be used.

Gentle slopes on agricultural field planted with hay crop.

12. RECLAMATION PROCEDURES - IMPOUNDMENTS & POND DECOMMISSIONING

a) Will dewatering be required? ..... ☒ yes ☐ no

b) Will it be necessary to backfill a water filled excavation pit or pond? ..... ☐ yes ☒ no

c) How will settling ponds be stabilized and revegetated?

Water will be removed, pond filled, and topsoil placed and cultivated for pasture use.

d) How will quality of imported backfill be monitored to protect groundwater quality?

None anticipated.

Monitoring may be required to ensure groundwater protection.

13. RECLAMATION PROCEDURES - LAND SHAPING

Long continuous slopes should be avoided or broken up with surface contours, ditches, or complex slope shape.

a) What will be the:

i) -steepest above-water ***excavated*** slopes left after mining? (1½:1 is generally maximum) 3:1

ii) -steepest above-water ***fill*** slopes left after mining? (2:1is generally maximum) 3:1

b) What will be done to ensure the stability of excavated slopes?

Final slopes are mostly gentle for livestock access. Site will be planted with pasture grass.

c) What will be done to ensure the stability of fill slopes?

Graded to low slopes followed by planting.

d) Will this site be shaped or backfilled to blend in with surrounding topography? ..... ☒ yes ☐ no

14. POST-MINING WATER IMPOUNDMENT(S)

a) Number of impoundment(s) Ø

b) Use of impoundment(s)

NA

c) Total surface area in acres NA

d) Average depth NA

e) How much is the water level expected to fluctuate annually?

NA

f) What will be the steepest and flattest in-water slopes left after mining? NA

Generally 3:1 in-water slopes are the steepest allowable, except off islands. To increase potential for wetland habitat establishment, 5:1 to 20:1 slopes are needed.

g) Will shallow ponds, shorelines, or other areas conducive to wetland plant development be left? ..... ☐ yes ☒ no

h) What will be the impoundment water source?

NA

WRD *A water right for the water source may be needed needed from the Water Resources Department.*

i) What will be done for wildlife & fish enhancement, e.g. fish structures, islands, peninsulas, and irregular shorelines?

NA

j) If wetlands are to be constructed, explain the methods and final configuration.

NA

15. OTHER PERMITS

In order to assist other agencies in the review of this plan and their ability to ascertain compliance with their laws, list all permits by type and number that are held (or applications filed) for this mine site or processing equipment (such as fill/removal permits, water rights, air quality and stormwater or waste water permits).

Agency/Permit Type	Permit Number

16. LANDOWNER CONSENT

As surface or mineral rights owner, I concur with the proposed subsequent use for any mining operation and with the operating and reclamation plan as submitted. I also agree to allow access to the State Department of Geology and Mineral Industries or their contractor for reclamation of the mine site if it is declared abandoned by the Department of Geology and Mineral Industries. By my signature below, I certify that I have a legal right to sign this document.

Appropriate signatures are needed for EACH land parcel.

I CONCUR (Surface Rights)

Name (Please Print or Type) CRAIG WOODYARD

Signature X Craig A Woodward

Title OWNER

Date 5-4-15

I CONCUR (Mineral Rights):

Name (Please Print or Type) _____

Signature _____

Title _____

Date _____

17. APPLICANT'S ACCEPTANCE

Name (Please Print or Type) Ronald D. Myers Assistant Secretary

Signature Ronald D Myers

Title Ronald D. Myers Assistant Secretary

Date June 05, 2015

18. PREPARED BY (IF OTHER THAN APPLICANT)

Name (Please Print or Type) _____

Signature _____

Title _____

Company _____

Date _____

ID No. _____

16. LANDOWNER CONSENT

As surface or mineral rights owner, I concur with the proposed subsequent use for any mining operation and with the operating and reclamation plan as submitted. I also agree to allow access to the State Department of Geology and Mineral Industries or their contractor for reclamation of the mine site if it is declared abandoned by the Department of Geology and Mineral Industries. By my signature below, I certify that I have a legal right to sign this document.

Appropriate signatures are needed for EACH land parcel.

I CONCUR (Surface Rights)

Name (Please Print or Type) Craig Woodward

Signature Craig Woodward

Title Landowner

Date Nov - 23 - 2015

I CONCUR (Mineral Rights):

Name (Please Print or Type) Craig Woodward

Signature Craig Woodward

Title Landowner

Date Nov - 23 - 2015

17. APPLICANT'S ACCEPTANCE

Name (Please Print or Type) _____

Signature _____

Title _____

Date _____

18. PREPARED BY (IF OTHER THAN APPLICANT)

Name (Please Print or Type) _____

Signature _____

Title _____

Company _____

Date _____

ID No. 07-0159

Oregon Department of Geology and Mineral Industries
Mineral Land Regulation and Reclamation Program
229 Broadalbin Street SW
Albany, OR 97321-2246
(541) 967-2039
Fax (541) 967-2075

Operating Permit Application Form Division 30 & Division 35*

*DOGAMI may require additional information for Division 35 applications.

CONFIDENTIALITY NOTICE
Any production records, mineral assessments and trade secrets submitted by a mine operator or landowner to the State Department of Geology and Mineral Industries shall be confidential. [1999 c.492 §10 (enacted in lieu of ORS 517.900)]

Primary Point of Contact

To ensure effective communications and timely processing, a Primary Point of Contact (PPC) is recommended for this application. The PPC should be a representative of the applicant with signature authority or a designated agent. Documentation of signature authority and/or designated agent is required for all applicants registered to do business in the state of Oregon. DOGAMI specific Designated Agent and Signature Authority forms are available on our website.

Section 1: Contact Information

1a. Applicant / Proposed Permittee

Name of Applicant: **Knife River Corporation - Northwest**			
Mailing Address: **32260 Old Highway 34**	City: **Tangent**	State: **Oregon**	Zip: **97389**
Telephone: **541-918-5100**	Fax: **541-918-5375**	Email: **jeff.steyaert@kniferiver.com**	
Preferred method of contact ☒ Telephone ☒ Email			

1b. Primary Contact for the Application

Name: **Jeff Steyaert**			
Mailing Address: **32260 Old Highway 34**	City: **Tangent**	State: **Oregon**	Zip: **97389**
Telephone: **541-918-5100**	Fax: **541-918-5375**	Email: **jeff.steyaert@kniferiver.com**	
Preferred method of contact ☒ Telephone ☒ Email			

1c. Application Prepared By

Name: **Jeff Steyaert**			
Mailing Address: **32260 Old Highway 34**	City: **Tangent**	State: **Oregon**	Zip: **97389**
Telephone: **541-918-5100**	Fax: **541-918-5375**	Email: **jeff.steyaert@kniferiver.com**	
Preferred method of contact ☒ Telephone ☒ Email			

1d. Operator Information

Name: **Knife River Corporation - Northwest**			
Mailing Address: **32260 Old Highway 34**	City: **Tangent**	State: **Oregon**	Zip: **97389**
Telephone: **541-918-5100**	Fax: **541-918-5375**	Email: **jeff.steyaert@kniferiver.com**	

1e. Contact Person for Field Visits

Name: **Jeff Steyaert**	Preferred method of contact ☒ Telephone ☒ Email		
Telephone: **541-918-5100**	Fax: **541-918-5375**	Email: **jeff.steyaert@kniferiver.com**	

1f. Landowner Information

Name of Landowner (1): **VANIER ROBERT J JR & LANI**			
Mailing Address: **PO BOX 326**	City: **DAYVILLE**	State: **Oregon**	Zip: **97825**
Telephone:	Fax:	Email:	
Name of Landowner (2): **Craig Woodward**			
Mailing Address: **P.O. Box 663**	City: **Prineville**	State: **Oregon**	Zip: **97754**
Telephone: **541-447-3841**	Fax:	Email: **wtg@bendnet.com**	

1g. Mineral Estate Owner Information – If Split Estate

Name of Mineral Estate Owner (1): **VANIER ROBERT J JR & LANI**			
Mailing Address: **PO BOX 326**	City: **DAYVILLE**	State: **Oregon**	Zip: **97825**
Telephone:	Fax:	Email:	
Name of Mineral Estate Owner (2): **Craig Woodward**			
Mailing Address: **P.O. Box 663**	City: **Prinville**	State: **Oregon**	Zip: **97754**
Telephone: **541-447-3841**	Fax:	Email: **wtg@bendnet.com**	

Section 2: Project Description

2a. Location Information

Address and/or highway and milepost of surface mine:

4755 NW Stahancyk Lane, Prineville, OR, 97754

Distance from the nearest named community: **5.4** mile(s) from **Prineville, Oregon 97754**

Directions to site (from the nearest town or major intersection):

From Prineville, head northeast on SE Knowledge St toward SE 2nd St. Turn left onto US-26 W/NE 3rd St. Continue to follow US-26 W for 5.4 miles. Turn right onto N E Elliot/NW Elliott Ln. Continue to follow N E Elliot for 0.4 miles. Continue onto NW Elliott Ln and turn left onto NW Stahancyk Ln. In 0.2 miles the entrance into the site is on the left.

Legal Description:

County: **Crook**

Township:	**14S**	Range:	**15E**	Section:	**14**	Tax Lot(s):	**103**
Township:	**14S**	Range:	**15E**	Section:	**14**	Tax Lot(s):	**702**
Township:	**14S**	Range:	**15E**	Section:	**14**	Tax Lot(s):	**703**
Township:		Range:		Section:		Tax Lot(s):	

Latitude/Longitude: **Latitude: 44.351456°; Longitude -120.889293°**

Site Name: **Woodward Site**

Does this site have a current DOGAMI Operating Permit, Exploration Permit, Exclusion Certificate, or Grant of Limited Exemption, or has it been permitted in the past? ☒ yes ☐ no

If yes: Specify DOGAMI ID# **07-0159**

Is there an approved Limited Exemption Closure Plan on file with DOGAMI? ☐ yes ☒ no

2b. Application Type

Please indicate the purpose of this application:

☐ New Operating Permit – skip to 2c.

☒ Amendment to a current Operating Permit

If you are applying for an Amendment to a current Operating Permit, please describe in detail the intended modifications:

The intent of this permit modification is to include the Vanier property (1415140000103) within the Woodward Operating Permit boundary (07-0159) and to permit dewatering activity of individual mine cells into onsite groundwater infilltration trenches.

The Proposed Operating and Reclamation Plans in this Amendment will (check one):

☒ Replace the existing approved plan(s) on file with DOGAMI and apply to the entirety of the site upon completion of this Amendment.

☐ Pertain only to the Amendment area and are in addition to the existing approved plan(s) on file with DOGAMI.

2c. Third Party Permits and Approvals

Do you know of any state, federal or local government permits or approvals that will be required for this mining operation? ☒ yes ☐ no

If yes: Please list any state, federal or local government permits or approvals and describe the status:

Crook County Land Use Approval

DEQ WPCF 1000; DEQ File: 124758

DEQ ACDP; 37-0349

*Note: DOGAMI can only issue an Operating Permit if all required state, federal, and local government approvals have been obtained, otherwise a Provisional Operating Permit will be issued. POP's are not applicable to Operating Permit Amendment applications.

2d. Permit Acreage and Boundaries

Specify the approximate total number of acres to be covered under the Operating Permit: **Approx. 189.75** acres

Does the proposed permitted acreage coincide with the area approved by the local land use jurisdiction? ☒ yes ☐ no

If no: Explain:

Have the boundaries of the proposed permit area been marked on the ground with temporary or permanent boundary markers? ☒ yes ☐ no

If yes: Describe boundary markers: **Staking and signage**

What is the total number of acres to be affected by mining related activities in the 12 months following permit issuance (include excavation, processing, stockpiling and land clearing)? **~70** acres

2e. Site Conditions

General Topography in the vicinity of the permit area (check all that apply):

☐ mountains ☐ hills/buttes ☒ valleys ☐ plains ☐ badlands
☐ floodplain ☐ other: _____ ☐ other: _____

Site Specific Topography (describe the topography within the permit area):

Current Land Use(s) for all tax lots or parcels within the permit area (check all that apply):

☐ range/open space ☐ forestry ☒ industrial ☐ wildlife/wetland ☐ recreation
☐ residential ☒ commercial ☒ agriculture ☐ other: _____ ☐ other: _____

Structures, Facilities & Surface Disturbances:

☐ none ☒ residential ☒ farm/ranch
☒ industrial/commercial ☐ roads ☐ overhead power lines or facilities
☒ underground utilities (e.g. electrical, fiber optic, water, sewer, etc.) ☐ oil/gas structures or pipelines ☐ other: _____

Additional Description (optional):

Vegetation (general description of the dominant grasses, forbs, shrubs and trees located within the permit area):

Pasture grass

Listed sensitive, threatened or endangered fish and/or wildlife species (within the permit area and nearby water ways):

N/A

Surface Water Features within or near the permit area (includes features that may contain water at any time, including seasonal and stormwater runoff):

☐ none ☐ river _____ ☒ stream/creek **unnamed drainage** ☒ spring
☐ lake/pond ☒ irrigation ditch/canal ☐ ephemeral drainage ☒ wetlands*

***The DOGAMI Wetland Supplemental Form may be required to be submitted with this application package.**

2f. Surrounding Area Conditions

Land Use(s) within 1,500 feet of the permit area (check all that apply):

☐ range/open space	☐ forestry	☒ industrial	☐ wildlife/wetland	☐ recreation
☒ residential	☐ commercial	☒ agriculture	☐ other: _____	☐ other: _____

Structures, Facilities & Surface Disturbances within 1,500 feet of the permit area (check all that apply):

☐ none	☒ residential	☒ farm
☒ industrial/commercial	☒ roads	☒ overhead power lines or facilities
☒ underground utilities (e.g. electrical, fiber optic, water, sewer, etc.)	☐ oil/gas structures or pipelines	☐ other: _____

What is the distance to the nearest structure not owned by the permittee? **<75** feet

Surface Water Features within 1,500 feet of the permit area (check all that apply):

☐ none	☐ river _____	☒ stream/creek **unnamed drainage**	☒ spring
☐ lake/pond	☒ irrigation ditch/canal	☐ ephemeral drainage	☒ wetlands*

***The DOGAMI Wetland Supplemental Form may be required to be submitted with this application package.**

Section 3: Proposed Operating Plan

3a. Development Plans & Equipment

What type of surface mine will be developed?

- ☒ single bench
- ☐ multiple bench
- ☐ sidehill cut
- ☐ hilltop removal
- ☒ open pit
- ☒ pond excavation
- ☐ other: _____
- ☐ other: _____

What is the primary commodity? (Select One)

- ☐ lava
- ☐ decomposed granite
- ☐ pumice
- ☐ topsoil
- ☐ borrow/fill
- ☐ diatomaceous earth
- ☒ sand and gravel
- ☐ bentonite
- ☐ cinder
- ☐ dredge tailings
- ☐ shale
- ☐ other: _____

What is the primary use? (Select One)

- ☐ asphalt aggregate
- ☒ concrete aggregate
- ☐ landscaping materials
- ☐ other: _____
- ☐ base rock aggregate
- ☐ construction fill
- ☐ rip rap

What is the general deposit type?

- ☐ bedrock
- ☐ river/floodplain (alluvial)*
- ☐ river channel terrace
- ☐ talus
- ☒ other: **Older terrace deposits (Qto; Upper and Middle Pleistocene; DOGAMI Bulletin 108; McClaughry et al., 2021)**
- ☐ unknown

***The DOGAMI Floodplain Supplemental Form may be required to be submitted with this application package**.

Check all mining methods and on-site activities that apply:

- ☐ drilling and blasting
- ☒ ripping and loading
- ☒ crushing
- ☒ washing
- ☒ screening
- ☒ shovel/loader/scraper
- ☐ material recycling
- ☒ stockpiling
- ☐ other: _____
- ☐ other: _____

Equipment to be used for mining and processing includes (check all that apply):

- ☒ loaders
- ☒ dozers
- ☒ excavators
- ☒ trucks
- ☒ screeners
- ☒ crushers
- ☐ drilling equipment
- ☐ other: _____
- ☐ other: _____

Date to begin mining activities: **Permit issuance**

Expected duration (in years): **Based on market demands: est. 7+ years**

3b. Water Management

Indicate the proposed use(s) of water (check all that apply):

- ☒ wash plant
- ☐ asphalt plant
- ☒ concrete batch plant
- ☒ dust control
- ☒ crusher
- ☐ other: _____

Note: A DEQ permit will be required for process water generated and stored on site.

If applicable: Is the water source within 300 feet of the permit area? ☒ yes ☐ no

If yes: Identify the source of water to be used and show its location on a map:

- ☒ irrigation ditch
- ☐ pond
- ☐ pit
- ☐ groundwater well
- ☒ other: **and future groundwater well**

Note: A water right may be required by the Oregon Water Resource Department.

Will water be stored on site? ☒ yes ☐ no

If yes: What will the water be stored in?

- ☐ detention/retention pond
- ☐ lined detention/retention pond
- ☐ water storage tank
- ☒ other: **Existing process water settling ponds (closed loop)**

What is the approximate depth that groundwater is first encountered? **approx. 17 to 20** feet below ground surface

What source or method was used to determine depth to groundwater? **Test pits and monitoring wells**

Have monitoring wells been constructed on site or are monitoring wells proposed? ☒ yes ☐ no

If yes: A DOGAMI Groundwater Supplemental Form must be submitted with this application.

Will excavation operations be conducted below groundwater level? ☒ yes ☐ no

Will dewatering be conducted at this site? ☒ yes ☐ no

If yes: A DOGAMI Groundwater Supplemental Form must be submitted with this application and a DEQ Permit may be required.

Has a DEQ water quality permit been obtained for the site?

If yes: DEQ Permit # **WPCF 1000 No.: 124758**

3c. Designated Setbacks

Will surface mining operations require crossing external property lines? ☐ yes ☒ no

What will be the minimum undisturbed property line setback for:

Excavation operations: **ranging from zero to 100** feet wide

Processing operations: **50** feet wide

Stockpiling operations: **50** feet wide

If proposing disturbances within the setbacks (such as visual berms or roads), explain:

1. An internal haul road from the Vanier property to the Woodward property will cross the internal excavation only setback located along the eastern boundary of TL 703.

2. Berms shall be placed at the time mining begins in adjacent mining cells to minimize the amount of disturbed ground. Berms may be placed within the 100-foot property line setback area. Berms shall be removed upon completion of the mining operation. [See Crook Co. Landuse conditions of approval 217-21-000573-PLNG #3]

Specify the minimum undisturbed setback(s) between mining operations and:

Overhead utilities (poles or towers): **N/A** feet wide

Underground utilities (e.g. electrical, fiber optic, water, sewer, etc.): _____ feet wide

Right-of-Way/Easement Road: **N/A** feet wide

Other: _____ _____ feet wide

☒ not applicable (none of the above-listed items are present within the proposed permit area)

Are setbacks shown on the attached map(s)? ☒ yes ☐ no

If no: Explain:

Have setbacks been marked on the ground with permanent or temporary boundary markers? ☒ yes ☐ no

If no: Explain:

3d. Designated Buffers

Does a naturally vegetated area (buffer) exist along a river, stream or natural drainage? ☐ not applicable ☐ yes ☒ no

If no or not applicable, skip to 3e.

What are the minimum undisturbed buffers for the following:

River (Ordinary High Water Line): **N/A** feet wide

Stream (Ordinary High Water Line): **N/A** feet wide

Natural drainage: **100** feet wide

Riparian Vegetation: **N/A** feet wide

Have the undisturbed buffers been marked on the ground with permanent or temporary boundary markers? ☐ yes ☒ no

Have conservation/protection buffers been established? ☒ not applicable ☐ yes ☐ no

If yes: check all that apply:

☐ unstable slopes ☐ wildlife habitat ☐ water quality ☐ other: _____

Describe the nature and configuration of the conservation buffer(s):

3e. Visual Screening

Does a natural landform or vegetative screen currently exist?

Along the **permit** boundary ☒ yes ☐ no

Within the **permit** boundary ☒ yes ☐ no

Along the **property** boundary ☒ yes ☐ no

Within the **property** boundary ☒ yes ☐ no

If yes to any of the above: Describe: **Exisiting vegetated berm**

Will a berm be constructed along the permit boundaries to develop a visual screen? ☒ yes ☐ no

If yes: The average height of the constructed screen/berm will be **8** feet tall and **32** feet wide.

Will a vegetative screen be established along the permit boundaries to develop a visual screen? ☐ yes ☒ no

If yes: If planting trees, what is the estimated height at maturity? **N/A** feet tall

Please describe (include species and planting densities): **Berms will be stabilized with a pasture seed mix (12 lbs/ac)**

Will a fence be installed along the permit boundary for safety or visual screening? ☐ yes ☒ no

Will the screening/fencing/berm be maintained for the life of the surface mine? ☐ not applicable ☒ yes ☐ no

If no: Explain: **Note: Additional Berms shall be placed at the time mining begins in adjacent mining cells to minimize the amount of disturbed ground. Berms may be placed within the 100-foot property line setback area. Adjacent berms map be removed and used for concurrent reclamation of adjacent mine cells. All berms will be removed upon completion of the mining operation. [See Crook Co. Landuse conditions of approval 217-21-000573-PLNG #3]**

3f. Vegetation

Will vegetation be removed sequentially from areas to be mined to prevent unnecessary erosion? ☒ yes ☐ no

If no: Explain:

Will small trees and other transplantable vegetation be salvaged for use in revegetating other phases? ☐ yes ☒ no

Wood and other organic debris will be (check all that apply):

☐ recycled ☐ removed from site ☐ chipped ☐ burned ☐ buried

☒ piled and composted on site for growth medium or mulch ☐ other: _____ ☐ other: _____

Note: A DEQ permit is generally required for burial of debris and may be required for burning.

Will coarse wood (logs, stumps) and other large debris be salvaged for fish and wildlife habitat? ☒ not applicable ☐ yes ☐ no

3g. Soil and Overburden Salvage and Stabilization

Identify and characterize the type(s) of soil present within the site area per NRCS Web Soil Survey:

Ochoco - Prineville complex; Boyce silt loam

Will growth medium and overburden materials be salvaged? ☒ yes ☐ no

Explain: **Salvaged soil material will be stockpiled on site and used for reclamation.**

Will growth medium and overburden materials be segregated and stored separately during stripping operations? ☒ yes ☐ no

Explain proposed stripping, handling, and storage of growth medium and overburden materials: **Salvaged soil materials will be stripped and stockpiled in a vegetated berm located proximal to the excavation.**

For the areas to be stripped:

Thickness of growth medium averages **~18** ☒ inches ☐ feet

Thickness of overburden averages **~1-16** ☐ inches ☒ feet

Depth to bedrock is approximately **>250** ☐ inches ☒ feet (below ground surface).

Total volume of growth medium available within the permit area is **~100,000 to 153,000** cubic yards.

Total volume of stored growth medium is **approx. 12,000** cubic yards and will require **1.88** acres for storage.

Total volume of stored overburden is **approx. 8,000 to 129,000** cubic yards and will require **1.25 to 20** acres for storage.

Will growth medium and overburden materials be moved directly to mined out portions of the site for concurrent reclamation?	☒ yes ☐ no
Will the storage areas be cleared of all vegetation and organic matter prior to stockpiling? **If no:** Explain:	☒ yes ☐ no
Will subsurface drainage for the storage area be established prior to material placement? Explain:	☐ yes ☒ no
Will growth medium and overburden materials be stabilized with vegetation to prevent water and wind erosion if stored for more than one season? **If no:** Explain:	☒ yes ☐ no
Are the storage areas delineated on the attached map(s)?	☒ yes ☐ no

3h. Surface Mine Excavations
What is the total number of acres to be affected by mining related activities (include excavation, processing, stockpiling and land clearing)? **~70** acres
What is the maximum vertical depth to be mined below the existing topographic grade? **35** feet
What will be the lowest elevation of the excavated mine relative to mean sea level? **2,865** feet
What will be the highest elevation of the excavated mine relative to mean sea level? **2,902** feet
Will benches be developed as mining operations advance? ☐ yes ☒ no **If yes:** The average dimensions of the benches will be approximately: _____ foot vertical faces separated by _____ foot horizontal benches resulting in an interim sloping configuration of _____H: _____V (e.g. 1½H:1V, 2H:1V) **If no:** The interim sloping configuration of the excavation slopes will be: _____H: _____V (e.g. 1½H:1V, 2H:1V).
Will excavation operations result in the creation of ponds/water-filled excavation areas? ☐ yes ☒ no **If yes:** The interim sloping configuration of the in-water slopes will be _____H: _____V (e.g. 3H:1V).
Will oversize be generated on site? ☐ yes ☒ no **If yes:** Specify the location for storage:
Will any waste products such as tailings or crusher fines be generated during mining? ☒ yes ☐ no **If yes:** Specify the location for storage: **Reject, crusher fines and overburden will be used during concurrent reclamation.**
Are the storage/stockpile areas delineated on the attached map(s)? ☒ yes ☐ no

3i. Best Management Practices and Stormwater Controls		
Will all stormwater runoff be contained on site? ☒ yes ☐ no **If no: A DEQ (NPDES)Permit may be required.**		
Methods to control erosion and minimize sedimentation within the permit area include (check all that apply):		
☒ minimize the areas stripped	☐ divert natural runoff around the site	☒ graveled roads and working areas
☒ internal sloping	☐ conveyance ditches	☐ rock check dams
☒ water bars	☒ settling/infiltration ponds	☐ retention berms
☒ seeding and mulching	☐ other: _____	☐ other: _____

Section 4: Reclamation Plan

4a. Post-Mining Land Use

Subsequent Land Use(s) of the permit area (check all that apply):

☐ range/open space ☐ forestry ☒ industrial ☐ wildlife/wetland ☐ recreation
☐ residential ☐ commercial ☒ agriculture ☐ other: _____ ☐ other: _____

If more than one post-mining land use is selected provide a map delineating where each use is applicable.

What will be the average elevation of the reclaimed mine floor relative to mean sea level? **av. 2,890-ft msl** feet

Is the proposed post-mining land use compatible with the existing local land use jurisdiction? ☒ yes ☐ no

If no: Explain:

Is the final local land use approval for surface mining attached? ☒ yes ☐ no

If no: Explain:

4b. Reclamation Schedule

Will reclamation activities be conducted concurrently with mining? ☒ yes ☐ no

If no: How many days after mining is completed will reclamation operations begin?

If yes: Has the permit area been divided into cells/phases for sequential mining? ☒ yes ☐ no

4c. Final Excavation Slopes

Will final excavation slopes be constructed using the benching method? ☐ yes ☒ no

If yes: The average dimensions of the final benches will be approximately _____ foot vertical faces separated by _____ foot horizontal benches resulting in an interim sloping configuration of _____H: _____V (e.g. 1½H:1V, 2H:1V).

Will final slopes be constructed via a continuous slope? ☒ yes ☐ no

If yes: The completion of Section 4d is required.

Will reclamation blasting be used to reduce the entire highwall to a scree or rubble slope less than 2H:1V? ☐ yes ☒ no

If yes: Will access to benches be maintained for reclamation blasting? ☐ yes ☒ no

Will selective blasting will be used to remove benches and walls and to create chutes, buttresses, spurs, scree slopes, and rough cliff faces that appear natural or blend in with surrounding topography? ☐ yes ☒ no

Will final excavation slopes be steeper than 1½H:1V? ☐ yes ☒ no

If yes: The DOGAMI Slope Stability Supplemental Form must be submitted with this application.

Will small portions of benches or vertical faces be left to provide habitat for raptors and other cliff-dwelling birds? ☐ yes ☒ no

Will the final excavation slopes vary in steepness? ☒ yes ☐ no

If yes: Explain: **All final sloping configurations will be contoured to benefit post-mining industrial and agricultural practices**

Are cross-sections of the final excavation slopes attached? (may be required) ☒ yes ☐ no

Will measures be taken to limit access to the top and bottom of hazardous slopes? ☐ yes ☒ no

Explain: **All final slopes will be graded to a mostly gentle slope for cultivated crops or level for the industrial areas.**

4d. Final Fill Slopes

Will above-water final fill slopes be constructed on site? ☒ yes ☐ no

If no: Skip to 4e.

Will final fill slopes be steeper than 2H:1V or exceed 100 lineal feet in length? ☐ yes ☒ no

What will be the final sloping configuration of fill slopes? **ranging from 10 to 100**H: **1**V (e.g. 2H:1V)

If yes: The DOGAMI Slope Stability Supplemental Form must be submitted with this application.

Will the final fill slopes vary in steepness?	☒ yes ☐ no
If yes: Explain: **The fill slopes along the setback will be 10 to 20H:1V or flatter. The backfilled floor will be 100H:1V or flatter.**	
Will fill slopes have a sinuous appearance in both profile and plan view?	☐ yes ☒ no
If no: Explain: **Final contours will transistion into the surrounding topography.**	
Will the final grouser tracks of equipment be preserved and oriented to trap moisture, growth medium, and seeds, to encourage seed germination and inhibit erosion (track walking)?	☒ yes ☐ no

4e. Working Floors	
Will flat working areas be formed into gently rolling hills to blend in with the surrounding area?	☐ yes ☒ no
If yes: Give details: **Final sloping configurations will be contoured to benefit post-mining industrial and agricultural practices**	
Will the working floor be gently graded into sinuous drainage channels to preclude sheet-wash erosion during heavy rain events?	☐ yes ☒ no
If yes: Give details: **Final sloping configurations will be contoured to benefit post-mining industrial and agricultural practices**	
Will the working floor and other compacted areas be, plowed, ripped, or blasted to decompact the upper surface prior to spreading growth mediums to foster revegetation?	☒ yes ☐ no
Explain (If yes, include depth of decompaction): **The excavation will be backfilled, ripped, disked and returned to an agricultural field.**	

4f. Imported Fill	
Will imported materials be necessary to complete reclamation?	☐ yes ☒ no
If no: Skip to 4g.	
If yes: Give volumes needed to meet reclamation plan: _____	
Are the locations for fill stockpiling and permanent placement shown on the map(s)?	☐ yes ☒ no
How will the quality of imported fill be monitored to ensure it meets DEQ clean fill standards? _____	
Will the backfill materials be mixed or screened to ensure uniformity for compaction and stability?	☐ yes ☒ no

4g. Backfilling Operations	
Will an excavation area be located below natural grade requiring backfilling?	☒ yes ☐ no
If no: Skip to 4h	
What will be the total depth of backfilled materials? **Variable, Approx. 15 to 18-ft** feet.	
Will backfilling be conducted in lifts?	☒ yes ☐ no
If yes: Specify the average depth of the lifts: **3** feet.	
Will the backfilled slopes be compacted?	☒ yes ☐ no
Explain: **Excavation will be reclaimed back to agricultural (TLs: 703 and 103) and Indistrical (TL: 702) uses. To an extent, track and wheel mounted equipment will compact the material during placement.**	
Will compaction testing be conducted under supervision/direction of an Oregon Certified Engineering Geologist or Geotechnical Engineer to determine the compaction percentage? (may be required subject to post-mining land use)	☐ yes ☒ no
Will backfilling be completed utilizing on site overburden materials?	☒ yes ☐ no
If yes: Explain: **Any remaining overburden material will be utilized during concurrent reclamation of each mining cell.**	
Will you be backfilling into water?	☐ yes ☒ no
If no: Skip to 4h	

Will dewatering be necessary for the backfilling operations? ☒ yes ☐ no

If yes: A DOGAMI Groundwater Supplemental Form is required to be submitted with this application and a DEQ NPDES Permit may be required.

Will backfilling be limited to the dry season or otherwise conducted under dry conditions? ☐ yes ☒ no

If no: A DOGAMI Slope Stability Supplemental Form may be required.

Will the excavation pit/pond be *entirely* backfilled to natural ground surface elevation? ☐ yes ☒ no

If no: The completion of Section 4h is required for in-water sloping configurations.

4h. Ponds and Wetlands

Will stormwater controls or excavation operations intersect the groundwater table resulting in the creation of ponds and/or wetlands? ☐ yes ☒ no

If no: Go to Section 4i.

Specify the construction method and dimensions for each settling/infiltration pond to remain on site:

Pond #1 will be approximately _____ acres in size and approximately _____ feet deep and constructed via:

☐ excavation ☐ retention berms ☐ combination of both

Pond #2 will be approximately _____ acres in size and approximately _____ feet deep and constructed via:

☐ excavation ☐ retention berms ☐ combination of both

All in-water sloping configurations will be constructed at _____ H: _____ V or flatter to a minimum depth of _____ feet below the low-water level of the ponds(s).

Per OAR 632-030-0027(5), all in-water sloping configurations must be established at 3H:1V or flatter from the ordinary high-water level to six feet below the ordinary low-water level for permanent water impoundments.

If not already present, will soils, silts, and clay-bearing materials be placed below water level to enhance revegetation for fish and wildlife habitat? ☐ yes ☐ no

If yes: Give details:

Will wetlands be constructed on site? ☐ yes ☐ no

If yes: Give details:

Will wildlife and fish habitat/enhancements be developed? ☐ yes ☐ no

If yes: Check all that apply:

☐ varied water depths ☐ islands ☐ peninsulas ☐ fish structures

☐ shallow areas (<18 inches deep) ☐ sinuous/irregular shorelines ☐ other: _____ ☐ other: _____

What species are the habitat/enhancements intended to benefit?

Will final pond(s) be utilized for agriculture, forestry or supply water (impoundment)? ☐ yes ☐ no

If no: Skip to 4i.

Has approval from other agencies with jurisdiction to regulate impoundment of water been obtained? ☐ yes ☐ no

If yes: Attach written approval.

What measures will be taken to prevent seepage from the site from adversely affecting the stability of impoundments and adjacent slopes? (check all that apply):

☐ monitoring ☐ relief drains ☐ weep holes

☐ compaction ☐ grouting ☐ installing upstream blanket

☐ none

Give details:

What measures have been taken to design impoundments to resist seismic hazards?

4i. Growth Medium Replacement	
Will the importation of growth medium be required to complete reclamation? Explain (if yes, describe source):	☐ yes ☒ no
Will growth medium materials be replaced on all above-water slopes and/or benches? **If no:** Explain:	☒ yes ☐ no
Will growth medium be distributed evenly over the site? **If no:** Specify:	☒ yes ☐ no
Soil will be replaced on the mine floor to an approximate depth of **18** ☒ inches ☐ feet Soil will be replaced on established benches to an approximate depth of **No Benches** ☐ inches ☐ feet	
If growth medium is in short supply, will it be strategically placed to conserve moisture and promote revegetation? **If no:** Explain:	☒ yes ☐ no
Will growth medium be moved when conditions are exceptionally wet or dry? **If yes:** Explain:	☐ not applicable ☐ yes ☒ no
If applicable: will clay/silt from settling ponds be used to supplement the growth medium materials?	☒ yes ☐ no
Will any additional materials be utilized as a growth medium substitute to complete revegetation (e.g. reject fines)? **If yes:** Explain: **Reject fines may be used to supplement the final reclamaiton soil replacement thickness.**	☐ not applicable ☒ yes ☐ no
Will all growth medium be replaced with equipment that will minimize compaction, or will growth medium be plowed, disced, or ripped following placement? **If no:** Explain:	☒ yes ☐ no
Will all replaced growth medium be stabilized in a timely manner with vegetation and/or mulch to prevent loss by erosion, slumping, or crusting? **If no:** Explain:	☒ yes ☐ no

4j. Revegetation	
The average precipitation on site is **12** inches per year.	
Will the site be revegetated? **If no:** The site will not be revegetated because: ☐ Demonstration plots and areas will be used to show that active revegetation is not necessary. ☐ Revegetation is inappropriate for the approved subsequent use of this surface mine.	☒ yes ☐ no
Will revegetation activities start during the first proper growing season (e.g. fall for grasses, fall or late winter for trees and shrubs) following restoration of slopes? **If yes:** Give details: **Revegetation activities will start in the fall of the year.** **If no:** Explain:	☒ yes ☐ no
Will vegetation test plots be used to determine optimum vegetation plans?	☐ yes ☒ no

4k. Planting and/or Seeding Techniques and Specifications
Describe the method and time of year for planting and/or seeding: **Pasture seed mix will be seeded during fall of the year.**
Give seeding details (lbs/acre of grass, legume, or forb mixture): **12 lbs per acre**
Give planting details (stems/acre of trees and shrubs, size and type of plant stock): **Pasture seed mix will be broadcast seeded**

Additional planting/seeding techniques include:

- ☐ ripping, discing and/or tilling
- ☐ irrigation
- ☐ importation of clay or organic-rich growth medium
- ☐ other: _____
- ☐ blasting to create permeability
- ☐ fertilization
- ☐ other growth medium conditioners or amendments
- ☐ mulching
- ☐ planting dormant trees and shrubs
- ☐ seeds to be protected with growth medium or mulch

Describe the noxious weed and invasive plant control measures: **Noxious weeds and invasive plants will be identified, contorlled and removed.**

4l. Drainage and Stormwater Controls				
Will the reclaimed surface mine site be internally drained?			☐ yes	☒ no
Will natural runoff be directed to a natural drainage or safe outlet upon completion of reclamation? **If applicable:** Explain: **See final sloping configuration map.**	☐ not applicable	☒ yes	☐ no	
Will the construction of ditches and channels be necessary to limit erosion and siltation? **If applicable:** Explain:			☐ yes	☒ no
Will conveyance ditches and channels be lined with vegetation or riprap? **If applicable:** Explain:	☒ not applicable	☐ yes	☐ no	
Will it be necessary to stabilize or rehabilitate stream channels or banks? **If yes:** Give details:			☐ yes	☒ no

4m. Site Cleanup		
Will all mining-related equipment be removed from the site? **If no:** Explain: **Wash plant and crushing equipment will remained within the post mining secondary benifical use Industrial zoned TL 702**	☐ yes	☒ no
Will all structures and buildings be removed from the site? **If no:** Explain: **Permitted readymix plant maybe instualled and operated within the post mining secondary benifical use Industrial zoned area TL 702**	☐ yes	☒ no
Will all visual and/or retention berms be removed from the site? **If no:** Explain: **Visual berms may remain within the post mining secondary benifical use Industrial zoned area TL 702**	☐ yes	☒ no
Will all debris, refuse, and/or hazardous material be removed from the site? **If no:** Explain: **Some debris, refuse and/or haxardous material may remain within the post mining secondary benifical use Industrial zoned area TL 702**	☐ yes	☒ no
Will all stockpiles be sold, graded, and or removed from the site? **If no:** Explain: **Stockpiles may remain within the within the post mining secondary benifical use Industrial zoned area TL 702**	☐ yes	☒ no
Will all oversize be sold, reduced, or removed from the site? **If no:** Explain: **Oversize may remain within the within the post mining secondary benifical use Industrial zoned area TL 702**	☐ yes	☒ no

Signature Page

APPLICANT

I am applying for an Operating Permit under ORS 517.790. My signature below attests that the information provided in this application is accurate and true to the best of my knowledge. Any misrepresentation in these materials will be considered grounds for denial for an Operating Permit.

Applicant's Printed Name

Applicant's Signature

Title

Date

PREPARED BY

I prepared this application for the applicant above. My signature below attests that the information provided in this application is accurate and true to the best of my knowledge. Any misrepresentation in these materials will be considered grounds for denial for an Operating Permit.

Preparer's Printed Name

Preparer's Signature

Title

Date

LANDOWNER(S)

I have read, understand, and acknowledge receipt of all information provided in this application. By signing this form, I am granting consent to the mining activities as outlined in this application on my property.

Clay Woodward

Landowner (1) Printed Name

Landowner (1) Signature

Owner

Title

9/21/23

Date

Landowner (2) Printed Name

Landowner (2) Signature

Title

Date

MINERAL ESTATE OWNER(S)

I have read, understand, and acknowledge receipt of all information provided in this application. By signing this form, I am granting consent to the mining activities as outlined in this application on my property.

Clay Woodward

Mineral Estate Owner (1) Printed Name

Mineral Estate Owner (1) Signature

Owner

Title

9/21/23

Date

Mineral Estate Owner (2) Printed Name

Mineral Estate Owner (2) Signature

Title

Date

Attach additional signature pages as necessary

APPLICANT

I am applying for an Operating Permit under ORS 517.790. My signature below attests that the information provided in this application is accurate and true to the best of my knowledge. Any misrepresentation in these materials will be considered grounds for denial for an Operating Permit.

JEFFREY R. STEYAERT
Applicant's Printed Name
Jeffrey R. Steyaert
Assistant Secretary
Title

Jeffrey R Steyaert
Applicant's Signature
9-25, 2023
Date

PREPARED BY

I prepared this application for the applicant above. My signature below attests that the information provided in this application is accurate and true to the best of my knowledge. Any misrepresentation in these materials will be considered grounds for denial for an Operating Permit.

JEFFREY R. STEYAERT
Preparer's Printed Name
Jeffrey R. Steyaert
Assistant Secretary
Title

Jeffrey R Steyaert
Preparer's Signature
9-25-2023
Date

LANDOWNER(S)

I have read, understand, and acknowledge receipt of all information provided in this application. By signing this form, I am granting consent to the mining activities as outlined in this application on my property.

ROBERT VANIER
Landowner (1) Printed Name
OWNER
Title

Robert Vanier
Landowner (1) Signature
9/22/2023
Date

LANI VANIER
Landowner (2) Printed Name
OWNER
Title

Lani Vanier
Landowner (2) Signature
9/22/2023
Date

MINERAL ESTATE OWNER(S)

I have read, understand, and acknowledge receipt of all information provided in this application. By signing this form, I am granting consent to the mining activities as outlined in this application on my property.

ROBERT VANIER
Mineral Estate Owner (1) Printed Name
LAND OWNER
Title

Robert Vanier
Mineral Estate Owner (1) Signature
9/22/2023
Date

LANI VANIER
Mineral Estate Owner (2) Printed Name
OWNER
Title

Lani Vanier
Mineral Estate Owner (2) Signature
9/22/2023
Date

Attach additional signature pages as necessary

Oregon

Tina Kotek, Governor

Department of Environmental Quality
Eastern Region Bend Office
475 NE Bellevue Drive, Suite 110
Bend, OR 97701
(541) 388-6146
FAX (541) 388-8283
TTY 711

July 16, 2026

To: John Eisler

Crook County Community Development Director

300 NE 3rd Street

Prineville, OR 97754

RE: July 8, 2026, Crook County Compliance Status Request letter to DEQ

Dear John,

DEQ is providing this letter in response to your July 8, 2026 request for compliance-related information for the Air Contaminant Discharge Permit held by Knife River Corporation at the mining site on Stahancyk Lane in Prineville, commonly known as the Woodward site.

The site is covered under a general air quality permit, specifically ACDP 37 0349. DEQ last inspected the site on September 19, 2024 and noted two violations during the inspection. One was for failing to provide DEQ with a Notice of Intent to Construct for a second rock crusher. The second violation was for failing to report local air quality complaints made by community members to the facility, as DEQ requires annually.

Please find the attached warning letter for these violations, which have both been resolved. DEQ is not aware of any current violations or unresolved enforcement actions related to the site. Please let me know if you have further questions related to this inquiry.

Best regards,

Greg Svelund

Oregon

Tina Kotek, Governor

Department of Environmental Quality
Western Region Salem Office
4026 Fairview Industrial Dr SE
Salem, OR 97302
(503) 378-8240
FAX (503) 373-7944
TTY 711

Certified Mail No. 7020 0640 0001 2606 4585

October 18, 2024

Knife River Corporation – Northwest
Attn: Jeff Steyaert
32260 Old Highway 34
Tangent, OR 97389-9770

RE: Warning Letter
Knife River Corporation – Northwest
2024-WL-9617
Source: 37-0349
Permit #: AQGP-008

Dear Mr. Steyaert:

On September 19, 2024, the Department of Environmental Quality (DEQ) conducted an inspection at Knife River Corporation – Northwest Central Oregon Washplant, currently located at 4755 NW Stahancyk Ln, Prineville, Oregon. During the inspection, two VSI crushers were observed. The last permit renewal application lists one VSI crusher at this facility. Facility representatives stated that a second VSI crusher was installed in 2019 or 2020. A Notice of Intent to Construct is not on file at DEQ for the additional VSI crusher. Additionally, three complaints from 2022 were on file in the office, but no complaints were reported on the facility's 2022 Annual Report.

Based upon the inspection of your facility, DEQ has concluded that Knife River Corporation - Northwest is responsible for the following violations of Oregon environmental law:

VIOLATIONS:

(1) Permit Condition 7.7b - Construction or Modification Notices: "*The permittee must notify DEQ in writing…before modifying or altering an existing source that may significantly affect the emission of air contaminants;…"*

This is a Class III violation.

(2) Permit Condition 7.2c – Annual Report: "*The permittee must submit to DEQ by February 15 of each year this permit is in effect, two (2) copies of the following information for the preceding calendar year…Summary of complaints relating to air quality received by permittee during the year."*

This is a Class II violation.

Class I violations are considered to be the most serious violations; Class III violations are the least serious.

This notice is a warning letter. DEQ does not intend to take formal enforcement action at this time. However, should you repeat any of these violations, the matter may be referred to the Department's Office of Compliance and Enforcement for formal enforcement action, including assessment of civil penalties and/or a Department order. Civil penalties can be assessed for each day of violation.

If you believe any of the facts in this Warning Letter are in error, you may provide information to me at the office at the address shown at the top of this letter. DEQ will consider new information you submit and take appropriate action.

DEQ is here to assist you in your compliance efforts. Should you have any questions about the content of this letter or would like further information regarding your facility's air quality permit, please contact me at 541-972-5519 or sarah.gallino@deq.oregon.gov.

Sincerely,

Sarah Gallino
Natural Resource Specialist
DEQ Western Region – Salem
sarah.gallino@deq.oregon.gov

cc: Correspondence File #37-0349 – Salem DEQ Office

Oregon
Tina Kotek, Governor

Department of Geology and Mineral Industries
Mineral Land Regulation & Reclamation
229 Broadalbin Street SW
Albany, OR 97321
(541) 967-2039
Fax: (541) 967-2075
www.oregon.gov/dogami

July 17, 2026

To: John Eisler
Crook County Community Development Director
300 NE 3rd Street
Prineville, OR 97754

RE: July 8, 2026, Crook County Compliance Status Request letter to DEQ regarding Knife River's Woodward site coverage under the DEQ WPCF 1000 General Permit (DEQ File No. 124758), administered by DOGAMI.

Dear John:
DOGAMI has reviewed your July 8, 2026, Compliance Status Request letter with your questions to DEQ and we have coordinated with DEQ on this response. DOGAMI, acting as DEQ's agent under a Memorandum of Agreement between DEQ and DOGAMI, will respond to your request for a status update. Note that DEQ is responding separately regarding the operator's compliance with DEQ's ACDP 37-0349. The questions DOGAMI is responding to in your letter are:

1. *Have there been any violations or enforcement actions on this permittee other than WQ/SW-ER-2021-548?*
   Neither DEQ nor DOGAMI are aware of any violations associated with the WPCF 1000 General Permit (DEQ File 124758) beyond Enforcement Case WQ/SW-ER-2021-548.

2. *To the best of your knowledge, is the permittee otherwise in compliance with all DEQ requirements?*
   Yes, to the best of DEQ's and DOGAMI's current understanding, Knife River is compliant with their coverage under the DEQ WPCF 1000 General Permit (DEQ File No. 124758).

Please contact me at 541 231-8368 or **vaughn.balzer@dogami.oregon.gov** with any questions.

Sincerely,

Vaughn Balzer
Floodplain Mining Reclamationist – Rules Coordinator
DOGAMI – MLRR

Cc: Ann Farris, Mike Hiatt, Greg Svelund, and Justin Sterger of DEQ

Attachment N

Oregon

Kate Brown, Governor

Department of Environmental Quality
Office of Compliance and Enforcement
700 NE Multnomah Street, Suite 600
Portland, OR 97232-4100
(503) 229-5696
FAX (503) 229-5100
TTY 711

July 19, 2022

CERTIFIED MAIL: 7018 1830 0001 5906 3657

Knife River Corporation – Northwest
c/o C.T. Corporation System, Registered Agent
780 Commercial St., Suite 100
Salem, OR 97301

Re: Notice of Civil Penalty Assessment and Order
Case No. WQ/SW-ER-2021-548

This letter is to inform you that the Oregon Department of Environmental Quality (DEQ) has issued you a civil penalty of $20,822 for discharging comingled washwater, stormwater and excavation dewatering water from the Woodward Site mine and quarry, located at 4547 NW Stahancyk Lane, in Prineville, Oregon to the Rye Grass Irrigation Canal.

DEQ issued this penalty because unpermitted discharges can be harmful to beneficial uses of the waters of the state, including agricultural uses and aquatic life and habitat. Discharge permits require registrants to develop plans and implement and maintain best management practices to minimize and mitigate pollutants in the discharge. DEQ appreciates the Noncompliance Notice (dated December 7, 2021) that you submitted and has considered this reporting in preparing this formal enforcement action.

You may pay the civil penalty as follows:

Pay online with e-check (ACH) or Credit Card. Go to Your DEQ Online here: https://ydo.oregon.gov. Select Register Account or Login, then select Pay Invoices/Fees on your account dashboard. Enter the Invoice number and Account ID included on the attached payment slip. Note: US Bank charges a 2.3% convenience charge for credit card transactions. ACH payments have no additional charges.

Pay by check or money order: Make checks payable to "Department of Environmental Quality" and mail to the address on the enclosed payment slip. Please make sure to include the payment slip with your check or money order.

If you wish to appeal this matter, DEQ must receive a request for a hearing within 20 calendar days from your receipt of this letter. The hearing request must be in writing. Send your request to DEQ Office of Compliance and Enforcement:

Via mail – 700 NE Multnomah Street, Suite 600, Portland, Oregon 97232
Via email – DEQappeals@deq.oregon.gov
Via fax – 503-229-6762

Once DEQ receives your request, we will arrange to meet with you to discuss this matter. If DEQ does not receive a timely written hearing request, the penalty will become due.

The attached Notice further details DEQ's reasons for issuing the penalty and provides further instructions for appealing the penalty. Please review and refer to it when discussing this case with DEQ.

DEQ may allow you to resolve part of your penalty through the completion of a Supplemental Environmental Project (SEP). SEPs are environmental improvement projects that you sponsor instead of paying a penalty. Further information is available by calling the number below or at http://www.oregon.gov/deq/Regulations/Pages/SEP.aspx.

DEQ's rules are available at http://www.oregon.gov/deq/Regulations/Pages/Statutes.aspx or by calling the number below.

If you have any questions, please contact Courtney Brown at 503-229-6839 or toll free in Oregon at 800-452-4011, extension 6839.

Sincerely,

Kieran O'Donnell, Manager
Office of Compliance and Enforcement

Enclosures

cc: Lisa Reinhart, DOGAMI
Jeff Steyaert, Knife River Corporation – Northwest, Environmental, Permitting & Property Manager, 32260 Old Hwy 34, Tangent, OR 97389-9770
Accounting, DEQ

BEFORE THE ENVIRONMENTAL QUALITY COMMISSION

OF THE STATE OF OREGON

IN THE MATTER OF: KNIFE RIVER CORPORATION - NORTHWEST, an Oregon corporation, Respondent.	NOTICE OF CIVIL PENALTY ASSESSMENT AND ORDER CASE NO. WQ/SW-ER-2021-548

I. AUTHORITY

The Department of Environmental Quality (DEQ) issues this Notice of Civil Penalty Assessment and Order (Notice) pursuant to Oregon Revised Statutes (ORS) 468.100 and 468.126 through 468.140, ORS Chapter 183, ORS Chapter 468B, and Oregon Administrative Rules (OAR) Chapter 340, Divisions 011, 012, and 045.

II. FINDINGS OF FACT

1. Respondent owns or operates the Woodward Site located at 4547 NW Stahancyk Lane in Prineville, Oregon (the Facility).

2. The Facility conducts mining and quarry activities and has a Standard Industrial Classification (SIC) code 1442.

3. On or about May 2020 through August 2020, for 3 days each month, Respondent discharged sand and gravel washwater comingled with excavation dewatering water and stormwater that had been exposed to mining and quarrying activities from the Facility to the Rye Grass Irrigation Canal.

4. The Rye Grass Irrigation Canal conveys water from Ochoco Creek and the Crooked River and ultimately joins with Lytle Creek, which flows to the Crooked River.

5. The Facility is not permitted to discharge to the Rye Grass Irrigation Canal.

III. CONCLUSIONS

Respondent has violated ORS 468B.050(1)(a) by discharging wastes into waters of the state without a permit. Specifically, the Facility discharged comingled washwater, industrial stormwater, and excavation dewatering water to the Rye Grass Irrigation Canal, as alleged in Section II, paragraph 3. Washwater, industrial stormwater and excavation dewatering water are considered "wastes" pursuant to

ORS 468B.005(9) as they will or may cause pollution to waters of the state. The Rye Grass Irrigation Canal is a "waters of the state" pursuant to ORS 468B.005(10) because it is a canal and it effects a junction with natural surface waters. This is a Class I violation, according to OAR 340-012-0055(1)(c). DEQ asses a $20,822 civil penalty for this violation.

IV. ORDER TO PAY CIVIL PENALTY

Based upon the foregoing FINDINGS OF FACTS AND CONCLUSIONS, Respondent is hereby ORDERED TO: Pay a total civil penalty of $20,822. The determinations of the civil penalties are attached as Exhibit No.1 and are incorporated as part of this Notice.

If you do not file a request for hearing as set forth in Section V below, please pay the penalty as follows:

Pay online with e-check (ACH) or Credit Card. Go to Your DEQ Online here: https://ydo.oregon.gov. Select Register Account or Login, then select Pay Invoices/Fees on your account dashboard. Enter the Invoice number and Account ID included on the attached payment slip. Note: US Bank charges a 2.3% convenience charge for credit card transactions. ACH payments have no additional charges.

Pay by check or money order: Make checks payable to "Department of Environmental Quality" and mail to the address on the enclosed payment slip. Please make sure to include the payment slip with your check or money order.

V. NOTICE OF RIGHT TO REQUEST A CONTESTED CASE HEARING

You have a right to a contested case hearing on this Notice, if you request one in writing. DEQ must receive your request for hearing **within 20 calendar days** from the date you receive this Notice. If you have any affirmative defenses or wish to dispute any allegations of fact in this Notice or attached exhibit, you must do so in your request for hearing, as factual matters not denied will be considered admitted, and failure to raise a defense will be a waiver of the defense. (See OAR 340-011-0530 for further information about requests for hearing.) You must send your request to: **DEQ, Office of Compliance and Enforcement, 700 NE Multnomah Street, Suite 600, Portland, Oregon 97232**, fax it to **503-229-6762** or email it to **DEQappeals@deq.oregon.gov**. An administrative law judge

employed by the Office of Administrative Hearings will conduct the hearing, according to ORS Chapter 183, OAR Chapter 340, Division 011 and OAR 137-003-0501 to 0700. You have a right to be represented by an attorney at the hearing, however you are not required to be. If you are an individual, you may represent yourself. If you are a corporation, partnership, limited liability company, unincorporated association, trust or government body, you must be represented by an attorney or a duly authorized representative, as set forth in OAR 137-003-0555.

Active duty Service members have a right to stay proceedings under the federal Service Members Civil Relief Act. For more information contact the Oregon State Bar at 1-800-452-8260, the Oregon Military Department at 503-584-3571, or the nearest United States Armed Forces Legal Assistance Office through http://legalassistance.law.af.mil. The Oregon Military Department does not have a toll free telephone number.

If you fail to file a timely request for hearing, the Notice will become a final order by default without further action by DEQ, as per OAR 340-011-0535(1). If you do request a hearing but later withdraw your request, fail to attend the hearing or notify DEQ that you will not be attending the hearing, DEQ will issue a final order by default pursuant to OAR 340-011-0535(3). DEQ designates the relevant portions of its files, including information submitted by you, as the record for purposes of proving a prima facie case.

7 / 19 / 2022
Date

Kieran O'Donnell, Manager
Office of Compliance and Enforcement

EXHIBIT No.1

FINDINGS AND DETERMINATION OF RESPONDENT'S CIVIL PENALTY
PURSUANT TO OREGON ADMINISTRATIVE RULE (OAR) 340-012-0045

VIOLATION: Discharging wastes into the waters of the state from an industrial establishment without a permit, in violation of ORS 468B.050(1)(a).

CLASSIFICATION: This is a Class I violation pursuant to OAR 340-012-0055(1)(c).

MAGNITUDE: The magnitude of the violation is moderate pursuant to OAR 340-012-0130(1), as there is no selected magnitude specified in OAR 340-012-0135 applicable to this violation, and the information reasonably available to DEQ does not indicate a minor or major magnitude.

CIVIL PENALTY FORMULA: The formula for determining the amount of penalty of each violation is: $BP + [(0.1 \times BP) \times (P + H + O + M + C)] + EB$

"BP" is the base penalty, which is $6,000 for a Class I, moderate magnitude violation in the matrix listed in OAR 340-012-0140 (2)(b)(A)(ii) and applicable pursuant to OAR 340-012-0140(2)(a)(D) because Respondent does not have an NPDES permit.

"P" is whether Respondent has any prior significant actions, as defined in OAR 340-012-0030(19), in the same media as the violation at issue that occurred at a facility owned or operated by the same Respondent and receives a value of 10 according to OAR 340-012-0145(2)(b), which provides that the value of "P" will not exceed 10. Respondent has hundreds of Class I and Class I equivalent violations as described in Case No. WQ/SW-NWR-2017-204 issued on January 23, 2018, and over one hundred Class I and Class I Equivalent violations as described in Case No. WQ/SW-NWR-2017-080 issued on July 24, 2017, and 30 class I violations as described in Case No.:WQ/SW-WR-2018-142, and 3 class II violation in Case No.:WQ/SW-NWR-2019-009 in the same media as the violations that are the subject of the current formal enforcement action.

"H" is Respondent's history of correcting prior significant actions and receives a value of 0 according to OAR 340-012-0145(3)(c) because there is insufficient information on which to base a finding under paragraphs (3)(a) or (b).

"O" is whether the violation was repeated or ongoing and receives a value of 3 according to OAR 340-012-0145(4)(c), because there were from seven to 28 occurrences of the violation. Respondent discharged for three days per month during the months of May 2020, June 2020, July 2020, and August 2020 for a total of 12 occurrences. Each day of violation constitutes a separate occurrence.

"M" is the mental state of the Respondent and receives a value of 8 according to OAR 340-012-0145(5)(d), because Respondent's conduct was reckless. Respondent is a holder of various discharge permits throughout the state and has been issued multiple enforcement actions for permit and discharge violations. Respondent is, therefore, aware of the requirement to obtain a permit prior to discharging to waters of the state. By discharging wastes from the Facility without permit coverage, Respondent consciously disregarded a substantial and unjustifiable risk that it would violate Oregon law requiring a permit for discharges from industrial activities.

"C" is Respondent's efforts to correct or mitigate the violation and receives a value of 0 according to OAR 340-012-0145(6)(f), because there is insufficient information to make a finding under paragraphs (6)(a) through (6)(e), or (6)(g).

"EB" is the approximate dollar value of the benefit gained and the costs avoided or delayed as a result of the Respondent's noncompliance. It is designed to "level the playing field" by taking away any economic advantage the entity gained and to deter potential violators from deciding it is cheaper to violate and pay the penalty than to pay the costs of compliance. In this case, "EB" receives a value of $2,222. This is the amount Respondent gained by avoiding spending $2,734 on the NPDES 1200-A permit fee and annual fee. This "EB" was calculated pursuant to OAR 340-012-0150(1) using the U.S. Environmental Protection Agency's BEN computer model.

PENALTY CALCULATION: Penalty = BP + [(0.1 x BP) x (P + H + O + M + C)] + EB
= $6,000 + [(0.1 x $6,000) x (10 + 0 + 3 + 8 + 0)] + $2,222
= $6,000 + [$600 x 21] + $2,222
= $6,000 + $12,600 + $2,222
= $20,822

Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232-4100

State of Oregon
DEQ Department of Environmental Quality

Phone: 503-229-5437
Fax: 503-229-5850

CIVIL PENALTY - ORS 468.135(2)

,

DATE:	July 19, 2022
RESPONSE DATE :	September 27, 2022
TOTAL PENALTY:	$20,822.00

Account Name:	KNIFE RIVER CORP. NW		
Account Type:	Vendor/Organization/Company	Reference Number:	**CPGFD2300007**
SubSystem ID:	207062	FIMS Acct. ID:	8399

Penalty Summary

Penalty Amount	Interest	Adjustment	Amount Paid	Total Penalty
$ 20,822.00	$ 0.00	$ 0.00	$ 0.00	$ 20,822.00

Payment of this penalty is subject to the exercise of your options or right to appeal as described in the enclosed enforcement documents.

To Pay Online with ACH or Credit Card Visit https://ydo.oregon.gov and select 'Register Account'

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

DEQ

REFERENCE NO.	CPGFD2300007		
PAYCODE:	00401 7400 10040 74001 0500 000000 00		
FEE PROGRAM ID:	950	RESPONSE DATE:	September 27,
FIMS ACCT. ID:	8399	TOTAL PENALTY DUE:	$20822.00

AMOUNT ENCLOSED: _____

MAKE CHECK PAYABLE TO: Department of Environmental Quality

DEQ FINANCIAL SERVICES - LBX4244
PO BOX 4244
PORTLAND OR 97208-4244

,

☐ Check this box if updated address information has been provided on the back of the form.

00401 7400 10040 74001 0500 000000 00950000839920PGFD2300007000208220003

State of Oregon Department of Environmental Quality

CIVIL PENALTY - ORS 468.135(2)

State of Oregon
Department of
Environmental
Quality

700 NE Multnomah Street, Suite 600
Portland, OR 97232-4100
Phone: 503-229-5437
Fax: 503-229-5850

Penalty Detail

Transaction Date	Description	Amount
7/15/2022	2021-548 WQ-SW-ER-2021-548	$20,822.00

SFMS Agencies Use:

Trans Code	Treasury Fund	SFMS	Index	PCA (5)	Agency Object	Project #	Phase
723	00401	7400	10040	74001	0500	00000	00

Address Changes

Please visit https://ydo.oregon.gov to update your mailing address online or provide the following information:

Name _____

Address _____

City, State, Zip _____

Attachment O

KNIFE RIVER
AN MDU RESOURCES COMPANY

CCB# 2101 www.kniferiver.com

Knife River Corporation – Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

Corporate Office: Fax (541) 918-5375
AR Dept.: Fax (541) 918-5376
Payroll Dept.: Fax (541) 918-5378
Willamette Valley: Fax (541) 928-6490
Human Resources: Fax (541) 918-5383

December 7, 2021

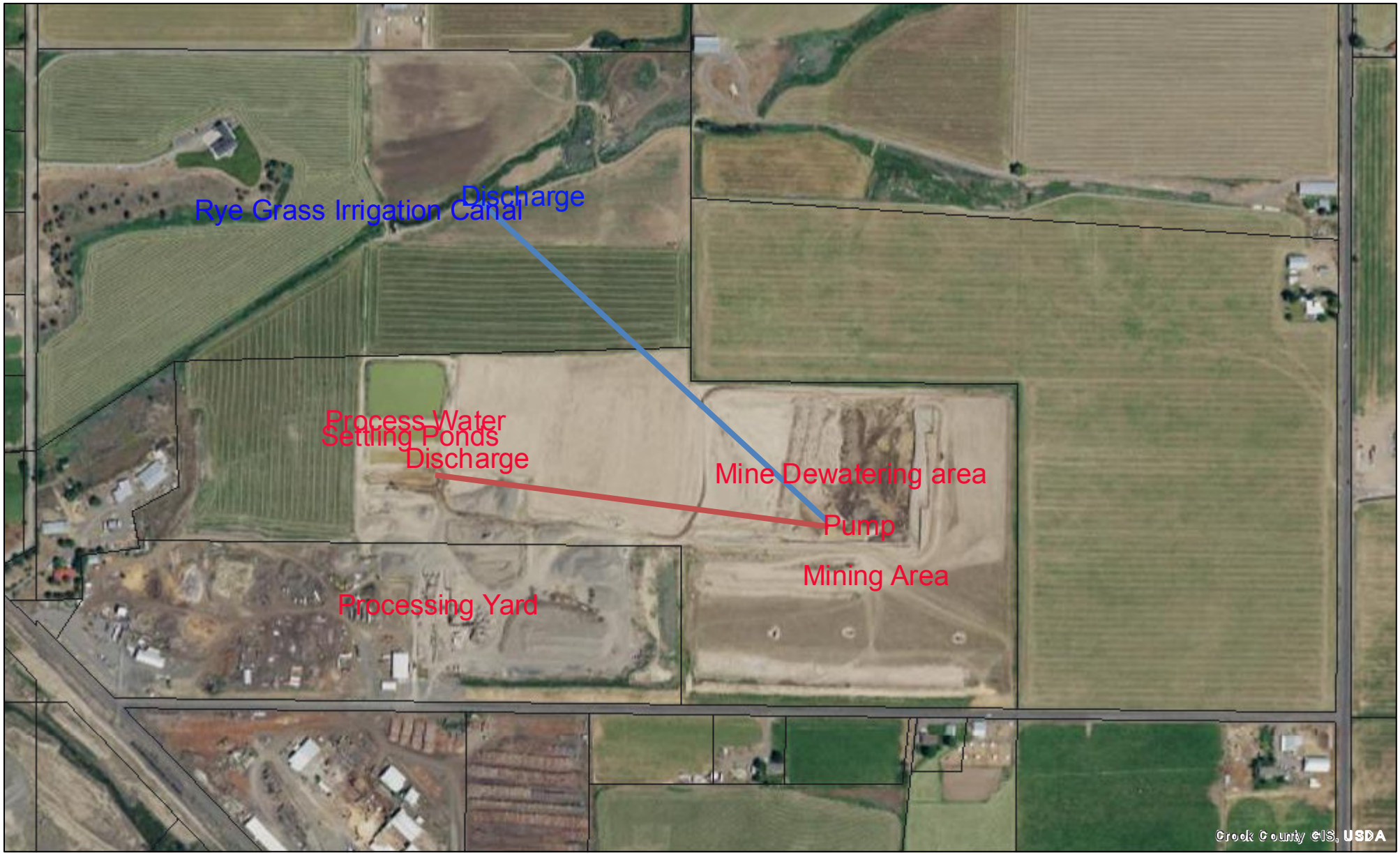
Patty Isaak
Oregon DEQ
Eastern Region
700 SE Emigrant, Suite 330
Pendleton, OR 97201

RE: Knife River Woodward Site, 4547 NW Stahancyk Lane, Prineville, OR. (Noncompliance Notice).
Oregon DEQ File#124758, DOGAMI#07-0159

Dear Patty:
Per Section B.3,a,b,c of the Oregon DEQ General Water Pollution Control Facility Permit, Knife River Corporation Northwest is hereby notifying Oregon DEQ of a Noncompliance activity (discharge of excavation dewatering water offsite).
Knife River Corporation – Northwest operates the Knife River Woodward Sand & Gravel mining operation located at 4547 NW Stahancyk Lane in Prineville. This operation requires the washing of sand and gravel, so it has an Oregon DEQ General 1000, WPCF permit for that activity. All of the washwater generated onsite is recycled back into the onsite settling ponds for continue washing of sand and gravel. When the settling ponds need more water due to evaporation and absorption, Knife River has a water right that allows the use water from the nearby Rye Grass Irrigation Canal to fill the ponds. These ponds are monitored daily while operating for freeboard and silt and clay are removed frequently and stored onsite to dry prior to being use as reclamation fill onsite. Knife River is required to reclaim some of the mined areas of the site back to farmland. Knife River had encountered water in the excavation back in May 2020 and pumped this water out of the mining area and placed it into the settling ponds for use of washing sand and gravel. It was however, just found out that some of the water from the excavation was pumped into the Rye Grass Irrigation Canal when the freeboard on the Settling ponds got to within 1 foot of overflowing. The pumping into the Rye Grass Irrigation Canal occurred about 3 days each month at a rate of 300-500 GPM from May 2020 to August 2020 when mining dewatering stopped. The water being pumped from the mine excavation was observed to be clean and free of any sediment prior to pumping into the Irrigation Canal. This Irrigation Canal is used by many farmers irrigating crops and would have been in high demand during these months. There has been no further mine dewatering nor discharge of excavated dewatering water offsite since August 2020. Onsite employees have been trained that there is to be no discharge offsite under the Oregon DEQ General 1000, WPCF permit and will continue to monitor the process water ponds for freeboard daily. This operation was recently inspected by Lisa Reinhart, Oregon Dept. of Geology in June 2021 and determined to be in compliance with the Oregon DEQ Gen.1000, WPCF permit at the time of the inspection.
If you should have any further questions, I can be reached at 541-918-5142.
Sincerely,

Jeff Steyaert,
Environmental, Permitting and Property MGR.
CC: Lisa Reinhart, Oregon Dept. of Geology

Crook County, Oregon



Disclaimer: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER MATTER. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION. COUNTY DIGITAL INFORMATION IS PREPARED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED, AND IS NOT INTENDED FOR, SURVEY OR ENGINEERING PURPOSES OR THE AUTHORITATIVE AND/OR PRECISE LOCATION OF BOUNDARIES, FIXED HUMAN WORKS, AND/OR THE SHAPE AND CONTOUR OF THE EARTH. NO REPRESENTATION IS MADE CONCERNING THE LEGAL STATUS OF ANY APPARENT ROUTE OF ACCESS IDENTIFIED IN DIGITAL OR HARDCOPY MAPPING OF GEOSPATIAL INFORMATION OR DATA. DATA FROM THE CROOK COUNTY ASSESSOR'S OFFICE MAY NOT BE CURRENT. DATA IS UPDATED AS SCHEDULES AND RESOURCES PERMIT. PLEASE NOTIFY CROOK COUNTY GIS OF ANY ERRORS (541) 416-3930.

0 0.15 0.3 mi

N

Crook County GIS
GEOGRAPHIC INFORMATION SYSTEMS

OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY **WATER QUALITY SOURCE INSPECTION FORM**

Permittee: Knife River Co. NW	**Source Address:** 4547 NW Stanhancyk Ln, Prineville, OR	**Date Inspected:** 6/24/21
Facility Name: Woodward	**Source Phone #:** 541-918-5100	**Official Contacted/Title:** Jeff Steyaert
DEQ File: 124758 **DOGAMI ID:** 07-0159	**Mailing Address:** 32260 Old Hwy 34, Tangent OR 97389	
EPA ID # (NPDES only):		
Permit #: WPCF 1000	**System Classification:**	**Samples Taken:** No
Permit Exp. Date: October 31, 2017		**Type of Inspection:** Routine

COMPLIANCE STATUS	No Violations	Violations Noted
Schedule A Waste Discharge Limitations	X	
Schedule B Monitoring and Reporting	X	
Schedule D Special Conditions	X	
Schedule F General Conditions	X	
SFO or MAO	X	

SUMMARY OF INSPECTION FINDINGS, COMMENTS & RECOMMENDATIONS

This facility disposes of process wastewater from aggregate washing by recirculation, evaporation, and infiltration.

Schedule A: Process wastewater and waste solids derived from washing activities is disposed of on-site into self-contained ponds. There is no discharge of stormwater or wastewater to any surface waters. There were no observations of activities that may adversely impact groundwater quality. Petroleum based products and other potential pollutants were located in safe locations where they are not likely to be carried into waters of the state. Ponds had a minimum freeboard of 1 foot.

Schedule B: Monitoring records for containment system freeboard, were available and reviewed.

Schedule D: This facility does not conduct in-stream mining or other in-stream activities. (DSL permits must be obtained for in-stream mining). Detailed plans and specifications for the wastewater system are available for DEQ or DOGAMI review. There were no observations of solid or sanitary waste disposal.

VIOLATIONS NOTED: None

DOGAMI Permit Conditions were reviewed with Permittee. Permittee states an amendment is being prepared for submission and all permit conditions should be re-evaluated at that time.

☒ CONTINUED ON ATTACHED PAGE

PREPARATION TIME: 1 hr
INSPECTION TIME: 2:00-3:00 PM
FOLLOW-UP TIME: 1 hr
CC: ☒ **Permittee** ☐ **WQ UIC Coordinator**

Inspector's Name: Lisa Reinhart **Region & Office:** DOGAMI

Inspector's Signature: Lisa Reinhart **Date:** 7/5/21

Facility Layout and Photo Locations



Processing Area



Settling Ponds For Process Water



Reclaimed Agricultural Field



Landowner Equipment Storage Area



Reclaimed Pad



Maintenance Shop/Pollutant Storage



Permit Number: 1000
Expiration Date: October 31, 2017

GENERAL WATER POLLUTION CONTROL FACILITIES PERMIT

Department of Environmental Quality
811 SW Sixth Avenue
Portland, OR 97204

Issued pursuant to ORS 468B.050

ISSUED TO:
File No. 124758 GEN10
DOGAMI ID No. 07-0159
Knife River Corporation - Northwest
32260 Old Highway 34
Tangent, OR 97389

Assigned: 06/02/16
Crook County/ER
LLID: 1209105443521
River Mile: 0.34

Site Loc. Woodward Site, 4547 and 4755 NW Stahancyk Lane, Prineville, Oregon

---

SOURCES COVERED BY THIS PERMIT:

Sand, gravel and other non-metallic mineral quarrying and mining operations that dispose of all process wastewater and storm water by recirculation, evaporation, and/or controlled seepage with no discharge to surface waters. Asphalt mix batch plants, concrete batch plants, and other related activities located on site are also covered.

Lauri Aunan, Administrator
Water Quality Division

November 7, 2007
Effective Date

PERMITTED ACTIVITIES

Until this permit expires or is modified or revoked, the permittee is authorized to operate a wastewater collection, treatment, control, and disposal system in conformance with requirements, limitations, and conditions set forth in attached schedules as follows:

	Page(s)
Schedule A – Waste Disposal Limitations	4-5
Schedule B – Monitoring and Reporting Requirements	5-6
Schedule D – Special Conditions	6
Schedule F – General Conditions	7-10

Unless specifically authorized by this permit, by another NPDES or WPCF permit, or by Oregon Administrative Rule, any other direct or indirect discharge to waters of the state is prohibited, including discharges to an underground injection control system.

HOW TO APPLY FOR COVERAGE UNDER THIS GENERAL PERMIT

New Application Requirements

1. Persons seeking coverage under this 1000 General Permit (2007-2017) for the first time, and persons registered for coverage under the 1000 General Permit issued in 2002 who did not submit a renewal application prior to the expiration date of the permit must do the following:

   a. Applicants must complete an application. Applicants may obtain an Oregon Department of Environmental Quality (DEQ) application form by:

      i. Mail or in person from the DEQ or Department of Geology and Mineral Industries (DOGAMI) offices provided below, or

      ii. Downloading the application from the DEQ or DOGAMI website.

   b. Sand, gravel and other non-metallic mineral quarrying and mining operation applicants must submit a completed application to the DOGAMI office provided below, requesting coverage under this permit at least 30 days prior to the planned activity. Asphalt mix and concrete batch plants applicants must submit a completed application to any of the DEQ offices provided below, requesting coverage under this permit at least 30 days prior to the planned activity. Applications filed less than 30 days from the planned activity may be accepted on a case by case basis.

   c. Applicants must submit all applicable fees with the application.

2. DEQ or DOGAMI will review the application information and will take one of the following actions:

   i. Issue written notice of approval.

   ii. Request additional information.

   iii. Deny coverage under this permit. The applicant will be notified if the applicant's operation cannot be approved for coverage under the General Permit, and that the applicant may need to obtain an individual permit.

Permit Renewal Requirements

1. Persons registered under this General Permit can operate until the expiration date provided on the cover page (unless terminated or extended under Other Applicable Conditions, below). Persons requiring renewal of this General Permit for asphalt mix and concrete batch plant operations must submit a complete renewal application form to DEQ. Persons requiring renewal of this General Permit for sand, gravel and other non-metallic mineral quarrying and mining operations must submit a complete renewal application form to DOGAMI. The application must be received no later than September 1, 2017, 60 days prior to the expiration date of this permit indicated on the cover page. The DEQ Director may grant permission to submit the application less than 60 days in advance but no later than the permit expiration date.

2. DEQ or DOGAMI will review the application and will take one of the following actions:

a. Issue written notice of approval.

b. Request additional information.

c. Deny coverage under this permit. The applicant will be notified if the applicant's operation cannot be approved for coverage under the General Permit, and that the applicant may need to obtain an individual permit.

Other Application Conditions

1. Coverage under this permit will continue for a permittee after the expiration date if the permittee submits a complete renewal application as described above.

2. If DEQ or DOGAMI does not receive a renewal application as described above, coverage under this General Permit is no longer valid and the operation must cease.

3. Any person not wishing to be covered or limited by this General Permit may apply for an individual permit in accordance with the procedures in OAR 340-045-0030.

DEQ Regional Office Locations:

Northwest Region
2020 SW 4th Avenue, Suite 400
Portland, OR 97201
Tel. No. (503) 229-5263

Western Region
750 Front Street NE, Suite 120
Salem, OR 97301-1039
Tel. No. (503) 378-8240

Eastern Region
700 SE Emigrant, Suite 330
Pendleton, OR 97801
Tel. No. (541) 276-4063

DOGAMI Office Location:

Department of Geology and Mineral Industries
Mineral Land Regulation and Reclamation
229 Broadalbin St. SW
Albany, OR 97321
Tel No. (541) 967-2039

SCHEDULE A
Waste Disposal Limitations

1. The permittee is authorized to manage and dispose of the following wastes in accordance with the conditions of this permit:

   a. Process wastewater and waste solids derived from aggregate washing activities;

   b. Wastewater and waste solids derived from air scrubber equipment;

   c. Concrete mixer washout wastewater and waste solids;

   d. Excavation dewatering wastewater that has come into contact with process or other wastewater;

   e. Vehicle and wheel wash water; and

   f. Storm water.

2. There must be no discharge to surface waters. All wastewater must be adequately controlled by settling, recirculation, seepage, irrigation, or used for dust control.

3. No activities may be conducted that could adversely impact groundwater quality. If adverse impacts to groundwater quality are suspected from a facility covered by this permit, the Department may require the permittee to perform a groundwater investigation.

4. Concrete mixer washout wastewater must be controlled in a pond or other containment. The pH of wastewater in concrete mixer washout seepage ponds must be kept between 6 and 9 standard units (SU). If necessary, either dilution water or buffering agents must be added to make the necessary pH adjustments.

5. Petroleum-base products, coagulants, flocculants, solvents, and acids, as well as other substances that might cause the water quality standards of the state of Oregon to be violated must not be discharged, disposed, or placed in any locations where they would likely be carried into the waters of the state by any means.

6. All settling pond spoils and other waste solids must be used or disposed in a manner that will prevent their entry into the waters of the state and not create health hazards or nuisance conditions.

7. Each wastewater pond must be maintained at a minimum freeboard of one (1) foot, as measured from the lowest elevation of the top of the pond containment dikes. In situations where the minimum freeboard requirement cannot be met, the permittee must cease the discharge of wastewater into that pond.

8. For facilities adjacent to streams, mining activities and wastewater seepage must be controlled such that no visible turbidity increase occurs within the stream.

9. Track-out of any surface water mixed with dirt and other materials off-site is prohibited. Vehicle and wheel wash, or other methods may be necessary to remove loose dirt or other materials from vehicles exiting the site.

10. Facilities that wash eight or more vehicles or pieces of equipment per week or wash engines, transmissions or undercarriages must do so on a wash pad with a wastewater collection system. Facilities that wash less than eight vehicles or pieces of equipment per week and do not wash engines, transmissions or undercarriages, may do so without a wash pad or collection system so long as there is no runoff or tracking of cement or mud off-site and no discharge to surface waters, storm sewers or dry wells.

11. Facilities that wash eight or more vehicles or pieces of equipment per week or wash engines, transmissions or undercarriages shall collect the wastewater and comply with the following limitations:

Parameters	**Limitations (Daily Maximum)**
Oil & Grease	15 mg/l
pH	Shall be within 6.0 - 9.0 range

SCHEDULE B
Monitoring and Reporting Requirements

1. The permittee must monitor the operation and efficiency of all wastewater treatment and disposal facilities. Facility monitoring must include the following items or parameters:

Parameter	Frequency	Type
Inspect dikes, containment system, and pond freeboard*	Daily when operating Monthly when not operating	Record
Inspect all adjacent streams for seepage	3/Week, at different times in the day, when operating	Record the time of inspection, hours of operation before inspection, and results
pH** (concrete mixer washout pond and vehicle wash water pond)	Weekly when used	Grab
Oil & Grease (vehicle wash water pond)	Monthly when used	Grab

* Pond freeboard may be monitored on a weekly basis if the facility has an alarm system or a float valve discharging to an overflow pond.

** Fresh litmus paper that has the capability of determining pH to one-tenths (0.1) standard units or a properly calibrated portable pH meter may be used to make field measurement of pH.

2. When a site is inaccessible due to adverse weather conditions, monitoring is not required. The permittee must make note of the adverse weather condition in its inspection records.

3. The permittee must retain monitoring records on-site and make them available to DEQ and the Department of Geology and Mineral Industries upon request.

SCHEDULE D
Special Conditions

1. This permit does not cover in-stream mining or other in-stream activities. Before conducting any in-stream activities, applicable permits must be obtained from the Oregon Division of State Lands and the U.S. Army Corps of Engineers.

2. Except as provided in OAR 340-052-0045, prior to constructing or modifying wastewater management, treatment and disposal facilities, detailed plans and specifications must be submitted to and approved in writing by the Department.

3. This permit does not authorize the disposal of sanitary waste.

4. The permittee must, during all times of disposal, provide personnel whose responsibility is to assure continuous performance of the disposal system in accordance with the conditions of this permit.

5. The permittee must follow all other state and local regulations pertaining to surface mining.

6. Any person conducting an activity covered by an individual permit may request that the individual permit be canceled after applying for and obtaining this general permit.

7. The Director may revoke this general permit as it applies to any person and require such person to apply for and obtain an individual permit if:

   a. The covered source or activity is a significant contributor of pollution or creates other environmental problems;

   b. The permittee is not in compliance with the terms and conditions of this general permit; or

   c. Conditions or standards have changed so that the source or activity no longer qualifies for this general permit.

8. **DOGAMI and Local Public Agencies Acting as DEQ's Agent**

   DEQ authorizes DOGAMI and local public agencies to act as its Agent in implementing this permit. DEQ's Agent may be authorized to conduct the following activities, including but not limited to: application review and approval, inspections, monitoring data review, and storm water and wastewater monitoring.

SCHEDULE F
WPCF GENERAL CONDITIONS

SECTION A. STANDARD CONDITIONS

1. Duty to Comply with Permit

The permittee must comply with all conditions of this permit. Failure to comply with any permit condition is a violation of Oregon Revised Statutes (ORS) 468B.025 and grounds for an enforcement action. Failure to comply is also grounds for the Department to modify, revoke, or deny renewal of a permit.

2 Property Rights and Other Legal Requirements

Issuance of this permit does not convey any property rights of any sort, or any exclusive privilege, or authorize any injury to persons or property or invasion of any other rights, or any infringement of federal, tribal, state, or local laws or regulations.

3 Liability

The Department of Environmental Quality or its officers, agents, or employees may not sustain any liability on account of the issuance of this permit or on account of the construction or maintenance of facilities or systems because of this permit.

4 Permit Actions

After notice by the Department, this permit may be modified, suspended, or revoked in whole or in part during its term for cause including but not limited to the following:

a. Violation of any term or condition of this permit, any applicable rule or statute, or any order of the Commission;

b. Obtaining this permit by misrepresentation or failure to disclose fully all relevant facts.

5 Transfer of Permit

This permit may not be transferred to a third party without prior written approval from the Department. The Department may approve transfers where the transferee acquires a property interest in the permitted activity and agrees in writing to fully comply with all the terms and conditions of this permit and the rules of the Commission. A transfer application and filing fee must be submitted to the Department.

6 Permit Fees

The permittee must pay the fees required by Oregon Administrative Rules 340-045-0070, and 340-045-0075.

SECTION B. OPERATION AND MAINTENANCE OF POLLUTION CONTROLS

1. Proper Operation and Maintenance

   At all times the permittee must maintain in good working order and properly operate as efficiently as possible all treatment or control facilities or systems installed or used by the permittee to comply with the terms and conditions of this permit.

2. Standard Operation and Maintenance

   All waste collection, control, treatment, and disposal facilities or systems must be operated in a manner consistent with the following:

   a. At all times, all facilities or systems must be operated as efficiently as possible in a manner that will prevent discharges, health hazards, and nuisance conditions.

   b. All screenings, grit, and sludge must be disposed of in a manner approved by the Department to prevent any pollutant from the materials from reaching waters of the state, creating a public health hazard, or causing a nuisance condition.

   c. Bypassing untreated waste is generally prohibited. Bypassing may not occur without prior written permission from the Department except where unavoidable to prevent loss of life, personal injury, or severe property damage.

3. Noncompliance and Notification Procedures

   If the permittee is unable to comply with conditions of this permit because of surfacing sewage; a breakdown of equipment, facilities or systems; an accident caused by human error or negligence; or any other cause such as an act of nature, the permittee must:

   a. Immediately take action to stop, contain, and clean up the unauthorized discharges and correct the problem.

   b. Immediately notify the Department's Regional office so that an investigation can be made to evaluate the impact and the corrective actions taken, and to determine any additional action that must be taken.

   c. Within 5 days of the time the permittee becomes aware of the circumstances, the permittee must submit to the Department a detailed written report describing the breakdown, the actual quantity and quality of waste discharged, corrective action taken, steps taken to prevent a recurrence, and any other pertinent information.

   Compliance with these requirements does not relieve the permittee from responsibility to maintain continuous compliance with the conditions of this permit or liability for failure to comply.

4. Wastewater System Personnel

The permittee must provide an adequate operating staff that is duly qualified to carry out the operation, maintenance, and monitoring requirements to assure continuous compliance with the conditions of this permit.

SECTION C. MONITORING AND RECORDS

1. Inspection and Entry

The permittee must at all reasonable times allow authorized representatives of the Department to:

a. Enter upon the permittee's premises where a waste source or disposal system is located or where any records are required to be kept under the terms and conditions of this permit;

b. Have access to and copy any records required by this permit;

c. Inspect any treatment or disposal system, practices, operations, monitoring equipment, or monitoring method regulated or required by this permit; or

d. Sample or monitor any substances or permit parameters at any location at reasonable times for the purpose of assuring permit compliance or as otherwise authorized by state law.

2. Averaging of Measurements

Calculations of averages of measurements required for all parameters except bacteria must use an arithmetic mean; bacteria must be averaged as specified in the permit.

3. Monitoring Procedures

Monitoring must be conducted according to test procedures specified in the most recent edition of **Standard Methods for the Examination of Water and Wastewater**, unless other test procedures have been approved in writing by the Department and specified in this permit.

4. Retention of Records

The permittee must retain records of all monitoring and maintenance information, including all calibrations, copies of all reports required by this permit, and records of all data used to complete the application for this permit, for a period of at least 3 years from the date of the sample, measurement, report or application. The Department may extend this period at any time.

SECTION D. REPORTING REQUIREMENTS

1. Plan Submittal

Pursuant to Oregon Revised Statute 468B.055, unless specifically exempted by rule, construction, installation, or modification of disposal systems, treatment works, or sewerage systems may not commence until plans and specifications are submitted to and approved in writing by the Department.

All construction, installation, or modification shall be in strict conformance with the Department's written approval of the plans.

2. Change in Discharge

Whenever a facility expansion, production increase, or process modification is expected to result in a change in the character of pollutants to be discharged or in a new or increased discharge that will exceed the conditions of this permit, a new application must be submitted together with the necessary reports, plans, and specifications for the proposed changes. A change may not be made until plans have been approved and a new permit or permit modification has been issued.

3. Signatory Requirements

All applications, reports, or information submitted to the Department must be signed and certified by the official applicant of record (owner) or authorized designee.

SECTION E. DEFINITIONS

1. BOD_5 means five-day biochemical oxygen demand.
2. *TSS* means total suspended solids.
3. *FC* means fecal coliform bacteria.
4. NH_3-*N* means Ammonia Nitrogen.
5. NO_3-*N* means Nitrate Nitrogen.
6. NO_2-*N* means Nitrite Nitrogen.
7. *TKN* means Total Kjeldahl Nitrogen.
8. *Cl* means Chloride.
9. *TN* means Total Nitrogen.
10. "*Bacteria*" includes but is not limited to fecal coliform bacteria, total coliform bacteria, and E. coli bacteria.
11. *Total residual chlorine* means combined chlorine forms plus free residual chlorine.
12. *mg/l* means milligrams per liter.
13. *ug/l* means micrograms per liter.
14. *kg* means kilograms.
15. *GPD* means gallons per day.
16. *MGD* means million gallons per day.
17. *Grab sample* means an individual discrete sample collected over a period of time not to exceed 15 minutes.
18. *Composite sample* means a combination of samples collected, generally at equal intervals over a 24-hour period, and based on either time or flow.
19. *Week* means a calendar week of Sunday through Saturday.
20. *Month* means a calendar month.
21. *Quarter* means January through March, April through June, July through September, or October through December.

Oregon
Tina Kotek, Governor

Department of Geology and Mineral Industries
Mineral Land Regulation & Reclamation
229 Broadalbin Street SW
Albany, OR 97321
(541) 967-2039
Fax: (541) 967-2075
www.oregon.gov/dogami

October 25, 2024

To: Matt Ropp and Jeff Steyaert
Knife River Corp. NW – Tangent
32260 Old Highway 34
Tangent OR 97389-9770

RE: Groundwater Investigation Request under Schedule A Condition #3 of the DEQ WPCF 1000 General Permit (DEQ File No. 124758).

Dear Matt and Jeff,
Due to observed water quality impacts in nearby domestic wells, the concern of nearby residents, and a lack of clear information regarding potential groundwater quality impacts from the Woodward mining facility (DOGAMI ID# 07-0159), DOGAMI is requiring Knife River Corporation Northwest (KRC) to conduct a groundwater investigation under Schedule A Condition #3 of the DEQ WPCF 1000 General Permit (DEQ File No. 124758). Please see the permit condition copied below:

3. No activities may be conducted that could adversely impact groundwater quality. If adverse impacts to groundwater quality are suspected from a facility covered by this permit, the Department may require the permittee to perform a groundwater investigation.

This requirement to perform a groundwater investigation falls under the delegated DEQ authority for DOGAMI to administer the water quality permit per the Memorandum of Agreement #071-20/I between DOGAMI and DEQ. The groundwater investigation must include the following scope and deliverables:

1) Submit to DOGAMI a groundwater investigation sampling and monitoring plan (Plan) developed in accordance with OAR 340-040-0030(2), including all required elements specified in the rule for permitted operations. Surface water sampling from the mine settling ponds, standing water in the unreclaimed mine cell, and surface water used as process water should also be included in the Plan. Please submit the Plan for review by 12/6/2024.
2) DOGAMI will provide review of the draft Plan in consultation with DEQ staff. KRC must address any comments provided by agency review and resubmit the Plan within 30 calendar days of receiving agency comments.
3) KRC must implement the Plan immediately upon DOGAMI written approval and provide groundwater monitoring data at the frequency specified in the Plan. The data submittals

must include trend analysis and explanatory narrative to describe any identified impacts from site activities on the downgradient monitoring points.

The Plan must include the requirements listed in the draft DOGAMI permit circulated on September 10, 2024 (see proposed permit conditions 2-11, pages 2 and 3, Attachment 1), but should not be limited by those requirements. The Plan should also be informed by the concluding considerations in the Mount Hood Environmental Data Review Report (see the 3rd paragraph, page 12, Attachment 2). The Plan must be as comprehensive as possible to meet the requirements of the rule, however, DOGAMI and DEQ understand that Knife River may not be able to obtain access to sample offsite wells or surface waters on private property outside of the DOGAMI permit boundary. Generally, the Plan should include information from upgradient and down gradient receptors with comparison data on documented change. Additional information for monitoring background groundwater quality to supplement the required elements of rule are included in Attachment 3.

DEQ is currently working on a coordinated groundwater quality investigation that is anticipated to include sampling of off-site wells near the Woodward site. The investigation will work to address community concerns and will sample available monitoring wells along with the residential wells within a mile radius of the site. DOGAMI recommends that Knife River coordinate directly with DEQ regarding DEQ's groundwater quality investigation with the goal of designing the KRC groundwater investigation to be complimentary with the work DEQ is doing.

Please contact me at 541 231-8368 or **vaughn.balzer@dogami.oregon.gov** with any questions

Sincerely,



Vaughn Balzer
Floodplain Mining Reclamationist – Rules Coordinator
DOGAMI – MLRR

Oregon
Tina Kotek, Governor

Department of Geology and Mineral Industries
Mineral Land Regulation & Reclamation
229 Broadalbin Street SW
Albany, OR 97321
(541) 967-2039
Fax: (541) 967-2075
www.oregon.gov/dogami

DATE: September10th, 2024

TO: Reviewing Agencies

FROM: Department of Geology and Mineral Industries (DOGAMI)
Mineral Land Regulation and Reclamation (MLRR)

RE: DOGAMI Site No. 07-0159 – Woodward Site

An application for an Operating Permit Amendment has been submitted to DOGAMI by Knife River Corporation - NW (KRC) to expand their gravel pit operation in Crook County. The applicant proposes to mine gravel for aggregate production within a 189.75-acre area, an increase from the currently permitted 112-acres. The site is located approximately 4-miles northwest of Prineville, OR (Attachment 1). Please review the application materials and provide comments to DOGAMI by **October 15th, 2024**. Contact information to provide comments and questions can be found within the email notification.

ATTACHMENTS:
Attachment 1) DOGAMI Location Map
Attachment 2) DOGAMI Operating Permit Application (incl. Operating Plan and Reclamation Plan)
Attachment 3) Hydrogeologic Characterization Report and Groundwater Supplemental (3/2021)
Attachment 4) Crook County Conditional Use Permit (07/06/2022)
Attachment 5) DOGAMI Inspection Report (05/09/2024)
Attachment 6) DOGAMI GIS Aerial (06/26/2024)
Attachment 7) Permit Boundary Survey Map (04/18/2024)
Attachment 8) DOGAMI Physical Characteristics Map
Attachment 9) Site Plan & Reclamation Plan Map Sets (received 06/06/2024 and 8/30/2024)
Attachment 10) Mt. Hood Environmental Technical Memo (08/06/24)
Attachment 11) DSL Wetland Delineation Concurrence (05/16/2023)

Note that a cultural resource survey was completed for this project and submitted to the State Historic Preservation Office (SHPO). DOGAMI does not accept submission of those reports because they contain confidential information. If there are any questions or concerns related to cultural resources, please contact SHPO regarding Case Number:
24-1139.

Additionally, the Department of State Lands (DSL) concurrence of KRC's wetland delineation is included as Attachment 11.

PROPOSED PERMIT CONDITIONS

These permit conditions are applicable to the Operating Permit area and may be modified after review by other natural resource agencies.

The permittee must:

1. Not allow mining operations to physically disturb any areas outside of the permit boundary, including, but not limited to, excavation operations, processing, stockpiling, and/or disturbances caused by landslides, erosion, or fly rock.
2. Install the four monitoring wells in the locations depicted on Knife River Corporation-NW's site plan map (Attachment 9; Monitoring Wells 1-4). Wells shall be constructed to a depth of 35-feet below grade, with a well screen from total depth to 15-feet.
3. Install a continuous water level recorder in each of the four monitoring wells that are required by Permit Condition #2. Begin recording water level measurements at 12-hour intervals, 6 months prior to the inception of ground disturbance activities on the Vanier property and continue for the life of mine.
4. Install two additional monitoring wells in the western portion of the site as follows: install one monitoring well downgradient of the process water ponds in tax lot 703, depicted as "MW-6" on the Knife River Corporation-NW site plan map (Attachment 9). Install one monitoring well upgradient of the process water ponds in tax lot 703, depicted as "MW-5" on the Knife River Corporation-NW site plan map (Attachment 9). The proposed well locations may be adjusted with DOGAMI approval, provided they bracket the upgradient and downgradient groundwater flow paths in relation to the process water ponds. Wells shall be constructed to a depth of 35-feet below grade with a well screen from total depth to 15-feet.
5. Use the water supply well to the east of the process water pond for ground water quality monitoring.
6. Collect quarterly water quality samples from the six monitoring wells referenced in Permit Conditions #2 and #4, and from the water supply well referenced in Permit Condition #5, and analyze for: pH, temperature, turbidity, nitrogen as nitrate/nitrite, total iron, aluminum, calcium, magnesium, total and dissolved manganese, and coliform.
7. Collect two initial samples for water chemistry from each of the six monitoring wells, and the water supply well. The water quality samples must be collected at least 90 days apart, prior to the inception of ground disturbance activities on the Vanier property. Collected samples must be analyzed for: pH, temperature, turbidity, nitrogen as nitrate/nitrite, total iron, aluminum, calcium, magnesium, total and dissolved manganese, and coliform.
8. Submit a report to DOGAMI prior to conducting mining on the Vanier property, documenting the well construction details for all wells referenced in Permit Conditions #2, #4, and #5, the water level data (in both tabular and hydrograph format) for the four monitoring wells per Permit Condition #3, and the water chemistry analyses from the initial samples of the six monitoring wells and the water supply well required by Permit Condition #7.
9. Submit the water level data required by Permit Condition #3, and water chemistry data required by Permit Condition #6, on a quarterly basis for the life of the mine. DOGAMI may allow a reduction in water quality monitoring provided DOGAMI is satisfied that the mining activities are not having an adverse impact on water quality. If DOGAMI determines that unacceptable water level declines, or impacts to water quality are occurring in the water table due to pit dewatering and/or other mining activities, mitigation measures will be required. These measures may include but will not be limited to - the installation of a groundwater recharge trench, ceasing pit dewatering, replacing impacted offsite wells, supplying water by other means to affected offsite well owners, and/or suspending mining operations.
10. Line the process water settling ponds with an impermeable liner acceptable to DOGAMI prior to conducting mining activities on the Vanier Property. Alternatively, the permittee can submit a plan for

DOGAMI approval to document aluminum, and total and dissolved manganese concentrations in the source water used for processing, and in the process water ponds, prior to conducting mining activities on the Vanier property. The plan must include quarterly water quality reporting of aluminum, and total and dissolved manganese concentrations in the source water used for processing, and in the process water ponds for the life of the mine or until DOGAMI is satisfied that the mining activities are not having an adverse impact on water quality.

11. Collect and analyze a representative sample of the sediment in the settling ponds for aluminum, and manganese and submit the results to DOGAMI prior to conducting mining on the Vanier property. Additional sampling maybe required by DOGAMI based on the results of the initial sample.
12. Not import fill material without first submitting a fill plan that meets the requirements of OAR 632-030-0025(bb) and obtain written approval from DOGAMI.
13. Not mine deeper than elevation 2865-ft MSL (~35-ft below grade), as listed under section 3h of the mine Operating Plan, without first amending the Operating Permit.
14. Obtain coverage and comply with, the appropriate DEQ National Pollutant Discharge Elimination System (NPDES) permit prior to discharging stormwater or mine dewatering water from a point source to surface waters or conveyance systems that discharge to surface waters.
15. Obtain coverage and comply with, the appropriate DEQ General Water Pollution Control Facilities (WPCF) permit prior to disposal of any process wastewater and stormwater by recirculation, evaporation, and/or controlled seepage with no discharge to surface water.
16. Follow the "Inadvertent Discovery Plan for Cultural Resources" in the event of an inadvertent discovery of possible cultural materials.
17. Implement site revegetation as referenced in sections 4j and 4k of the Reclamation Plan, and prevent the establishment of, and/or control, noxious weeds to achieve the post mining use of industrial and agriculture.
18. Salvage, store, and stabilize all fines, soil, and overburden materials onsite for final reclamation.
19. Replace growth medium to the maximum extent practicable on all areas of the site to be reclaimed to agriculture.

SITE LOCATION & LAND OWNERSHIP

The Woodward site is located approximately 4 miles northwest of Prineville, OR and is accessed by heading northwest on Highway 26 to NW Elliot Lane. Turn right onto NW Elliot Lane and continue to the juncture with NW Stahancyk Lane and veer left onto Stahancyk Lane. Continue on Stahancyk Lane to the site entrance on the left (north) side of the road. Attachment 1 is a location map for reference. Section 2a of the Operating and Reclamation Plan lists the location information and legal description of the Woodward site (Attachment 2). Based on TRIOs obtained through AmeriTitle on 9/25/23, land ownership in the existing Woodward permit area (Township 14S, Range 15E, Section 14, Tax Lots 702 and 703) is Craig Woodward and in the amendment area (Township 14S, Range 15E, Section 14, Tax Lot 103), is Robert and Lani Vanier. The TRIOs can be provided upon request.

LAND USE

Knife River Corporation-NW holds a Conditional Use Permit (CUP) to operate the Woodward site pursuant to Crook County record no. 217-15-000115-PLNG for tax lots 702 and 703; and a CUP to operate the Vanier amendment area pursuant to Crook County record no. 217-21-000573-PLNG for tax lot 103 (Attachment 4).

SITE CONDITIONS

DOGAMI conducted a site inspection on May 9, 2024 (Attachment 5). See the report for a description of site conditions including a photograph log.

The DOGAMI GIS Aerial (Attachment 6) documents each area to be disturbed by mining in the proposed mining plan and is based on the Permit Boundary Survey Map (Attachment 7).

The DOGAMI Physical Characteristics Map (Attachment 8) depicts the current topography based on Light Detection and Ranging (LIDAR) data and the boundaries are based on the Permit Boundary Survey Map (Attachment 7).

OPERATING PLAN
Please refer to the proposed Operating and Reclamation Plan (Attachment 2), Groundwater Supplemental and Hydrogeologic Characterization Report (Attachment 3), the Permit Boundary Survey Map (Attachment 7), and/or the Site/Reclamation Plan Map Sets (Attachment 9) for operational plans related to this site. Permit Conditions #1 – #9 listed above apply to mine operations at the site. Additionally, there is a technical memo related to manganese and aluminum concentrations in groundwater at the site (Attachment 10). Note that the Woodward property includes the Prineville Sawmill facility on the western portion of tax lot 702, and although that facility is in the DOGAMI permit boundary, the sawmill facility is not regulated by DOGAMI.

Mining operations will progress through a series of mine excavation cells, as depicted in the figures and cross sections in the Site/Reclamation Plan Map Set (Attachment 9). This process will include partial dewatering and wet mining. Processing and product stockpiling will be located in the southwestern portion of the site. Topsoil and overburden will either be stored in a perimeter berm, adjacent to mine cells or used for concurrent reclamation. For ease of navigation through the proposed Operating Plan (Attachment 2; Section 3), please see this section summary:

- 3a. Development Plans & Equipment
- 3b. Water Management
- 3c. Designated Setbacks
- 3d. Designated Buffers
- 3e. Visual Screening
- 3f. Vegetation
- 3g. Soil and Overburden Salvage and Stabilization
- 3h. Surface Mine Excavations
- 3i. Best Management Practices and Stormwater Controls

RECLAMATION PLAN
Please refer to the proposed 2024 Operating and Reclamation Plan (Attachment 2) and the Site/Reclamation Plan Map Set (Attachment 9) for information on the reclamation plan. Additionally, the final reclamation of the site is subject to permit conditions #10 – #12 mentioned above.

The 2024 Operating and Reclamation Plan (Attachment 2) outlines the planned post mining beneficial use to be industrial (tax lot 702) and agriculture (tax lots 703 and 103). For easy navigation of the proposed Reclamation Plan (Section 4 of the application) please refer to this section summary:

- 4a. Post-Mining Land Use
- 4b. Reclamation Schedule
- 4c. Final Excavation Slopes
- 4d. Final Fill Slopes (N/A for this application)
- 4e. Working Floors
- 4f. Imported Fill (N/A for this application)
- 4g. Backfilling Operations (N/A for this application)
- 4h. Ponds and Wetlands
- 4i. Growth Medium Replacement
- 4j. Revegetation
- 4k. Planting and/or Seeding Techniques and Specifications
- 4l. Drainage and Stormwater Controls
- 4m. Site Cleanup

RECLAMATION SECURITY

The reclamation security for any operation must be based on the actual reclamation cost that DOGAMI would have to pay to contract for reclamation of the disturbed area to the standards outlined in the reclamation plan. Per the May 9, 2024, site inspection (Attachment 5), DOGAMI has required and received a reclamation security in the amount of $325,100. DOGAMI has determined the existing security is adequate for reclaiming the existing mining related disturbance. The reclamation security may be adjusted in the future based on the reclamation liability at the site.

Attachment 2

MOUNT HOOD ENVIRONMENTAL
Fisheries and Environmental Consulting

39065 Pioneer Blvd Suite 212 I Sandy, OR 97055
503-668-0033 I mthoodenvironmental.com

August 8, 2024

Knife River Corporation – Northwest Region
Attn: Matt Ropp
NW Region Technical Services Manager
32260 Old Hwy 34
Tangent, OR 97389

RE: Data Review of Manganese and Aluminum in Groundwater near Knife River's Operation at the Woodward Property in Crook County, Oregon

Dear Mr. Ropp,

Please find the enclosed review of human health effects of manganese and aluminum in drinking water, and technical comments that summarize historical and recently collected groundwater data from the Woodward site. Historical data were sourced across agencies dating back to 1965 to 2016 and spanning across several regional counties. More recent data proximate to and at the Woodward property were collected from 2017 through present.

In summary, current manganese and aluminum concentrations are found within the historical range regionally. Based on the existing data, no cause and effect of mining on groundwater can be established. However, because some residential wells have shown to exhibit groundwater concentrations that exceed recommended health advisory levels, it is important to continue monitoring and expand the scope of the sampling design. This will ensure confidence to residents and county and state officials on the state of the groundwater quality and any effects of mining.

Sincerely,

Lauren Courter, Ph.D
Senior Scientist, Toxicologist
Mount Hood Environmental
503-309-0513 (cell)
503-668-0033 (office)
lauren.courter@mthoodenvironmental.com

MOUNT HOOD ENVIRONMENTAL
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TECHNICAL COMMENTS

Subject: Review of existing data on manganese and aluminum in groundwater at Knife River's Woodward location, Crook County, OR.

Date: *8/06/2024*

Prepared for: Matt Ropp, Knife River Corporation

Prepared by: Mount Hood Environmental

Suggested Citation: Mount Hood Environmental. 2024. Review of existing data on manganese and aluminum in groundwater at Knife River's Woodward location, Crook County, OR. Technical memorandum prepared for Knife River Corporation. 19 pp.

BACKGROUND

Since 2017, Knife River has mined the (112 acre) Woodward property located approximately 3.5 miles northwest of downtown Prineville on NW Stahancyk Lane in Crook County, Oregon. Knife River currently mines for sand and gravel at the Woodward site at a depth of approximately 20 feet below the pre-mining surface.

In October 2022, several residences submitted a formal complaint to Oregon Department of Environmental Quality (ODEQ), followed by an additional complaint to Oregon Department of Geology and Mineral Industries (DOGAMI) in January 2023, asserting that Knife River's mining operations were causing groundwater contamination (Fitch & Neary P.C 2023). Specifically, residents claimed that the operation is causing elevated levels of manganese (Mn) and aluminum (Al) in domestic wells resulting in poor water quality and concentrations that threaten the health of their families and livestock. In response to the complaint, DOGAMI reviewed residential well water quality data submitted by residents, a hydrogeologic analysis (Wenck 2021), and a seven-year dataset representing quarterly samples collected by Knife River's consultant. DOGAMI concluded in February 2023 that the submitted data did not support the claim that Knife River's mining operation was the cause of elevated Mn and Al levels in domestic wells.

Regardless of DOGAMI's investigation and subsequent conclusion, concerns continue to be voiced by residents, Crook County commissioners, a county representative, two state Senators, and recently Oregon Governor Tina Kotek. In addition, Knife River has been threatened with litigation regarding some of the citizen's concerns. Knife River hired Mount Hood Environmental to independently collate, review, and summarize all relevant groundwater quality data collected to date, as well as human health effects of Mn and Al described in the available literature.

This technical memorandum summarizes Mn and Al data from the 1) current literature on human health effects; 2) historic local and regional groundwater monitoring efforts; 3) monitoring at the Woodward property and nearby residences; and, 4) well monitoring data collected at the mining site. This report highlights existing Mn data because that is the focus of the current concerns raised by residents and elected officials. However, we also present the available Al monitoring data.

MANGANESE

Manganese (Mn) is a transition metal, making up 0.1% of the earth's crust and naturally occurring in soil, water, and vegetation. However, the presence of Mn in the environment can be elevated by industrial discharges from manufacturing and mining operations. Mn is typically found in its ionic form (e.g. Mn (II)) or as a compound with oxygen, sulfur, and chlorine (e.g. MnO_2) (ATSDR 2012). The ionic state of Mn and the compounds it forms with other elements are dependent on soil or water pH, reduction potential, mineralogy, oxidative microbial activity, and organic matter. Both natural leaching and leachate from industrial activities contribute to the presence of Mn in surface and groundwater.

Mn is a trace element essential for all living organisms. It is required for the metabolism of amino acids, cholesterol, glucose, and carbohydrates; bone formation, reproduction, and immune response, and plays a role in blood clotting and hemostasis (NIH (National Institute of Health)). For plants, Mn is essential for photosynthesis, synthesis of amino acids, chlorophyll, and fatty acids, and is involved in nitrogen metabolism. As it relates to human health, Mn is generally considered a metal of low toxicity, however the central nervous system is the target of Mn toxicity. This is based on observations following occupational exposures of dust and fumes by inhalation. Resulting effects can range from subclinical neurotoxicity (acute exposure) to irreversible gross motor effects (chronic exposure) (e.g. ATSDR 2012). Although food consumption is the primary source of Mn exposure, an estimated 20% of human consumption is attributed to drinking water (USEPA (U.S. Environmental Protection Agency) 2003). Recent studies now associate elevated Mn in drinking water with impaired cognition (*as reviewed by* Zoni and Lucchini 2013), such as poor IQ in children (Bouchard et al. 2011). Infants and young children are assumed to be particularly sensitive, due to their developing nervous system and biliary system (primary route of excretion). Some data suggests bottle-fed infants may be at greatest risk due to potential overexposure through Mn-enriched formula combined with elevated Mn in drinking water (Commitee on Toxicity 2020) *as cited by* WHO 2021).

In its oxidized form (MnO_2), Mn leads to water discoloration, rendering an orange-brown tint, and can stain plumbing fixtures and laundry. MnO_2 can accumulate in drinking water distribution systems and home plumbing, leading to the accumulation of other metals and contaminants. The buildup in plumbing can eventually be released into drinking water at the tap (Friedman et al. 2010; Brandhuber et al. 2015). To address the aesthetic appearance of drinking water, the USEPA set a Secondary Maximum Contaminant Level (SMCL) to 0.05 mg/L (Table 1) for public water systems. There is no regulatory standard for Mn under the federal Safe Drinking

Water Act; however, the USEPA set guidelines for municipal water suppliers to address taste and discoloration in cases where source water contains moderate to high Mn concentrations.

The USEPA does not regulate compounds with low toxicity, such as Mn, but does recommend Health Advisory Levels (HAL). HALs are intended to provide guidance to municipal water suppliers. Based on available human epidemiological (e.g.(Vieregge et al. 1995)[1];(Kondakis et al. 1989)[2]; (USEPA 2003)[3]), primate (Gupta et al. 1980)[4], and rodent data[5], the USEPA established non-enforceable Mn Health Advisory Levels (HAL), recommending a limit of acute and chronic exposures to 1 and 0.30 mg/L, respectively, for persons older than 6 months (USEPA 2003). For infants less than 6 months, the HAL limits both acute and chronic exposures to 0.30 mg/L. To account for sensitive bottle-fed infants, the USEPA conservatively recommends a drinking water standard for all persons at 0.30 mg/L.

ALUMINUM

Al is also a metal found in the earth's crust. Due to leaching from rocks and soil, aluminum is commonly found in both ground and surface water. The amount of dissolved aluminum increases in acidic or organic-rich environments. Unlike Mn, Al is not an essential element for human health, but is commonly found in drinking water across the United States due to both natural and anthropogenic (i.e. Al-based coagulants from public water treatment systems) sources. Oral exposure results in systemic distribution to most organs, but what is consumed is readily excreted. High concentrations can result in the accumulation of Al in bone, affecting mineralization (Dahl et al. 2014). Consequently, those in the population with poor kidney function (primary route of excretion) and infants are at greatest risk for adverse effects following high Al exposure. In addition to Al accumulation in bone, it is documented that Al is a potential neurotoxin, with some studies suggesting a risk of neurodegenerative disease following chronic exposure (*as reviewed by* WHO 2021 and Weisner et al. 2023). Similar to Mn, the USEPA does not enforce Al drinking water standards, but an SMCL (0.05 – 0.20 mg/L) is suggested to maintain aesthetic quality in municipal water supplies (Table 1).

[1] No neurological effects were observed in a German population with chronic (10-40 years) consumption of well water at concentrations of 0.300 to 2.16 mg/L.
[2] In a Greek population, chronic (10+ years) consumption of drinking water comparing exposure ranges of 0.0036-0.253 to 1.800-2.300 mg/L only resulted in neurological impairment within the highest exposure group.
[3] Mn intake as high as 11 mg/d (0.16 mg/kg/d) may not cause adverse effects in adult humans. This equates to 5.5 mg/L, assuming a consumption of 2L of drinking water per day.
[4] Authors observed muscular weakness and rigidity in primates administered 25mg/kg/d orally.
[5] Due to considerable physiological differences between humans and rodents, particularly neurologic response to Mn, less weight was given to rodent toxicological data for risk determination.

Table 1. Non-enforceable Federal Drinking Water Standards - Health Advisory Level (HAL), or Lifetime Health Advisory (LHA) Level, for manganese and aluminum to protect against potential neurological effects, and Secondary Drinking Water Standards for consumer acceptance of drinking water from public water systems for aesthetic quality (i.e. color, taste).

	Federal HAL (mg/L, ppm) (USEPA 2003)[6]	
	Manganese (Mn)	Aluminum (Al)
10-day and Lifetime HAL, infants < 6 mos.	0.30	
1 and 10-day HAL (acute), all persons > 6 mos.	1.00	
Lifetime HAL/LHA (chronic), all persons > 6 mos.	0.30	0.20
Secondary, SMCL[7]	0.05	0.05 – 0.20

MANGANESE AND ALUMINUM IN GROUNDWATER

Historic Concentrations in Local and Regional Groundwater

It is well established that background Mn and Al concentrations in rock and soil within Crook County and across the region is moderately high (Kirsch 1954; ODEQ 2013; McClaughry et al. 2021 *as cited by* Houston 2023). As a result, there is natural leaching of these metals into the ground and surface water across the region. Grasping the extent of naturally occurring Mn and Al concentrations across the region allows us to consider reasonable background levels as it relates to existing monitoring results. To determine Mn and Al concentrations prior to the start of Knife River's mining operation, we queried state (ODEQ) and federal (National Water Quality Monitoring Council (NWQMC)) sources prior to 2016. In addition to Crook County, we also searched these databases for surrounding counties, including Deschutes, Grant, and Jefferson. Not only do the data indicate historical presence of Mn (**Figure 1**, **Figure 2**) and Al (**Figure 3**) in groundwater across the region (no data for Grant Co.), but those background concentrations exceeded the USEPA's current secondary maximum contaminant level (0.05 mg/L) and were at or above the non-enforceable HAL (0.30 mg/L Mn; 0.20 mg/L Al). These maps summarize the historical range of Mn and Al concentrations across the region and Crook County including wells nearby the Woodward property. For this dataset, water samples collected in the early 1990s (approximately 15 years pre-mining) from a monitoring well 700 ft north of the Woodward property yielded concentrations of 1.3 mg/L Mn and 0.20 mg/L Al. Moderate concentrations of Mn (0.30 mg/L) are reported from wells downgradient of Woodward.

[6] For "all persons", it is assumed a reference body weight of 70 kg. For chronic/lifetime exposure, it is assumed the person consumes 2L per day for 70 years. "All persons" reference a minimum of a 10kg child

[7] Secondary Maximum Contaminant Level under the U.S. EPA's National Secondary Drinking Water Regulations; non-mandatory water quality standards established for public water systems

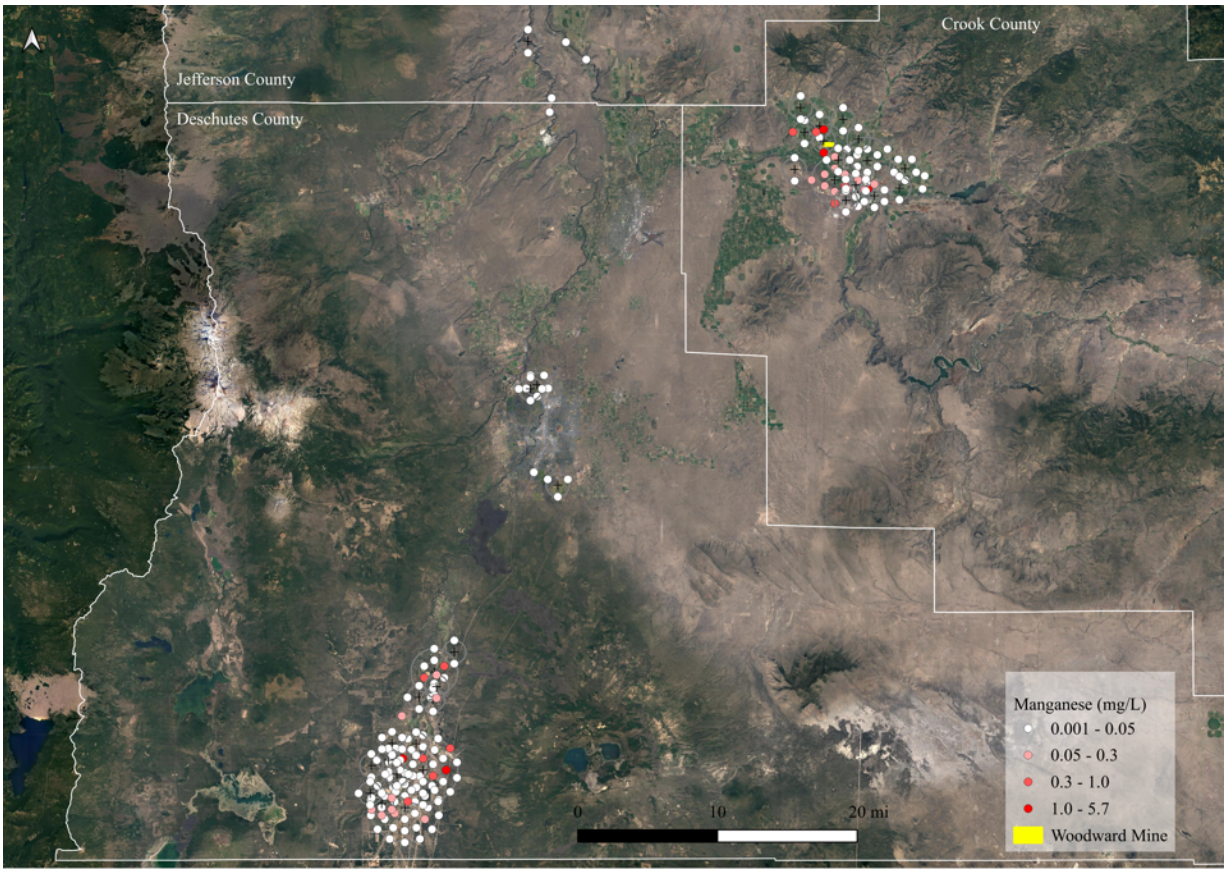


Figure 1. Historical (pre-2016) regional groundwater Mn concentrations (mg/L) within the context of the non-enforceable HAL and recommended acute and chronic thresholds by the USEPA[8]. Groundwater sources include monitoring/study and residential wells and naturally occurring springs across Crook, Deschutes, Grant, and Jefferson counties. *Source* (queried 1965 to 2015): *NWQMC*[9] (includes data from ODEQ). Black crosses (+) within a grey circle denote sample location with multiple reported concentrations; points are displaced around the sample location to visualize concentrations. Yellow location is the Woodward property.

[8] If database entries were reported less than the reporting limit, the reporting limit is the datapoint represented in the map. Reporting limits range (0.002-0.050 mg/L).

[9] A cooperative service sponsored by the U.S. Geological Survey and USEPA; https://www.waterqualitydata.us/beta/; accessed 06/28/2024

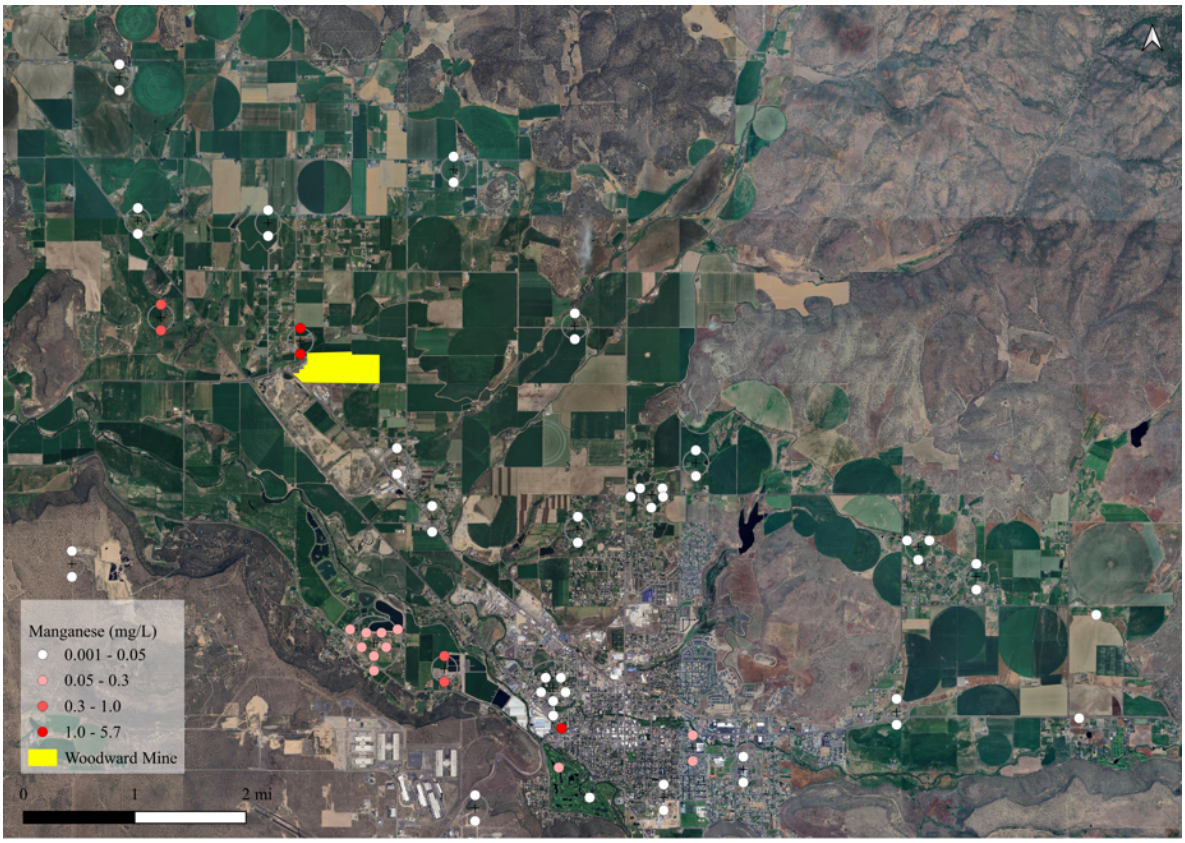


Figure 2. Historical (pre-2016) Crook County groundwater Mn concentrations (mg/L, ppm) within the context of the non-enforceable HAL and recommended acute and chronic thresholds by the USEPA[10]. Groundwater sources include monitoring/study and residential wells and naturally occurring springs across Crook County. *Source* (queried 1965 to 2015): *NWQMC*[11] (includes data from ODEQ). Black crosses (+) within a grey circle denote sample location with multiple reported concentrations; points are displaced around the sample location to visualize concentrations. Yellow location is the Woodward property.

[10] If database entries were reported less than the reporting limit, the reporting limit is the datapoint represented in the map. Reporting limits range (0.002-0.050 mg/L).

[11] A cooperative service sponsored by the U.S. Geological Survey and USEPA; https://www.waterqualitydata.us/beta/; accessed 06/28/2024

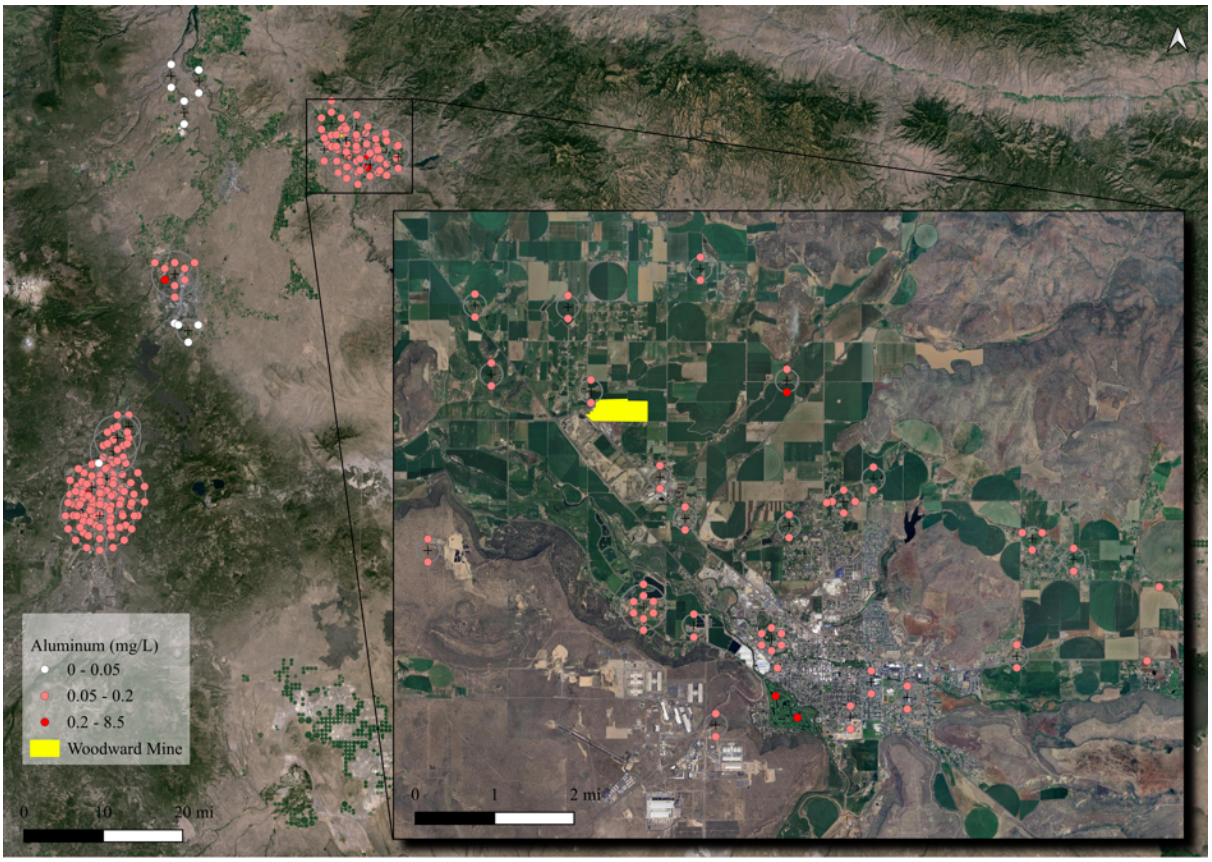


Figure 3. Historical (pre-2016) regional and local groundwater Al concentrations (mg/L, ppm) within the context of the non-enforceable HAL and recommended acute and chronic thresholds by the USEPA[12]**.** Groundwater sources include monitoring/study and residential wells and naturally occurring springs across Crook, Deschutes, and Jefferson counties. Popout is Crook County. *Source* (queried 1965 to 2015): *NWQMC*[13] (includes data from ODEQ). Black crosses (+) within a grey circle denote sample location with multiple reported concentrations; points are displaced around the sample location to visualize concentrations. Yellow location is the Woodward property.

Current Groundwater Mn Concentrations at Woodward Site and Proximity

In the residents' formal complaint to ODEQ and DOGAMI in 2022 and 2023, respectively, Mn concentration from residential well water samples were submitted as evidence for drinking water contamination caused by Knife River. Between November 2017 and January 2023, a single sample was collected from thirteen residences (Figure A1, Table A1), except one resident submitted three samples (Site 10, Vanier/Zimmerlee). For those sixteen total data points, Mn concentrations ranged from 0.117-0.484 mg/L. We explored whether distance from Woodward

[12] If database entries were reported less than the reporting limit, the reporting limit is the datapoint represented in the map. Reporting limits range (0.002-0.050 mg/L).

[13] A cooperative service sponsored by the U.S. Geological Survey and USEPA; https://www.waterqualitydata.us/beta/; accessed 06/28/2024

site or well depth is associated with higher concentrations. Median Mn concentration was higher in deep wells than shallow wells (Figure A2), however no significant difference was observed ($p > 0.05$). Wells located closer to Woodward trended toward having higher Mn concentrations, but this difference was not significant ($p > 0.05$; Figure A3). It is important to consider that these representations reflect a limited number of datapoints (n=16); therefore, it is difficult to conclude cause and effect. However, it does indicate future collections should include samples from wells of varied depths and distances from Woodward. We can confirm that the reported concentrations indeed exceed the SMCL (0.05 mg/L), and in three of the twelve wells, concentrations exceed the recommended HAL (> 0.30 mg/L). All sixteen datapoints are within the bounds of historical Mn groundwater concentrations observed locally and regionally, and below the historical concentrations of the immediate area (**Figure 2**).

In accordance with a landowner agreement, Knife River consultants have collected quarterly water quality data from two residential wells since Q4 of 2016. The two residences are located near the southeastern portion of Woodward, approximately 200 ft away from the property line and 800 ft away from the active mining portion (Sites 25 and 26). According to the Wenck hydrogeologic report (Wenck 2021), the groundwater elevation of these residential wells is neither upgradient nor downgradient of the aquifer flow, rather it is cross-gradient to the Woodward property. The quarterly data (**Figure 4**) offer three key observations. First, the shallow well (< 60 feet) is at least four times lower in Mn concentrations than the deep well (> 200 ft), an observation consistent throughout the period of record and also what was reported in the complaint issued by the residents. Second, an increase in Mn concentrations of the deep well were coincident with increased depth to water. Whereas the opposite was observed in the shallow well; Mn concentrations decreased to less than 0.025 mg/L without a change in water level during that same period. Last, as water levels decreased in the deep well, spikes in turbidity were also observed in the summers of 2017 and 2020 and early 2023.

To determine any seasonal differences in Mn concentrations, data were then grouped by quarter. The box plot in **Figure 5** shows the data range, the median values, and any outliers. For the deep well, no seasonal differences were observed in the median values for Mn. The data range of Mn concentrations associated with the shallow well was larger and similar across all quarters. Although the 2nd and 3rd quarters exhibited higher median observations for the shallow well, the data do not indicate that there is a difference between seasons.

In late 2022, Al was a parameter added to the quarterly data laboratory analysis. For both the deep (Site 25) and shallow (Site 26) wells, concentrations of Al never exceeded the SMCL or the HAL recommendations. With only six data points, it is difficult to describe any trends, except concentrations in the deep well were less than the shallow well. For example, the deep well exhibited lower peak Al concentration (~ 0.013 mg/L) than the deep well (~0.16 mg/L) (Figure A4).

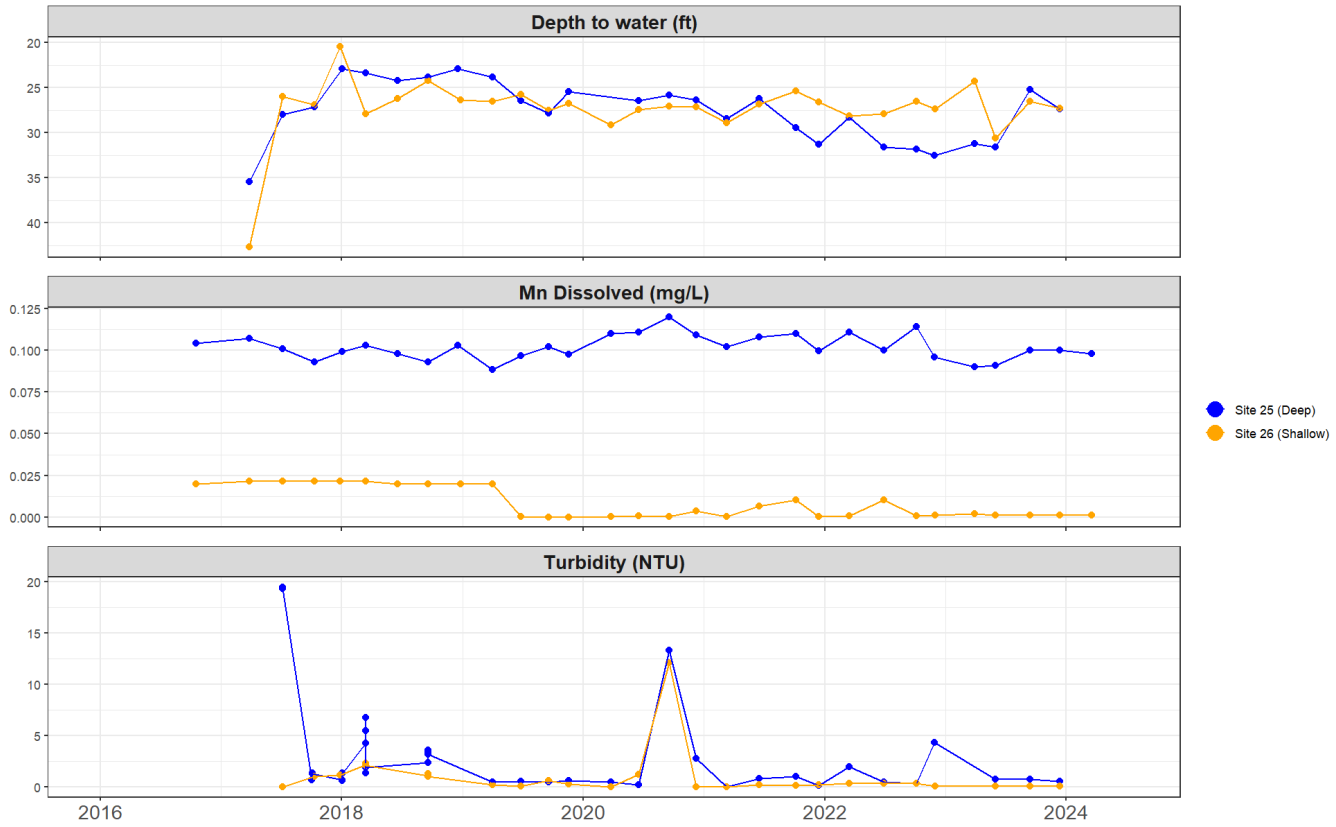


Figure 4. Summary of domestic well depth to water, turbidity, and Mn for Sites 25 and 26 from 2016 Q4 through 2024 Q2. Well water samples for baseline (pre-mining) concentrations of Mn were collected during the fourth quarter (Q4) of 2016. Data collection for well water level (depth to water) and turbidity began in Q2 and Q3 of 2017, respectively.

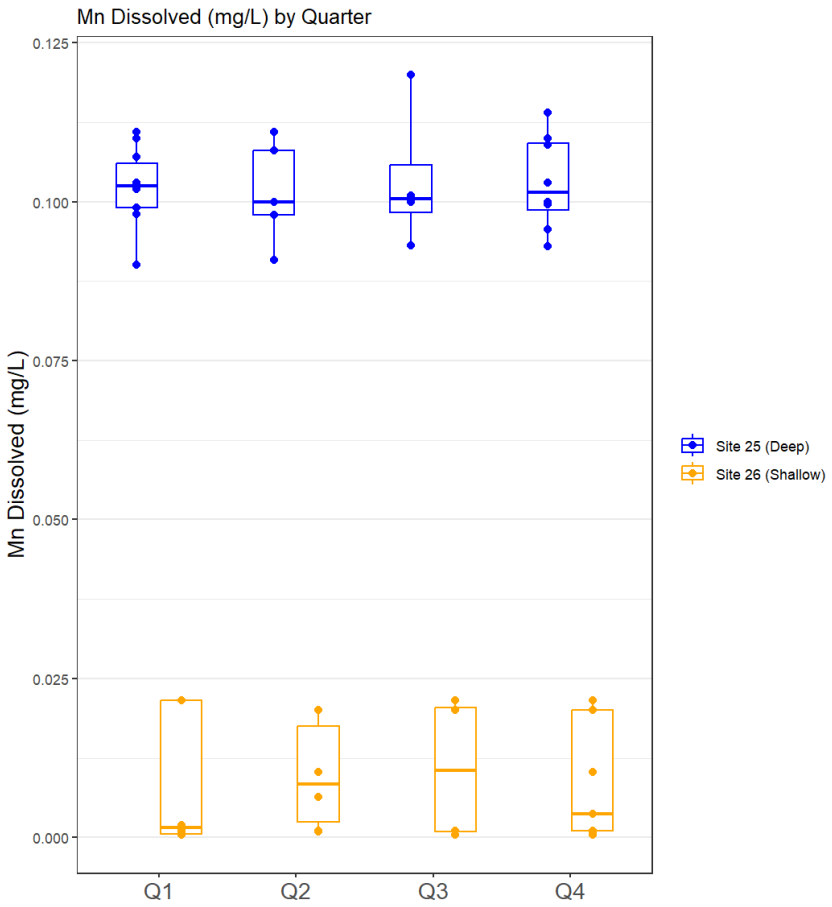


Figure 5. Quarterly data of total Mn at Site 25 and 26 from 2017 to 2024. Well water samples for baseline (pre-mining) concentrations of Mn were collected during the fourth quarter (Q4) of 2016. No significant difference in concentrations were observed between quarters ($p > 0.05$).

GROUNDWATER LEVELS

Groundwater levels were measured on a quarterly basis over the period of record for Site 25 and 26 (**Figure 4**). In late 2022, three new shallow onsite monitoring wells were added to the quarterly sampling regime (Figure A5). As previously described, groundwater levels in the deep well (Site 25) were on a downward trend beginning in 2019 and lasting through 2023. Similar changes were also observed in a nearby deep monitoring well (OWRD) just 1 mile from the Woodward site (**Figure 6**). Both wells exhibited similarly large decreases in water levels in 2022 and 2023. This was coincidental with the lack of groundwater recharge during the "extreme" to "exceptional" drought conditions the region experienced.

Groundwater levels are important to monitor when collecting data on metals in drinking water. During times of low well volume, metals have the potential to concentrate due reduced dilution, increased exposure to mineral-bearing rocks and soils, altered oxidation-reduction, or changes in pH (e.g. Lombard et al. 2021; Ayotte et al. 2015). Most of the data included in the complaint were collected in 2022 during a period of "exceptional drought." Additionally, most of the data collected by Knife River consultants were completed during the entire period of the drought (2015-2023), with occasional seasons of "normal" conditions during portions of 2017 and 2019.

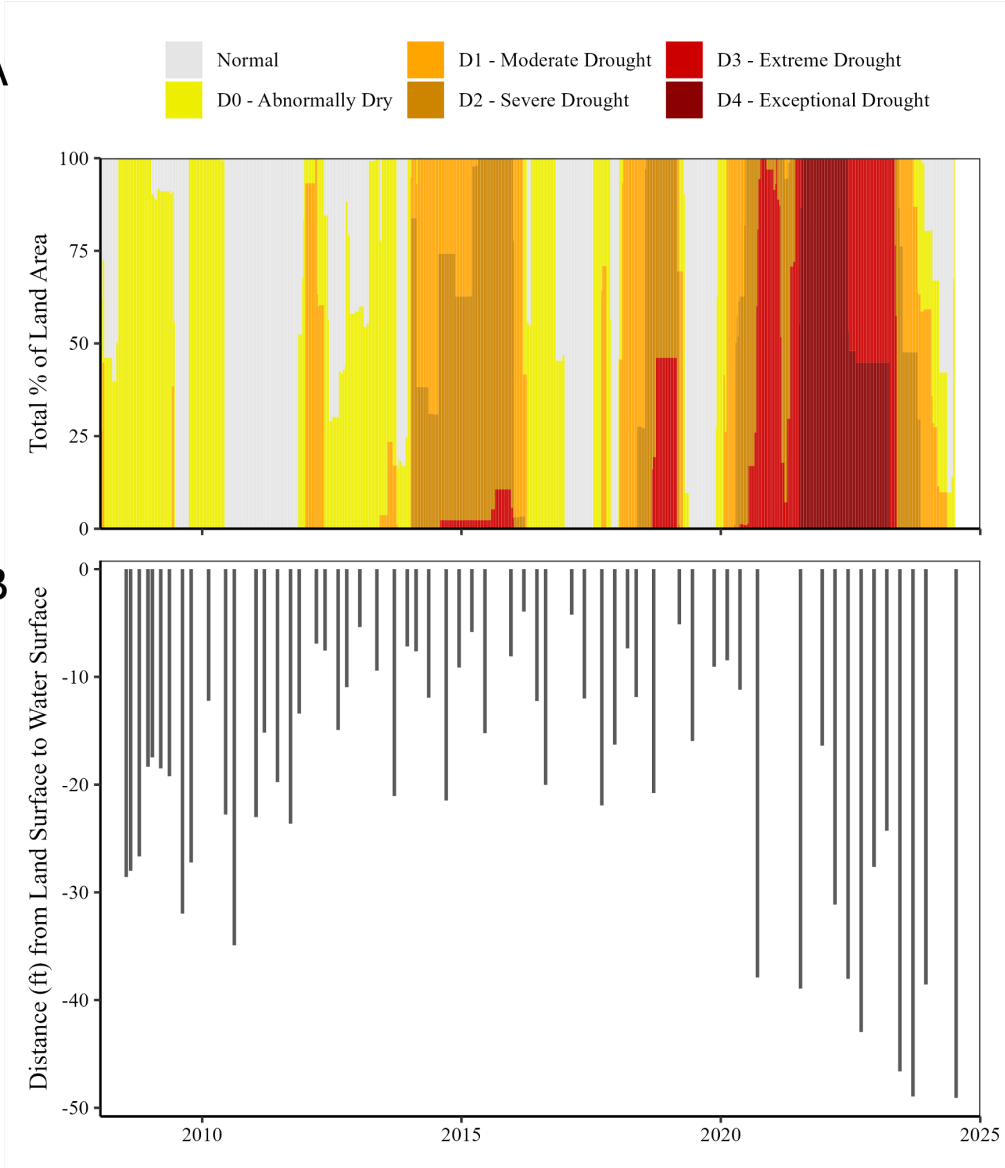


Figure 6. Crook County drought conditions and groundwater levels 2015 – present. (A) Drought conditions in Crook County, Oregon; (B) groundwater levels (surface to water distance) in Crook County. A 240 ft deep Oregon Water Resources Department monitoring well (Site

Number CROO0051607) located at 44.3339, -120.8857, approximately 1 mile southeast of the Woodward site. *Sources: National Integrated Drought Information System (Drought.gov) and the National Ground-Water Monitoring Network*[14].

CONCLUSION

Most concentrations reported by residents exceeded the SMCL of 0.05 mg/L, a guideline established for municipal water suppliers to address the taste and discoloration in cases of moderate to high Mn concentrations in source water. Further, three datapoints exceeded the HAL (> 0.30 mg/L), a federal guideline to ensure human health. Based on existing toxicity information from primary literature on Mn and Al, as well as federal guidelines, these concentrations pose a low risk to adults. However, it is reasonable to assume a higher risk for sensitive populations, such as infants, the elderly, and those with metabolic or excretion deficiencies.

When determining effects of an action such as mining on water quality, it is important to consider data collected prior to the action. The complainants in this case have yet to provide pre-mining data for the individual wells mentioned. Therefore, we relied on DEQ's regional dataset (1965-2015) to establish a historical baseline. We found that the Mn and Al concentrations presented by the residential complaint and data collected at Knife River's mine are within the range of regional concentrations documented by DEQ. Moreover, concentrations observed between 2017 and 2024 did not exceed what was observed in the mid-1990s at a neighboring property and approximately 1 mile downstream of the Ryegrass return lateral to the west. Based on DEQ's regional dataset and data collected within and proximal to Knife River's mine, there is currently no evidence of a cause-and-effect relationship between mining and Mn concentrations observed at adjacent properties.

To identify potential mining effects on residential drinking water, monitoring should consider including one or more wells that are: (1) upgradient and downgradient of Knife River's mining operation at Woodward; (2) within the deep (> 200 ft) and shallow (< 60 ft) aquifer; (3) near (< 1,000 m) and far (>1,000 m) from Woodward; and (4) immediately downgradient of settling ponds. To capture seasonal fluctuations, sampling should target periods within each quarter that are expected to provide extreme conditions (e.g. end of the summer, during low depth to water levels). Data collection that includes these parameters will yield improved and meaningful information crucial for assessing any effects of mining on domestic wells. It would additionally provide confidence to residents and county and state officials on the state of the groundwater quality near the Woodward property.

[14] https://cida.usgs.gov/ngwmn/index.jsp; accessed 07/08/2024

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APPENDIX

RESIDENTIAL WELLS

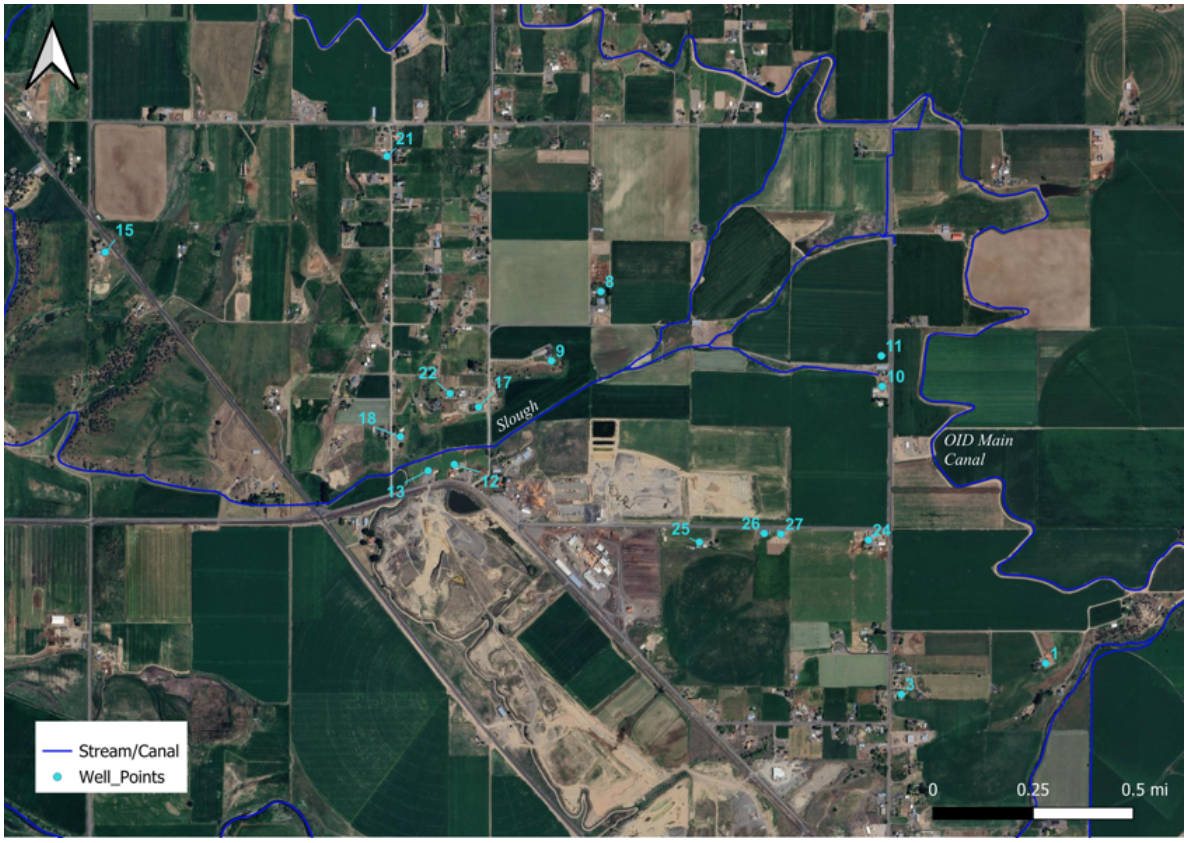


Figure A1. Site number identifiers referenced in MHE memo and Edward Fitch (Fitch & Neary, P.C 2023).

Table A2. Site number identifiers referenced in MHE memo and Edward Fitch (Fitch & Neary, P.C 2023).

Site ID#	Residence
1	Simmons, Hank
3	Adamson, Shawn
8	Zednik
10	Zimmerlee/Vanier, Dick
11	Davis, Dean
12	Byrd, Dan
13	Elbek, Paul
15	Juniper Creek
17	Porfily, Don
18	McCormick, Ashley
21	Rhoden, Valorie
24	Johnson, Billie
25	Kriege, Rick
26	Mikulski, Adam
27	Mikulski, Adam

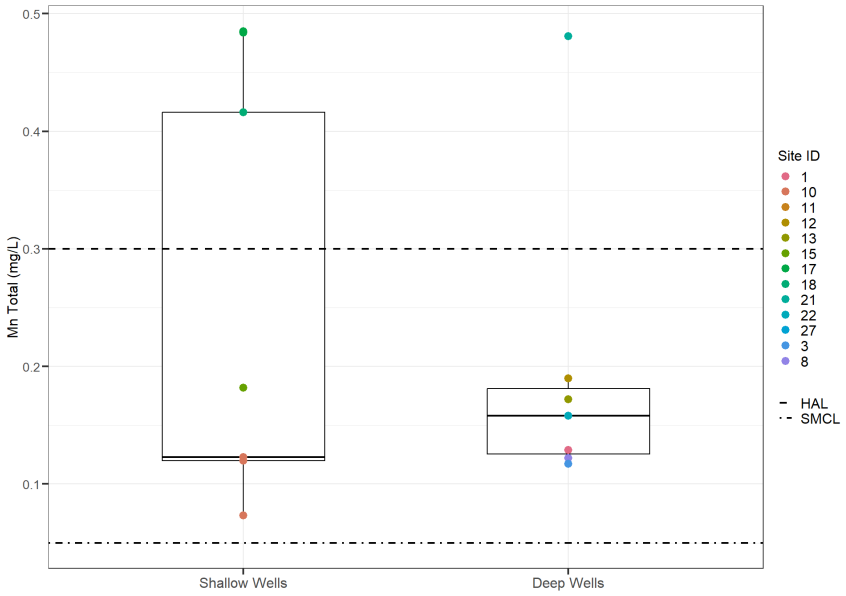


Figure A2. Residential well concentrations by depth, as reported by Edward Fitch in March 2023. Data represent 13 residents, where each resident represents one data point, except for Site 10 (n=3). Shallow median value = 0.123 mg/L (n=9); Deep median value = 0.158 (n=7). No significant difference was observed ($p > 0.05$, t-test, rank-sum test). SMCL (dot with dash): Secondary Maximum Contaminant Level; HAL (dashed): Health Advisory Level.

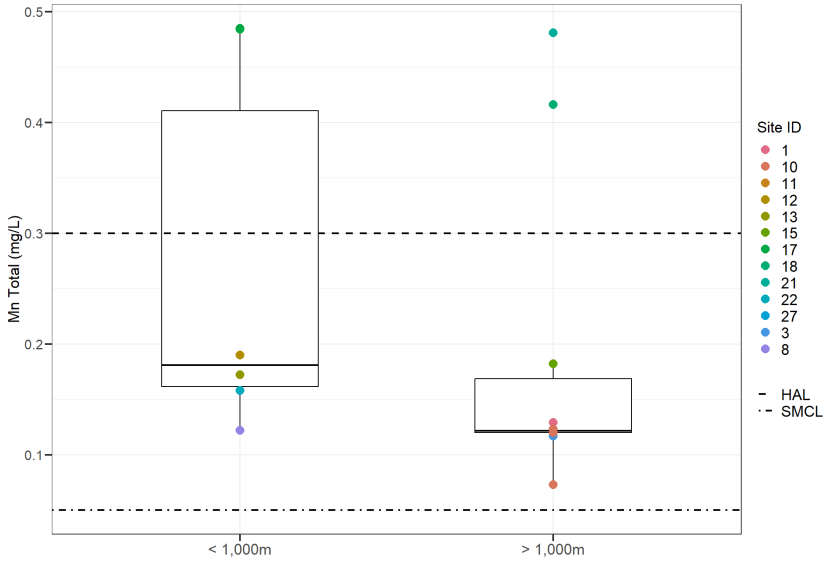


Figure A3. Residential well concentrations by distance from Woodward property, as reported by Edward Fitch in March 2023. Data represent 13 residents, where each resident represents one data point, except for Site 10 (n=3). Close to Woodward (< 1,000m median value = 0.181 mg/L (n=6); Far from Woodward (> 1,000m median value = 0.122 (n=10). No significant difference was observed ($p > 0.05$, t-test, rank-sum test). SMCL (dot with dash): Secondary Maximum Contaminant Level; HAL (dashed): Health Advisory Level.

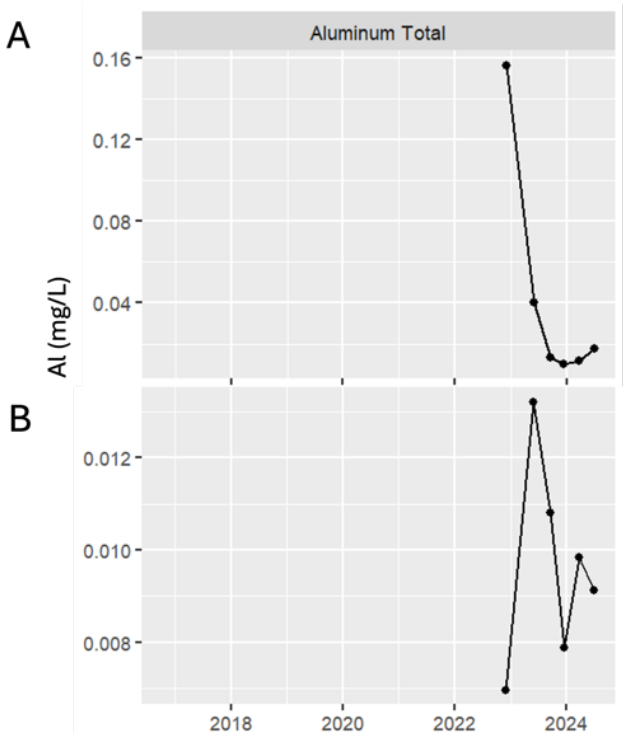


Figure A4. Summary of domestic well Al concentrations for Sites 25 and 26 from 2022 Q4 through 2024 Q2. Al concentrations were highest in the shallow well compared to the deep well. (A) Shallow well (Site 26); (B) Deep well (Site 25).

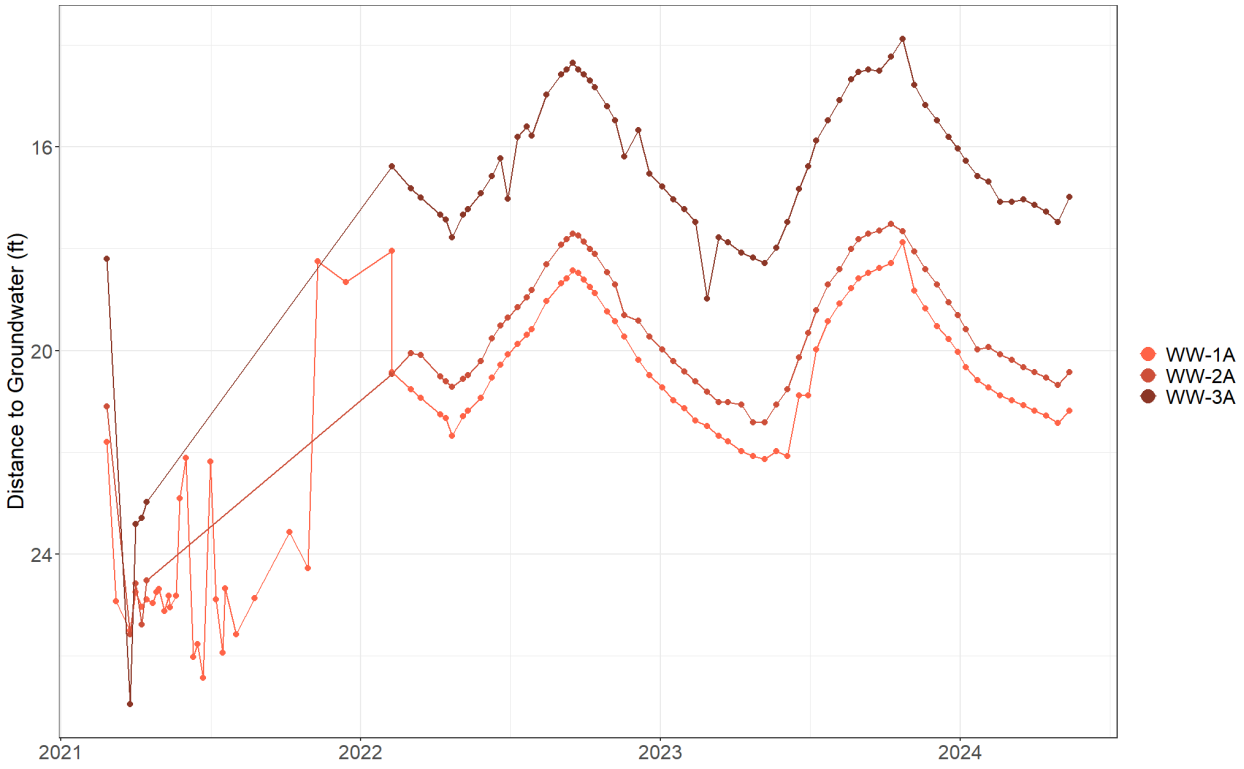


Figure A5. Summary well depth of shallow onsite monitoring wells. Not shown here are Mn concentration data collected in Q4 of 2023: Between the three wells, (WW-1A, WW2-A, WW-3A) concentrations ranged from 0.05 – 0.13 mg/L. No additional Mn data were collected before or after.

Monitoring Background Groundwater Quality

Internal Management Directive for Regulating Permitted Operations under OAR 340-040-0030

Summary

Purpose

This document provides direction to Department of Environmental Quality (DEQ) staff reviewing background groundwater quality monitoring information submitted by a permitted source or permit applicant as required by OAR 340-040-0030.

Scope

The information provided in this document is meant to guide DEQ in applying existing statutes and rules related to groundwater quality protection at permitted operations. The Internal Management Directive does not create rights or obligations on the part of the public or regulated entities.

Applicability

This Internal Management Directive will be used by DEQ staff conducting groundwater reviews in cases where monitoring background groundwater quality is required under OAR 340-040-0030. This may include review for:

- New or renewal NPDES permits;
- New or renewal WPCF permits;
- New or renewal On-Site Sewage Disposal permits;
- New or renewal Solid Waste Disposal permits;
- New or renewal Hazardous Waste Disposal permits; and
- Any other point source permitted operation or activity that requires monitoring of background ground water quality conditions under OAR 340-040.

This document may be used by permittees and permit applicants in order to collect and prepare information for submittal to DEQ.

Contact for questions

For questions concerning this guidance, contact Karla Urbanowicz (503-229-6099) Groundwater Program Coordinator in the Land Application and Licensing Section, Water Quality Division.

Introduction

What is background water quality?

Background water quality is defined in the Groundwater Quality Protection rules as "… the quality of water immediately upgradient from a current or potential source of pollution that is unaffected by the source". (OAR 340-40-0010(1))

Background groundwater quality is the baseline quality of groundwater in the absence of pollutants added by source facility operations. A representative measure of this baseline can usually be obtained at the upgradient boundary of a facility. In hydrogeologic terms, an upgradient location is related to the direction of groundwater movement and is outside the area of potential adverse impacts from facility operations. Groundwater generally moves in the subsurface from outside the facility boundaries ("upgradient"), flows beneath the area of operations, and eventually flows away from the site ("downgradient"). Groundwater outside and upgradient of the facility is generally presumed to be unaffected by the source. Groundwater beneath and downgradient from the area of facility operations is most likely to be affected by pollutant discharges. Once pollutants affect groundwater, the contaminants usually move in the direction of groundwater flow downgradient and away from area of immediate impact.

What are the requirements for background groundwater monitoring at permitted facilities?

For permitted sources where there is a likely adverse groundwater quality impact, the permittee is required by rule to develop a groundwater quality protection program. (OAR 340-040-0030(2)) This includes a plan for groundwater monitoring for the uppermost aquifer and any other aquifer potentially affected by operations at the facility.

The plan must provide a way to determine the rate and direction of groundwater flow and monitor groundwater quality immediately upgradient and downgradient from the waste management area, and also locate background monitoring points, detection monitoring points, and groundwater quality compliance points.

The permittee must monitor "… the background water quality of the uppermost aquifer. The background monitoring point(s) shall be located where water quality is unaffected by the facility operations." (OAR 340-40-0030(2)(c))

As discussed in the following sections, monitoring must characterize the groundwater upgradient and unaffected by the facility. A monitoring point physically located upgradient of the facility is preferred, but in some circumstances other methods can be used to obtain information that accurately represents groundwater quality upgradient and unaffected by the facility.

What groundwater protection requirements apply?

The Environmental Quality Commission (EQC) adopted in rule a policy to prevent groundwater pollution and control waste discharges to groundwater so the highest possible water quality is maintained. (OAR 340-040-0020(2)) The EQC also adopted a general policy to protect all groundwater from pollution that could impair the existing or potential beneficial uses for which the natural water quality of the groundwater is adequate and to maintain existing high quality groundwater. (OAR 340-040-0020(3)) Rules adopted by EQC (OAR 340-040-0030) direct the Department to implement these policies for permitted sources through groundwater quality protection requirements specified in facility permits.

How does DEQ implement these requirements?

DEQ staff review information submitted by permitted sources on the natural background quality of groundwater in the vicinity of a permitted facility. Information must be sufficient to determine the groundwater quality in the absence of any impacts from activities that have occurred or could in the future occur at a permitted facility. DEQ will use this information to establish permit requirements such as concentration limits at compliance points.

A number of methods can be used by permittees to select points to monitor groundwater quality and collect and analyze data that will be reviewed by DEQ. Examples of various methods and their application are given below.

Monitoring Background Groundwater Quality

Methods to monitor background groundwater quality

Some methods to monitor, collect, and evaluate information on background groundwater quality include:

- Locating monitoring points **upgradient** to the facility
- Locating monitoring points **crossgradient** and adjacent to a facility,
- Locating monitoring points **downgradient** from a site prior to any facility waste discharges,
- Locating other monitoring points, based on specific site hydrogeology,
- Conducting an **interwell** data analysis to compare data collected at upgradient or crossgradient monitoring points to downgradient monitoring points,
- Conducting an **intrawell** data analysis to evaluate data collected at a single downgradient monitoring point before and after facility or waste discharge operations have begun.

DEQ staff and permittees should consult available and current technical reference and guidance documents for specific details on appropriate monitoring protocols, data evaluation methods, and statistical analyses that can be used with the above approaches.

This monitoring information provides a baseline measure of groundwater quality unaffected by facility operations. The baseline can be established for a point physically located upgradient to the facility, or at a location that is representative of groundwater quality upgradient to the facility. The baseline may be established at a point in time prior to facility operations begin, or may be an ongoing measure of background groundwater quality during the operation of a facility.

What method is acceptable?

There are situations when it is technically advisable to use one method versus another to monitor background groundwater quality.

The appropriate methodology should be chosen based on the site geology and groundwater flow conditions, potential facility impacts on groundwater, and the ability to adequately monitor the uppermost aquifer or any aquifer that could be affected.

It is generally preferable to use a monitoring point that is physically located upgradient to a facility and collect information during the facility operations.

However, geology and groundwater flow systems are not always simple and straightforward. At some sites, groundwater monitoring upgradient and downgradient of a facility will provide adequate information to assess and monitor current and potential impacts from pollutant discharges. In some complex geologic and groundwater settings, this information may not be adequate or technically appropriate to determine the effects of the facility on groundwater quality. Other information may be required to adequately characterize baseline groundwater quality and assess the impacts of the facility on the uppermost aquifer or another aquifer that may be potentially impacted. The following examples illustrate the application of several methods.

Examples

Using upgradient monitoring points

At some sites, background groundwater quality can be monitored at points physically located upgradient of current or potential facility operation areas. The purpose of upgradient monitoring is to provide information on the quality of groundwater before it moves beneath a waste management area. Information from an upgradient monitoring point can be used to set permit-specific concentration limits. Upgradient monitoring can also indicate changes in off-site groundwater quality, or help evaluate changes in groundwater quality at facility compliance points.

The following factors should be considered by DEQ hydrogeologists reviewing information from upgradient monitoring points to determine the appropriate use

of the monitoring data:

- Hydrostratigraphic zone screened by the upgradient monitoring point;
- Hydrostratigraphic zone screened by detection monitoring points and compliance points;
- Groundwater flow systems, particular hydrogeologic divides or aquifer boundaries;
- Spatial distribution of upgradient monitoring points in relation to facility operations, and detection and compliance monitoring points
- Potential for pollutants to migrate upgradient of waste management areas (i.e., landfill gas or vapor phase migration, upgradient groundwater dispersion, seasonal groundwater flow changes).

Data collected from upgradient monitoring points may be evaluated using standard statistical analyses such as calculating upper tolerance limits to determine permit-specific concentration limits, or comparison between upgradient and downgradient points for statistically significant differences.

Using crossgradient monitoring points

Crossgradient monitoring points are located at points adjacent to facility operations and monitor groundwater moving alongside rather than under a site. In some cases, a crossgradient monitoring point may be used to monitor background groundwater quality if the permittee can demonstrate that such a location will not be affected by facility operations and is representative of the potentially impacted aquifers upgradient and under the facility. This demonstration should be based on a thorough understanding of area geology and the groundwater flow system.

For instance, a facility may be located at the edge of a valley. Information about the site geology and hydrogeology may show that the uppermost aquifer under the facility is not present outside the site boundary in the upgradient direction. In this case, a background monitoring point installed in the upgradient direction would not monitor the same groundwater zone present under the facility. Monitoring in the upgradient direction would not be appropriate to determine the baseline background groundwater quality and serve as a point of comparison to monitor potential impacts from the facility. In this instance, a monitoring point located cross gradient to the facility in the same groundwater zone present under the area of operations would provide better information on the quality of groundwater unaffected by facility operations.

Using downgradient monitoring points

Monitoring at points located downgradient from a future waste management operation can provide information on groundwater quality prior to facility operations. This information can be used to represent upgradient background groundwater quality and in some cases can be used to set permit-specific concentration limits. A statistically sufficient amount of groundwater quality information must be collected prior to facility operations. The permittee must

demonstrate that the information represents groundwater quality that is unaffected by facility operations.

Intrawell data evaluation

The evaluation of groundwater quality data from a single monitoring point can be done using *intrawell analytical techniques.* To use this type of analysis, the permittee must demonstrate that the groundwater quality data has not been impacted by facility operations. Statistical methods such as the analysis of variance (ANOVA) may be an appropriate data evaluation technique. If groundwater has been affected by facility operations at any point in time, this approach cannot be used to monitor background groundwater quality.

Using an intrawell data evaluation may provide a sensitive method to determine if a contaminant release has occurred. This data evaluation method may eliminate uncertainty created by spatial variability between upgradient and downgradient monitoring points. By using data collected from one monitoring point and comparing it to data collected over time at that same monitoring point, spatial variability can be eliminated. Seasonal variations in groundwater quality may still be a factor to be evaluated.

Conclusion to Internal Management Directive

Implementing rule requirements

DEQ staff review information submitted by permitted sources on the background quality of groundwater in the vicinity of a permitted facility. This information should be sufficient to determine the groundwater quality in the absence of any impacts from activities that have occurred or could in the future occur at a permitted facility. Information collected upgradient of a facility or equivalently representing the groundwater quality upgradient of a facility will be used by DEQ staff for setting and implementing permit requirements.

A number of methods can be used by permittees to select points to monitor groundwater quality and collect and analyze data that will be reviewed by DEQ. The appropriate methodology should be chosen based on the site geology and groundwater flow conditions, potential facility impacts on groundwater, and the ability to adequately monitor the uppermost aquifer or any aquifer that could be affected. It is generally preferable to use a monitoring point that is physically located upgradient to a facility and collect information during the facility operations. In situations when it is technically advisable to use another method, the appropriate method should be chosen based on site geology and groundwater flow conditions, potential facility impacts on groundwater, and the ability to adequately monitor the uppermost aquifer or any aquifer that could be affected.

Issued:

Michael T. Llewelyn
Administrator
Water Quality Division

Dick Pedersen
Administrator
Land Quality Division

Date: 7/29/03 (KG)

7/29/03 (KG)

Oregon
Tina Kotek, Governor

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July 8, 2026

To: Matt Ropp and Jeff Steyaert
Knife River Corp. NW – Tangent
32260 Old Highway 34
Tangent OR 97389-9770

RE: Groundwater Investigation Plan – Knife River Woodward site (DOGAMI ID# 07-0159). Final approval, revised Groundwater Investigation Sample Analysis Plan (SAP; Schedule A Condition #3 of the DEQ WPCF 1000 General Permit (DEQ File No. 124758), administered by DOGAMI).

Matt and Jeff,
Thank you for submitting the revised Groundwater Investigation Sample Analysis Plan (SAP) on July 2, 2026. The Oregon Department of Environmental Quality (DEQ) and the Oregon Department of Geology and Mineral Industries (DOGAMI) have reviewed and are satisfied with the revised plan. The DEQ and DOGAMI hereby approve the revised SAP submitted on July 2, 2026 (Final Approval). The approved SAP is to be implemented for the groundwater investigation for the site, unless otherwise approved in writing by DOGAMI in consult with DEQ.

Thank you for the work and coordination on improving the plan such that it is robust and meets the requirements of the permit to assess groundwater quality concerns at the site. Please work with your consultants to ensure the successful implementation of the plan.

Please contact me at 541 231-8368 or **vaughn.balzer@dogami.oregon.gov** with any questions.

Sincerely,

Vaughn Balzer
Floodplain Mining Reclamationist – Rules Coordinator
DOGAMI – MLRR

OREGON HEALTH AUTHORITY
Public Health Division
Environmental Health Assessment Program

2026

Health Consultation

Crook County Wells – Draft for Public Comment

Acknowledgments

Prepared by:
Environmental Health Assessment Program
Oregon Health Authority, Public Health Division

This publication was made possible by a cooperative agreement [program # CDC-RFA-TS-23-0001] from the Agency for Toxic Substances and Disease Registry (ATSDR). Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the ATSDR, or the U.S. Department of Health and Human Services.

To submit comments or for more information email:
The Environmental Health Assessment Program
ehap.info@odhsoha.oregon.gov

Comments accepted until August 17, 2026

Please cite this publication as follows:
Oregon Public Health Division. Health Consultation: Crook County Wells.

Portland, OR. June 2026.

Health Consultation: A Note of Explanation

A Health Consultation is a verbal or written response from ATSDR or ATSDR's Cooperative Agreement Partners to a specific request for information about health risks related to a specific site, a chemical release, or the presence of hazardous material. To prevent or mitigate exposures, a consultation may recommend specific actions, such as restricting use of or replacing water supplies; intensifying environmental sampling; restricting site access; or removing the contaminated material.

Consultations may recommend additional public health actions, such as conducting health surveillance activities to evaluate exposure or trends in adverse health outcomes; conducting biological indicators of exposure studies to assess exposure; and providing health education for health care providers and community members.

You may contact ATSDR toll free at 1-800-CDC-INFO or visit our home page at: https://www.atsdr.cdc.gov

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Summary

Introduction

Through a cooperative agreement with the Agency for Toxic Substances and Disease Registry (ATSDR), the Oregon Health Authority (OHA) Public Health Division's (PHD) Environmental Health Assessment Program (EHAP) works to ensure that a community around the site of a possible environmental hazard has the best information possible to protect its health. The goal of this report is to provide information to the community to make informed health-based decisions. EHAP evaluates people's exposures to hazardous substances in the environment and determines whether these exposures pose a health risk. We make recommendations to eliminate or reduce exposures.

EHAP has been involved with public health related work at this site since late 2023 when Crook County Commissioners convened a group of state agency representatives to address groundwater quality issues raised by their constituents. EHAP was included in this group and collaborated with other state agencies and the local health department to plan a response. EHAP worked with Crook County Health Department, the Oregon Departments of Environmental Quality (DEQ) and Geology and Mineral Industries (DOGAMI), and individual community members to collect information about community health concerns and sampling data from local domestic wells located in Crook County, Oregon.

DEQ hired an environmental contractor to sample 55 Crook County wells in November 2024, and 58 wells in Spring 2025. Fifty-two of the Spring 2025 sample sites were also sampled in 2024. DEQ shared sampling results and EHAP provided individual consultations to well owners that were interested in receiving support interpreting their sampling results. DEQ published the results of well sampling in July 2025. The full sampling report is available online. The levels of contaminants in the groundwater samples indicate that some well water in the area can pose health risks to people of certain ages who drink the water for varying amounts of time.

Conclusions and next steps

Conclusions and recommendations are organized by contaminant. Contaminants are listed alphabetically with the more concerning conclusions presented at the beginning of a contaminant section. There are 13 conclusions overall, and conclusion numbering continues from contaminant to contaminant (i.e., numbering does not start over with each contaminant).

The results in this section and throughout the report for nearly all contaminants are expressed as micrograms per liter of water (µg/L). One µg/L is equivalent to one drop of water in an Olympic-size swimming pool. Nitrate is expressed as milligrams per liter (mg/L) of water, equivalent to a pinch of salt in a large trash can of water. This is because nitrate has health effects only when present at much higher levels than the other contaminants discussed in this report and expressing the level as micrograms per liter would result in very large numbers that are harder to read and understand.

Arsenic	EHAP reached 3 conclusions about arsenic
Conclusion 1	Children under 1 year-old who drink water from wells with arsenic levels over 35 µg/L for one day or more are at risk of facial swelling, nausea, vomiting, and diarrhea.
Basis for conclusion	One well in the study had arsenic concentrations above 35 µg/L. Well water containing arsenic over 35 µg/L poses an acute risk to infants under 1 year-old who drink it, even for just a short time, as in a day or more. Formula-fed infants are at highest risk because they get the highest dose of arsenic.
Conclusion 2	Anyone who drinks water from wells with arsenic levels over 2 µg/L for a year or more is at increased risk of cancers of the skin, bladder, and lungs, as well as wart-like lesions and changes in the blood vessels of the skin.
Basis for conclusion	In this well study, 51 out of 55 wells in the Fall of 2024 and 55 out of 58 wells in the Spring of 2025 had water with arsenic levels over 2 µg/L. While this concentration is below the public drinking water standard for arsenic (10 µg/L), it is high enough to increase cancer risk and increase the risk of non-cancer health effects of the skin if it is the primary drinking water source for a year or more. At the highest levels of arsenic measured in the study (38.6 µg/L), a person drinking it for a year or more is also at risk of more non-cancer health effects. Arsenic is a very common, naturally occurring contaminant in groundwater wells in Oregon.
Conclusion 3	Drinking well water with 2 µg/L or less of arsenic poses very low risk to anyone.
Basis for conclusion	Four wells had arsenic below 2 µg/L in the Fall of 2024 and three wells had arsenic below 2 µg/L in the Spring of 2025 in this study. Arsenic at or below 2 µg/L in well water is too low to harm the health of anyone who drinks it.
Next steps	

	EHAP recommends that: • All well users test their wells every 3 to 5 years for arsenic to monitor levels over time and after major events such as flooding or earthquakes. • Well users with more than 35 µg/L arsenic immediately find a safer alternative source of water for children under 1 year-old to consume, including for use in formula, because a short-term exposure at or above this level can cause acute risk to children under this age. • Well users with more than 2 µg/L of arsenic in their wells ensure treatment is in place or find an alternate source of water to drink, prepare beverages, and cook food to reduce the risk to health from long-term exposure. EHAP will: • Remain available to consult with community members about health risks related to their individual well testing results. • Continue to provide information about well testing and where to learn more about treatment options.

Copper	**EHAP reached 2 conclusions about copper**
Conclusion 4	Children under 1 year-old who drink well water with copper levels over 140 µg/L for 1 day or more are at increased risk of abdominal pain, nausea and vomiting.
Basis for conclusion	One well in the study had copper levels over 140 µg/L. Copper is an essential nutrient, but at 140 µg/L in well water there is enough to cause acute symptoms in a child under 1 year-old, since that is the age group that would get the highest dose. High levels of copper in the short-term can irritate the lining of

	the digestive tract causing abdominal pain, nausea, and vomiting. Children older than 1 and adults are not at risk from any of the levels of copper measured in the study. Copper in drinking water is often the result of leaching from piping or plumbing fixtures.
Conclusion 5	Drinking well water with copper levels at or below 140 µg/L is not expected to harm anyone's health.
Basis for conclusion	Copper at or under 140 µg/L in water is too low to harm the health of anyone who drinks it. Children older than 1 year and adults are not at risk from any of the levels of copper measured in the study.
Next steps	
	EHAP recommends that: • Anyone with copper levels over 140 µg/L in their well water immediately find a safer, alternate source of water for children under 1 year-old to consume, including for use in infant formula. • Anyone with copper levels over 140 µg/L in their well water confirm the test results and, if confirmed, seek treatment and evaluate whether copper in plumbing or plumbing fixtures is the source. EHAP will: • Remain available to consult with community members about health risks related to their individual well testing results. • Continue to provide information about well testing and where to learn more about treatment options.

Fluoride	EHAP reached 1 conclusion about fluoride
Conclusion 6	Fluoride levels in the wells tested in this study were too low to harm the health of anyone who drinks it.
Basis of conclusion	The levels of fluoride measured in this study (maximum of 1,250 µg/L) were not high enough to harm health.

Lead	EHAP reached 1 conclusion about lead
Conclusion 7	Test results showed elevated lead in some wells. People who drink water from wells containing detectable levels of lead for any amount of time are at increased risk of health effects. Children are at greatest risk because they get the highest dose of lead from the water and because their brains are in developmental stages that are sensitive to changes caused by lead.
Basis of conclusion	There is no safe level of lead. In this well study, 26 wells had detectable levels of lead. The health effects associated with the lowest doses of lead are impaired brain development in people exposed as children leading to decreases in IQ and increases in the potential for neurobehavioral problems. These problems may persist long after the exposure to lead has ended. The most common sources of lead in drinking water are plumbing, plumbing fixtures, and old well components.
Next steps	
	EHAP recommends that people whose wells have detectable levels of lead: • Seek blood lead testing for all household members, especially children, from their own healthcare providers.

	• Do additional water testing to determine whether the source of lead is the well itself or plumbing. • Run water long enough to flush out water that has been standing in lead-containing plumbing (usually 1-2 minutes) before collecting water to drink or use in beverages or cooking. • Consider replacing lead-containing plumbing, plumbing fixtures, or well components, especially if flushing is not effective at bringing down lead levels in tap water. EHAP will: • Provide information about how to get blood lead levels tested. • Remain available to consult with community members about health risks related to their individual well testing results. • Continue to provide information about well testing and where to learn more about ways to reduce lead exposure.

Manganese	**EHAP reached 2 conclusions about manganese**
Conclusion 8	Children under 1 year of age who drink well water containing over 300 µg/L manganese for a year are at increased risk of neurobehavioral and cognitive problems.
Basis for conclusion	Seven wells in this study had manganese levels over 300 µg/L. Manganese is an essential nutrient, but water with more than 300 µg/L can be too much for children under 1 year-old, which is the group that would get the highest dose from water. Children older than 1 year and adults are not at risk from manganese in drinking water even at the highest concentration measured in the study (464 µg/L).

Conclusion 9	Water with manganese levels over 50 µg/L may be unpleasant to use and drink for people of all ages.
Basis for conclusion	Starting at 50 µg/L, manganese can cause black sedimentation, stain laundry, appear cloudy, and taste metallic and unpleasant. Water with levels between 50 and 300 µg/L manganese does not pose health risks to anyone but it is likely to be unpleasant to use for these aesthetic reasons. In this study, 27 wells had manganese levels between 50 and 300 µg/L.
Next steps	
	EHAP recommends that people with manganese levels over 300 µg/L in their well water: • Ensure that treatment is in place or that an alternate source of water is available for children under 1 year-old to drink, including for use in infant formula. EHAP recommends that people with manganese levels between 50 and 300 µg/L in their well water: • Consider seeking treatment options to address aesthetic problems. EHAP will: • Remain available to consult with community members about health risks related to their individual well testing results. • Continue to provide information about well testing and treatment resources.

Nitrate	EHAP reached 2 conclusions about nitrate
Conclusion 10	Children under 6 years old who drink water with nitrate at 10 or more milligrams per liter (mg/L) for a day or more are at increased risk of methemoglobinemia, or blue-baby syndrome, which is reduced oxygen-carrying capacity of red blood cells. Women in the third trimester of pregnancy who drink water with 10 mg/L or more of nitrate may also be at increased risk of miscarriage. Anyone who drinks water with 10 mg/L or more of nitrate for 1 year or more may also be at increased risk of stomach cancer and thyroid problems.
Basis for conclusion	Twelve wells in this study had nitrate over 10 mg/L. Nitrate over 10 mg/L in drinking water can decrease the capacity of red blood cells to carry oxygen throughout the body. Formula-fed infants are at highest risk because they get the highest dose of nitrate from drinking water. Formula-fed infants are also at highest risk because methemoglobinemia (blue-baby syndrome) can become acutely life threatening for them. Children 6 years and older and non-pregnant women are at much less risk from short-term exposures, but all ages may have increased risk of cancer and thyroid problems if they drink water with 10 mg/L or more of nitrate for a year or more.
Conclusion 11	Well water with nitrate between 5 and 10 mg/L does not pose health risks but is at risk of fluctuating above 10 mg/L at different times of year. In addition, boiling water during cooking, or for preparation of hot drinks, can increase (worsen) the nitrate concentration and increase the health risk.
Basis for conclusion	This study found 13 wells with nitrate between 5 and 10 mg/L. Nitrate levels in this range in well water are too low to harm health, but above naturally-occurring levels, indicating that nitrate is entering the well from a local source. The most common sources are nearby livestock or other agricultural practices or failing septic systems. These inputs can change seasonally with different water table levels and surface runoff

	conditions. This means that nitrate levels between 5 and 10 mg/L in well water can fluctuate seasonally posing a risk that the well may have nitrate at or over 10 mg/L during some parts of the year or increase over the course of multiple years.
Next steps	
	EHAP recommends that everyone who uses a private domestic well for drinking water: • Test their well at least annually for nitrate. EHAP recommends that people with well water containing 10 mg/L or more of nitrate: • Ensure that treatment is in place or immediately provide a safer alternative source of water for children under 6 years-old and women in the third trimester of pregnancy to drink, use in beverages, or cook. • Ensure treatment is in place or find a safer alternative source of water for all members of the household to use for drinking, making beverages, and cooking food over the long-term. • Identify and reduce or eliminate local sources of nitrate (e.g., nearby agriculture, livestock, or failing septic systems) and try to reduce nitrate infiltration into their well, including checking surface seals around the well to ensure seepage is not occurring along the well casing. EHAP recommends that people with well water containing between 5 and 10 mg/L nitrate: • Test their well water more frequently at different seasons of the year, particularly summer, to make sure nitrate is staying below 10 mg/L all year. • Consider looking for local sources of nitrate (e.g., nearby agriculture, livestock, or failing septic systems) and ways to reduce their infiltration into their well, including

	checking surface seals around the well to ensure seepage is not occurring along the well casing. EHAP will: • Remain available to consult with community members about health risks related to their individual well testing results. • Continue to provide information about well testing and treatment resources.

Total coliform	**EHAP reached 2 conclusions about total coliform**
Conclusion 12	People who drink water from wells with detectable levels of total coliform for any amount of time are at increased risk of gastrointestinal symptoms like abdominal pain, nausea, vomiting, and diarrhea. Infants, young children, and people with compromised immune systems are at greatest risk.
Basis for conclusion	In Fall of 2024, 13 wells in this study tested positive for total coliform. In Spring of 2025, only 4 wells tested positive for total coliform. Total coliform is a broad category of bacteria, and not all of them cause disease (are pathogenic). The laboratory retested samples from all wells that tested positive for total coliform to look for a specific pathogenic species of bacteria in the total coliform category called *Escherichia coli* (E. coli). None of the wells tested positive for E. coli, but finding total coliform indicates that bacteria are getting into some wells, and some of those could include illness-causing bacteria or E. coli in the future. The source of total coliform in well water is usually a break in the well seal, impacts from a septic system, or animals and/or animal waste near the well head.
Next steps	
	EHAP recommends that everyone who uses a private domestic well for drinking water:

	• Test their well at least annually for total coliform and conduct follow up testing for E. coli if total coliform are found. EHAP recommends that anyone whose well tested positive for total coliform: • Follow guidance available at and referenced by OHA's Domestic Well Safety Program's Well User Resource Toolkit (available at www.healthoregon.org/wells) to identify potential sources of bacterial contamination and disinfect the well. • Test again after disinfecting the well to make sure efforts to eliminate total coliform were successful. EHAP will: • Remain available to consult with community members about health risks related to their individual well testing results. • Continue to provide information about well testing and treatment resources.

Vanadium	**EHAP reached 1 conclusion about vanadium**
Conclusion 13	Vanadium levels in the wells tested in this study were too low to harm the health of anyone who drinks it.
Basis of conclusion	Vanadium is a metal that can increase blood pressure and cause other problems with the blood. The levels of vanadium measured in this study (maximum of 73.2 µg/L) were not high enough to harm health.

Background

A number of residents in rural areas near the community of Prineville, Oregon (Crook County) raised concerns about contaminants in their domestic well water. These include concerns about human health, animal health, fouled plumbing and appliances, and the odor, taste, and appearance of well water. Local and state officials contacted the OHA to ask whether EHAP could help answer community questions about possible health risks from using the water for drinking, cooking, bathing, and other daily uses.

To assess whether the well water in this area poses a risk to human health, EHAP needed to know what harmful chemicals may have been in the water and in what amounts. EHAP relies on data from environmental testing laboratories and environmental agencies like the DEQ or U.S. Environmental Protection Agency (EPA). Those organizations produce data about what is in the environment, and EHAP evaluates the data to understand what it means for public health. DEQ was able to obtain funding to carry out testing of certain Crook County domestic wells in 2024 and 2025 and designed a sampling plan in consultation with OHA, other state agencies, and Crook County Commission and staff.

EHAP administered an in-person and online survey to gather information about community sampling needs. The survey included questions about how domestic well water is used in local households, the types of health concerns that well users experienced, and other resources that well owners were interested in.

Natural resources and land use

All domestic well sampling locations are located within Crook County, Oregon, and outside of the city limits of Prineville, Oregon. The sampling area is primarily zoned for Exclusive Farm Use and Rural Residential, with some parcels designated for Light and Heavy Industrial Use. (1) Within the sampling area are several irrigation canals, creeks, small farms, and industrial facilities.

Community demographics

Crook County is located in Central Oregon and is 2,978.9 square miles. As of 2020, the population of Crook County was 24,738 people. (2) 25.1% of the County's population is 65 years and older, as compared to Oregon's rate of 19.6%. Of Crook County residents, 84.4% are White, 7.3% are Hispanic or Latino, 6.0%

are two or more races, and 1.1% are American Indian or Alaska Native. 90.0% of Crook County residents are high school graduates, while 19.8% are college graduates. (3)

EHAP's community outreach and education activities

An important part of environmental public health assessment activities is the collection, documentation, and response to community health and exposure concerns and sharing important health information back to community to prevent harmful exposures. To facilitate this process, EHAP cosponsored with the Crook County Commission and county health department a Crook County Domestic Well Safety Open House and Information Gathering event at the Prineville Public Library on May 30, 2024. While the focus of the event was to hear from community members about health concerns related to their consumption and use of domestic well water, DEQ and the Oregon Department of Agriculture (ODA) also attended to answer residents' questions. EHAP created community resources for the event and is providing ongoing support, including:

- A dedicated website at Oregon.gov/CrookCoWells
- An event flyer
- A 10-minute YouTube video that played at the May 30 meeting and remains an online source of information about Health Consultations
- A questionnaire in online and paper versions to ask about health concerns and request a consultation with an OHA toxicologist

EHAP used responses from the community survey to inform DEQ's sampling plan for the area. DEQ's contractor sampled 55 domestic wells in the community during November 2024. DEQ's contractors tested samples for 43 different chemicals, called "analytes." The primary focus of the sampling was metals. However, DEQ's contractor also tested for total coliform (bacteria), nitrate, anions, cations, and other general water quality parameters.

Since total coliform was detected in several of the wells and bacteria in well water can be treated readily, EHAP notified households that tested positive for total coliform by sending emails or letters in November 2024. This notification included information about recommended next steps and resources to address this

problem. While total coliform in well water does not necessarily mean that people drinking the water will get sick, coliform presence does indicate that germs are getting into the well somehow. At any time, some of those germs entering the well could be pathogenic (disease-causing). The health effects associated with pathogenic bacteria in well water are gastrointestinal with symptoms like stomach cramping, diarrhea, nausea, and vomiting.

In January 2025 EHAP received the full laboratory results and shared each household's results with the residents living there. In the same communication, EHAP included health information about the metals and other contaminants that were detected and informational resources about treatment. EHAP offered each household the opportunity to speak an OHA toxicologist about the results of their well water test.

DEQ's contractors sampled 58 domestic wells in the community during April and May 2025, 52 of which were repeat samples of wells tested in 2024. Again, the primary focus of the sampling was metals, although DEQ's contractors also tested for total coliform (bacteria), nitrate and other analytes as in 2024.

In June 2025 EHAP received the results of the second round of water sampling DEQ conducted in April and May 2025 and finished sending the results out to individual well users in early July. EHAP again included health information about the metals any other analytes detected and information about treatment options along with the full laboratory results. OHA again offered individual consultations with a toxicologist to all recipient households.

Community Concerns

Understanding and addressing community concerns related to environmental health is an essential part of the Health Consultation process. Crook County community members, including domestic well owners, shared a variety of concerns related to domestic well water quality in the area. These concerns are summarized by themes below. When an explanation is similar for certain concerns, EHAP has provided a combined response. Concerns fell into two major themes: 1) Concerns related to health problems, and 2) Concerns that are outside of the Health

Consultation scope. EHAP's responses to these themes and specific concerns are listed below:

Concerns related to human health

Community members shared experiences and concerns related to health problems they or their families experienced after consuming or coming into contact with domestic well water. Health problems that community members shared include gastrointestinal problems and excessively dry, itchy skin and resulting skin lesions.

Response: EHAP recognizes that exposure to high levels of well contaminants presents serious health risks, depending on the contaminant, length of exposure and age of the person consuming the groundwater. This Health Consultation demonstrates that there are serious health risks associated with drinking water from wells with elevated levels of contaminants.

To alert residents to potentially harmful exposures to contaminants in domestic well water, EHAP offered individual consultation to all well owners in the area, including assistance interpreting individual well sampling results and recommending next steps. Households with increased health risks due to contaminants in their wells have received information about steps to take to prevent harmful exposures. EHAP is available to provide further consultation to any well owners in the area upon request.

In general, the best way to avoid harmful health effects is to follow the recommended exposure prevention steps discussed in the Recommendations section of this report, including testing your domestic well at least yearly for nitrate and total coliform and every 3 to 5 years for arsenic and other metals of concern.

Concerns that are outside of the Health Consultation scope

A Health Consultation is a highly technical report that uses quantitative environmental data sampled from the site and existing toxicological information about the contaminants in the groundwater to determine if it could harm the health of people who use it. Although Health Consultations do include information about community concerns, EHAP is only able to address community concerns that relate to the following:

- Community concerns including potential exposure and health effects expressed by the community.

- Actions EHAP has taken to learn about the community's health concerns.
- How community health concerns may relate to contaminants identified through environmental testing, and how people may have been exposed (i.e., "exposure pathways").

Some community concerns are not within the scope of issues or questions EHAP can address. However, these concerns are important to document in order to help other agencies and organizations understand the impact of the site on the affected community.

Mitigation costs

The community shared financial hardships related to installing expensive filtration systems for their homes and outbuildings. Some residents have had to replace costly appliances and re-install new filtration systems multiple times due to poor water quality. Other community members have spent time and financial resources both bringing bottled water into their homes and traveling to access clean water elsewhere.

Response: Although this is out of the scope of the Health Consultation, EHAP is grateful for the opportunity to highlight this community concern. EHAP acknowledges that accessing safe water is critical for health and that installation of treatment systems can be costly. Generally, private well owners are responsible for well maintenance, treatment, and routine well water testing to be sure the water is safe to drink. In cases where there is a clear source of contamination caused by a responsible party; the responsible party assumes the costs of mitigation. In this case, the state has not identified a responsible party and EHAP does not have the jurisdiction or expertise to determine responsibility.

Animal health concerns

Community members expressed concerns related to the health of livestock and other domestic animals. Multiple households reported instances of cattle deaths and calf stillbirths that they attributed to consumption of domestic well water.

Response: This Health Consultation focuses on risks to human health. The impact on animal health is assessed by different agencies and processes. ODA recommends consulting with your veterinarian regarding animal health concerns.

For household pets, ODA suggests consulting with a veterinarian or erring on the side of providing the same drinking water used for people.

Potential sources of domestic well contamination

Community members shared concerns related to potential sources of the domestic well contaminants, including a local mine operated by Knife River Corporation. Community members shared beliefs that domestic well water problems are attributable to the company's local gravel pit mine, located at 4755 NW Stahancyk Lane, in Prineville, OR. Residents in the area cite distinct changes in their domestic well water quality after the company obtained a gravel mining permit in 2017. The company both extracts gravel and operates holding ponds used in the process of washing excavated material and rocks transported from offsite. Residents explained that holding ponds are unlined and discharge directly into the aquifer that is up-gradient from numerous domestic wells in the area.

Response: DEQ and DOGAMI oversee protection of groundwater quality from pollution throughout the region, under OAR 340-040. EHAP does not have regulatory authority over groundwater in any case, which means that EHAP does not have the authority to enforce or require any agencies to perform remediation in the area. Further, EHAP does not have the expertise to determine or verify the source of contaminants in wells. However, EHAP makes recommendations to individual well owners when necessary to reduce or prevent harmful exposures to the consumers of that particular well water.

Water insecurity

Crook County domestic well owners shared challenges related to compromised water quality on their properties and increased fears about ongoing or increasing water insecurity in the future.

Response: OHA's role in addressing ground water quality is assessing risks to public health and regulating public water systems under the Oregon Drinking Water Act, that use ground water as a drinking water source. This Health Consultation assesses health risks from drinking water from the private domestic wells tested. Natural resource agencies, including DEQ implement laws related to ground water quality. However, EHAP is grateful for the opportunity to highlight this community concern. Access to safe and healthy water is critical for health.

Impacts to property values

Community members have reported experiencing anxiety and frustration related to reduced property values because of well contamination.

Response: Although Health Consultations are highly technical reports that are not meant to address social impacts, EHAP is grateful for the opportunity to highlight this community concern. Public health recommendations may impact certain communities (e.g., area property owners) more than others. Routine well testing provides well owners with current information about the quality of their well water and treatment options are available for whole house or point of use well water treatment.

During real estate transactions (RET), the seller must test the well's water quality for arsenic, nitrate and bacteria and share the results and the RET form with the buyer and OHA to comply with the Domestic Well Testing Act. Properties with spring wells, irrigation only wells, or wells located on undeveloped land are exempt from these rules. These rules are meant to protect prospective buyers, however, there is no provision for their enforcement, and sale of the property is not contingent on completion of the testing requirement.

Although the conclusions of this Health Consultation indicate some wells pose increased risk from some contaminants, many wells in this area have low risk. The groundwater samples used in this Health Consultation were taken at the well head, before treatment if possible. Some samples were collected prior to a holding tank and some were taken after moving water through a holding tank, depending on sample port locations. Many of the households that use this water already have treatment systems, meaning that exposure to well contaminants is often lower than the levels estimated in this report. Well owners could sample treated groundwater (i.e., from their kitchen faucets if using a treatment system) to ensure that the well water they consume does not contain contaminants at levels that could increase their risk.

For more information, see the Oregon Health Authority Domestic Well Safety Program webpage.

Dissatisfaction with government agency response

Community members also indicated high levels of stress and frustration over concerns that the health and well-being of their community have been compromised. They also feel that in the past, their community needs and health concerns have not been heard by government agencies. Community members expressed dissatisfaction with government agencies' response.

Response: DEQ and DOGAMI oversee protection of groundwater quality from pollution throughout the region, under OAR 340-040. EHAP does not have technical expertise to identify sources of ground water contamination, or regulatory authority to enforce or require any agencies to perform remediation in the area. EHAP's role and expertise is to make recommendations to individual well owners, when necessary, to reduce or prevent harmful exposures to the consumers of that particular well water.

Discussion

Data used in this Health Consultation

DEQ's contractor, Maul Foster and Alongi, collected samples from 55 domestic wells between November 18 and 25 of 2024. They resampled 52 of the same wells and added a few more for a total of 58 well samples April 28 to May 6, 2025. From here on, EHAP will refer to these events as Fall 2024 sampling and Spring 2025 sampling. The complete contractor report (4) contains additional details about the wells such as well depths and is available here.

DEQ's contractors tested samples for 43 different chemicals, called "analytes." Some of the analytes were contaminants with potential health significance, like arsenic or manganese, while other characteristics, like conductivity and hardness, provide other kinds of information about the water quality but do not have any direct influence on health.

EHAP gave individual well users their results for all analytes as soon as they were available to our program. Along with the results, EHAP provided an individualized

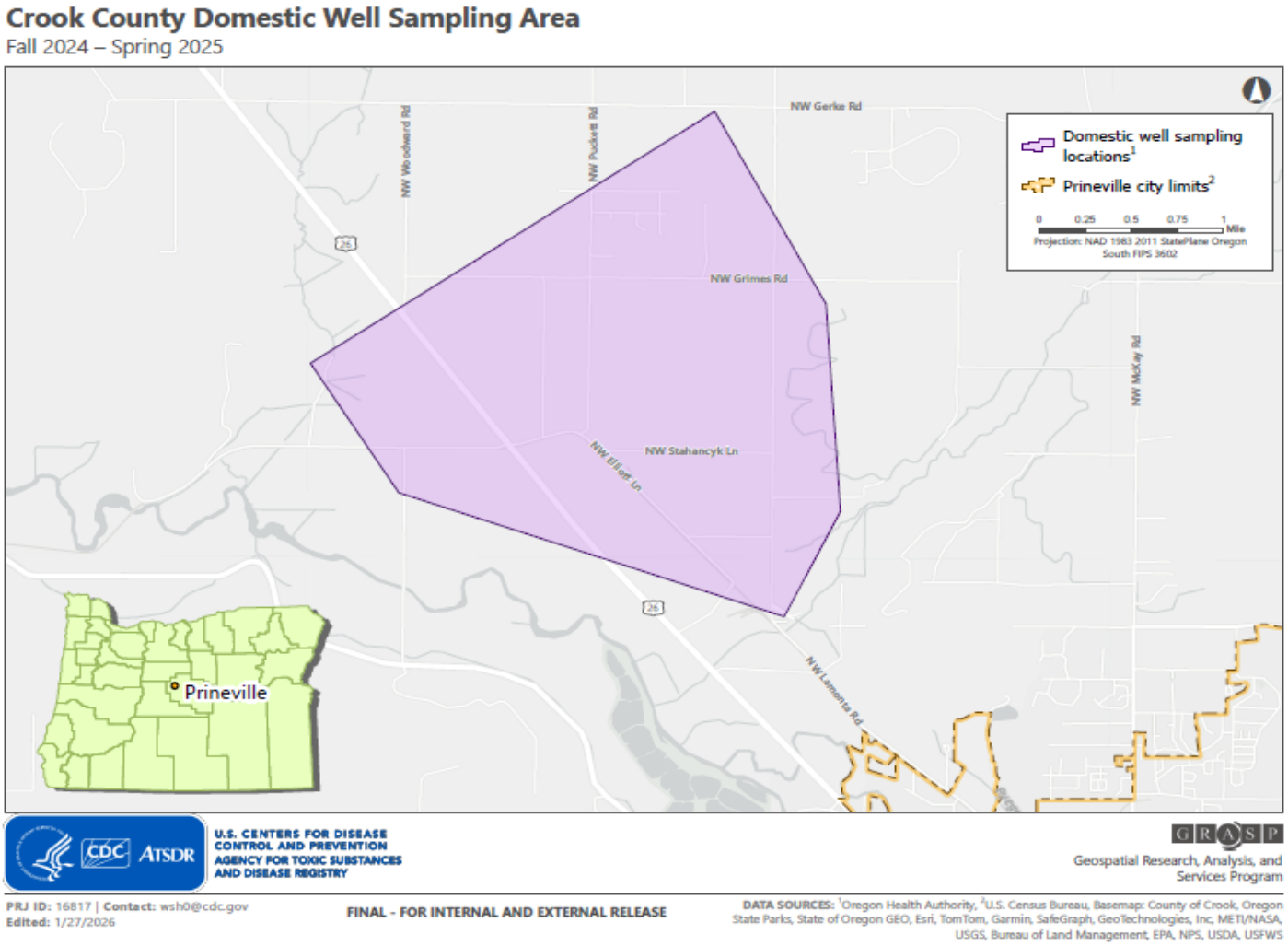
health interpretation to each household along with an offer for a real-time conversation with an EHAP toxicologist.

As a document focused on human health, this Health Consultation only displays and discusses the subset of analytes that are contaminants with potential health significance. Appendix A lists these analytes along with summary statistics about results for each. Results for all analytes are available in DEQ's contractor's report here. (4) Data for three of the metals – aluminum, iron, and manganese – were analyzed as "dissolved" and "total." Total metals include the dissolved metals present as very small molecules that can travel deep within and throughout the human body, as well as those that might be present as a suspended particle in the water, which are larger in size. Both dissolved and particulate metal can affect health, and the total category is inclusive of both. Therefore, EHAP used the "total" results for these three metals in this Health Consultation. For the rest of the analyzed metals, total metals was the only option available.

The contaminants found in certain wells at levels of concern for human health were metals, nitrate, and coliform bacteria.

Figure 1 shows the area where DEQ's contractor sampled domestic wells. The consultant's report documents the measures used to ensure good quality water samples in the field and analysis in the laboratory. (4)

Figure 1. Domestic well sampling area



Identifying contaminants of potential concern (COPCs)

The first step in EHAP's process for analyzing well test data was to identify which contaminants were present at high enough levels to potentially affect the health of well users. This process is called identifying contaminants of potential concern. (5) EHAP used Comparison Values (CVs) to screen the maximum concentration of each contaminant from any of the well samples. CVs are chemical-specific screening levels developed by technical experts at OHA's partners in federal agencies (ATSDR and EPA) that EHAP uses to identify contaminants requiring further evaluation. The CVs are set far below levels known to cause harm, so they were very protective of public health. (5)

What are Comparison Values (CVs)?

CVs are contaminant concentrations in a particular medium, such as air, soil, or water, to which humans might be exposed without the likelihood of experiencing harmful health effects. Each CV is specific to a particular contaminant and environmental medium. CVs are set at very low levels and help health assessors make consistent decisions about which contaminant concentrations associated with site exposures might require a closer look.

CV concentrations are calculated as either micrograms per liter (µg/L) or milligrams per liter (mg/L) in water. When a maximum water concentration is below the CV, the contaminant does not require further evaluation since it is not expected to harm health. If the maximum concentration is above the CV, it requires further evaluation and becomes known as a contaminant of potential concern (COPC). (5) Identification of a contaminant as a COPC does not mean harmful health effects will occur, rather it indicates the need to further evaluate whether people are being exposed to harmful levels of the contaminants. (5)

Aesthetic versus health-based contaminants of potential concern

There are two types of CVs for determining COPCs. Most contaminants have a CV to evaluate health effects. Some contaminants also have CVs that evaluate aesthetic problems like taste, odor, appearance, staining of laundry, or effects on plumbing. (6) Community members have reported problems with the taste and appearance of their water as well as scale and slime on plumbing fixtures, so when a contaminant had both health-based and aesthetics-based CVs, EHAP used whichever CV was lower. This approach ensures that neither causes of health nor aesthetic problems are overlooked. Appendix A shows all contaminants screened against the lowest CVs and separated into the two rounds of sampling (Fall 2024 and Spring 2025). Table 1 shows those contaminants that screened in as COPCs based on potential to cause aesthetics problems. Table 2 shows contaminants that screened in as COPCs based on potential to pose health risks, called “health-based COPCs” from now on. Note that manganese appears on both tables with different CVs in each. This is because manganese was present in some wells at

concentrations high enough to both cause aesthetics problems and pose a potential health risk.

Aluminum and iron

Aluminum and iron screened only as COPCs for aesthetics – not health. Both metals can cause a metallic taste in the water, and iron can cause rust-colored stains on laundry and white surfaces. (6) This can make the water unpleasant to drink and use, but the levels of aluminum and iron measured in this sampling effort are not high enough, on their own, to cause health problems, even when consumed over a lifetime. This Health Consultation does not contain any more discussion on aluminum and iron because they are not present at levels high enough to harm health in any of the wells tested.

Table 1. Contaminants that screened in as potential causes of aesthetics problems

Chemical	Maximum Reported (µg/L)	Comparison Value (µg/L)		Contaminant of Potential Concern for Aesthetics?	Contaminant of Potential Concern for Health?
		Aesthetics[a]	Health		
Aluminum	1,160	200	7,100[b]	Yes	No
Iron	2,540	300	14,000[c]	Yes	No
Manganese	464	50	300[d]	Yes	Yes

Abbreviations: µg/L = micrograms per liter; ATSDR = Agency for Toxic Substances and Disease Registry; EPA = Environmental Protection Agency

Comparison Value sources:

a. EPA Secondary maximum contaminant level (6)

b. ATSDR exposure media evaluation guide for children

c. EPA regional screening level for children (7)

d. EPA lifetime health advisory level (8)

Table 2. Contaminants that screened in as health-based contaminants of potential concern (COPCs)

Chemical	Maximum Reported (µg/L)*	Comparison Values (µg/L)	Notes
Arsenic	38.6	2[a]	At 2 µg/L and below arsenic still poses slight cancer risk
Copper	143	140[a]	Essential nutrient[e]
Fluoride	1,250	350[a]	Essential nutrient[e]
Lead	47	Detectable	There is no safe level of lead
Manganese	464	300[b]	Essential nutrient[e]
Nitrate (mg/L) [d]	20.7	10[c]	
Vanadium	73.2	71[a]	

*For all analytes, except nitrate, the units are µg/L. For nitrates only, the units are mg/L.

Abbreviations: µg/L = micrograms per liter; mg/L = milligrams per liter; ATSDR = Agency for Toxic Substances and Disease Registry; EPA = Environmental Protection Agency

Comparison Value sources:

a. ATSDR exposure media evaluation guide for children

b. EPA lifetime health advisory level for children (8)

c. EPA Maximum contaminant level (9)

d. Note that units of measurement for nitrate are milligrams per liter (mg/L) rather than micrograms per liter (µg/L).

e. Essential nutrients are elements that our bodies need for good health but cannot produce on their own. Therefore, we need to get them in safe amounts through the things we eat and drink.

Total coliform bacteria

An important health-based COPC is total coliform bacteria. There is not a CV for total coliform the same way that there is for the chemicals listed above in Table 1 and Table 2. This is because safe well water should not have any detectable coliform bacteria. (9) Since total coliform were detected in 13 wells in Fall 2024 and 4 wells in 2025, it is automatically a COPC.

Wells that tested positive for total coliform were also tested for *Escherichia coli* (E. coli), a common pathogenic (or disease causing) member of the total coliform group. None of the wells tested positive for E. coli, but the presence of total coliform indicates that bacteria are getting into the well somehow, so there is always risk of E. coli or another harmful type of bacteria getting in at some point in the future. The source of total coliform bacteria in wells is usually very local to the well head area. Common sources of contamination are breaks in the well seal, livestock near the well head, or nearby failing septic systems. (10) The presence of coliform poses a health risk to those who drink water from the contaminated wells. The recommendation section of this Health Consultation describes steps well owners can take to prevent and get rid of total coliform bacteria in their wells.

EHAP notified well users promptly if their wells tested positive for total coliform bacteria. Of the 13 wells with positive results in Fall 2024, only 4 tested positive again in Spring 2025, indicating that well owners likely took steps to eliminate or reduce bacterial contamination in their wells between Fall and Spring sampling events.

Numbers of wells with health-based COPCs

This section describes how many wells had health-based COPCs. Table 3 shows the number and percent of affected wells for each round of sampling.

Table 3. Number and percentage of wells with health-based contaminants of potential concern (COPCs)

Contaminants of Potential Concern	Fall 2024 Number of wells out of 55 (Percent)	Spring 2025 Number of wells out of 58 (Percent)
Arsenic	51 wells (93%)	55 wells (95%)
Copper	1 well (2%)	0 wells (0%)
Fluoride	7 wells (13%)	13 wells (22%)
Lead	27 wells (49%)	25 wells (43%)
Manganese	5 wells (9%)	5 wells (9%)
Nitrate	10 wells (18%)	9 wells (16%)
Total coliform bacteria	13 wells (24%)	4 wells (7%)
Vanadium	0 wells (0%)	1 well (2%)

Exposure pathways

For a contaminant to harm human health, there must be a way for people to come into contact with it. Following ATSDR's guidance, (5) EHAP conducted an exposure pathway analysis. This describes how a chemical moves from its source and comes into physical contact with people. An exposure pathway has the following five elements:

1. A source where the chemicals originate
2. A medium (for example, air, soil, or water) for a chemical to move through the environment to a place where people could come into contact with it
3. A location (point or area) where people come into contact with the chemical
4. A way (route) through which people have contact with the chemicals (for example, breathing it, swallowing it, or absorbing it through the skin), and
5. A population that comes into contact with the chemical.

When an exposure pathway has all five of these elements it is considered a completed exposure pathway, meaning there is evidence that people have come into contact with site-related contaminants. A potential exposure pathway is when some elements are present but one or more of them is uncertain (such as when a population may be coming into contact with the chemical, but the chemical's presence cannot be confirmed). Finally, an eliminated exposure pathway is when at least one of the five elements of a pathway is not present (such as when a population cannot access contamination because of a fence or other barrier).

In the case of water from Crook County domestic wells, the exposure pathway analysis is very simple. Ingestion and dermal contact with contaminated groundwater from wells is a completed exposure pathway.

Completed exposure pathways

EHAP identified one completed exposure pathway for people to be exposed: swallowing and skin contact with contaminated groundwater from their wells (Table 4).

Table 4. Completed exposure pathways

Pathway	Source	Exposure Location	Exposure Route	Exposure population	Notes
Ingestion of and dermal contact with groundwater	Groundwater	Domestic well water in and around homes	Ingestion and dermal contact	Adults and children in homes with contaminated wells	Completed exposure pathway

Well users are exposed to contaminants in their wells as they drink the water, use it for cooking and beverages, bathe and shower, water gardens/yards, or do general cleaning. The ingestion (swallowing) route of exposure is the most important in this scenario. The COPCs in this case do not pass through the skin efficiently, so skin exposures do not pose much risk. (11) (12) (13) (14) (15) (16) (17) (18) Other characteristics of water in some of the wells (especially hard water) can cause dry skin, which can cause itching and make pre-existing skin problems worse. However, water hardness is not directly related to any of the COPCs listed in Table 3 above.

Inhalation of aerosols or droplets while showering is also not a risk in this scenario. The COPCs in this case would not evaporate with heat (as in a hot shower) and therefore would not be part of the steam inhaled while showering. The amount of aerosols or droplets inhaled while showering are very small compared to the amount swallowed if used for drinking or cooking.

In this scenario, swallowing the water - and not skin contact or inhalation - is the relevant route of exposure to health risks.

Health effects evaluation

Once COPCs and a completed exposure pathway have been identified, the next step in the Health Consultation process is to determine how much of those COPCs could get into a person's body, estimate how much risk they pose, and describe the possible health effects. (5)

EHAP estimated how much of each COPC could get into people's bodies. The amount that gets into people's bodies is referred to as a "dose" in toxicology. EHAP then used the dose to calculate the risk of developing:

- Cancer, and
- Non-cancer health effects (health problems other than cancer).

EHAP developed conservative (reasonable worst-case) exposure assumptions that represent the greatest potential risk to exposed adults and children. This ensures that where there is scientific uncertainty about the risk, the estimated risk represents the highest reasonable exposure, rather than an underestimate.

Using the maximum measured concentration of each COPC from any well in the study and high-end assumptions about the amounts of water children and adults drink, EHAP calculated doses and risk estimates for the COPCs.

Cancer assessment

EHAP estimated cancer risk from drinking groundwater contaminated with arsenic, which is the only COPC known to increase cancer risk that also has the necessary information to quantify risk.

What is 1-in-a-million cancer risk?

Cancer risk is expressed as a *probability* of additional cancer cases in a population. In risk assessment, cancer risk is the estimated number of cancer cases caused by exposure that is *in addition* to cancers from other causes. The American Cancer Society estimates that one in three women and one in two men will get cancer in their lifetime.

A 1-in-a million cancer risk means that one person out of one million people equally exposed to a chemical will get cancer over the course of their lifetime. This would be in addition to the cancer cases from other causes.

Cancer risk can be thought of as additional cancer cases in a population. Cancer risk from environmental exposure is considered in addition to the “background” risk of developing cancer over a lifetime. The American Cancer Society estimates that one in three women and one in two men will develop some type of cancer in their lifetime. (19) These background cancers are attributed to a combination of genetic mutations (a change in a cell that alter how it works), inherited conditions (traits passed on to children), tobacco use and other lifestyle factors, common environmental exposures, and occupational exposures. The contributions of each factor to the incidence of cancer in people and communities are difficult to predict or quantify.

When assessing cancer risk from a site-specific exposure, a cancer risk (or probability) is expressed in terms of chances in a million ($1x10^{-6}$ or 0.000001). For example, a one-in-a-million cancer risk means that for every one million people with that same site-specific exposure for the same amount of time, one additional person could develop cancer (due to that exposure) at some point in their life. This one-in-a-million increase of cancer is in addition to the roughly 400,000 people out of one million (approximate background rate [40%] for men and women combined) that would be expected to get cancer from all causes combined. It is not possible to determine which one of the 400,001 cancer cases is the additional case due to a site-specific exposure.

EHAP considers cancer risk that falls between one additional case of cancer per million people ($1x10^{-6}$) and one additional case per ten thousand people ($1x10^{-4}$) as being low.

Non-cancer assessment

EHAP evaluated the non-cancer risk associated with drinking groundwater from wells tested in the study area. Non-cancer risk can differ depending on whether a person drinks the water for a short time, or "acute exposure" (less than 2 weeks); a long time, or "chronic exposure" (a year or more); or something in between, or "intermediate exposure" (longer than two weeks but less than a year). EHAP uses health guidelines established by ATSDR and EPA to evaluate non-cancer health hazard. Each health guideline is specific to a contaminant, depends on how long someone is exposed, and is designed to be protective of the most sensitive population. (5)

Most COPCs can cause multiple kinds of health problems. When setting health guidelines, ATSDR and EPA determine which of those health problems occurs at the lowest dose. This lowest-dose health problem is called the "critical effect." (5) The reasoning is that if the health guideline is protective against the critical effect, then it will also be protective against any of the other non-cancer health effects that COPC may cause at higher doses. In discussing health risks from individual COPCs later in this document, EHAP will describe how calculated doses of COPCs from wells compare against doses that caused the critical effect for that COPC in the scientific studies used to set the health guideline. Critical effects differ across COPCs.

ATSDR calls their health guidelines "minimal risk levels (MRLs)." (20) EPA calls their health guidelines "reference doses (RfDs)." (21) In this Health Consultation, EHAP used ATSDR MRLs for all COPCs except for manganese. For manganese EHAP used EPA's RfD because ATSDR does not have an MRL for manganese. Even though MRLs and RfDs have different names they are both health guidelines and are made in the same way and for the same purpose.

What is an ATSDR MRL?

A minimal risk level (MRL) is an estimate of daily human exposure to a hazardous substance. It is a prediction of how much someone can be exposed to a chemical without detectable health risks, excluding cancer. **Exposure doses greater than MRLs do not necessarily mean that people will experience the associated adverse effects.**

Health risks depend on the amount of chemical exposure and the amount of time a person is exposed. ATSDR publishes MRLs for different exposure lengths (i.e., one chemical may have different MRLs depending on the length of exposure time):

Chronic MRL – For exposures of one year or longer.

Intermediate MRL – For exposures lasting more than two weeks up to 1 year

Acute MRL – For exposures of two weeks or less.

Hazard Quotients

To determine the non-cancer hazard from the COPCs in groundwater from Crook County wells, EHAP calculated a hazard quotient (HQ). The HQ is a ratio used to assess the potential health risks associated with exposure to hazardous substances, calculated by comparing the level of exposure, or dose, to the health guideline. (5) When an HQ is less than 1.0 (the exposure is lower than or equal to the health guideline), it is unlikely that non-cancer health effects will occur. If it is equal to or greater than 1.0 (the exposure is higher than the health guideline), there is a need for more in-depth analysis to determine whether an exposed person could experience adverse health effects that are not cancer. (5) Not all HQs greater than 1.0 result in a conclusion of harm. For example, an HQ of 5 in one situation for one contaminant may result in a conclusion of high health risk. However, it might not for another contaminant in another situation. Conclusion of health risk depends on several factors, such as:

- The severity and permanence or reversibility of the health effect underlying the health guidelines

- The degree of certainty in the science underlying the health guideline (health guidelines for different chemicals have variable levels of uncertainty built in based on the underlying toxicological studies)
- Characteristics of the exposed population that might make them more or less sensitive to the health effects of the contaminant (such as age), and
- The degree of certainty about the measured or modeled concentrations of the contaminant and how representative they are of the conditions to which people are exposed.

Health risk conclusions are not direct outcomes of calculated HQs. However, HQs are useful tools to determine when there is a need for in-depth analysis. EHAP's conclusions result from an in-depth analysis of the above factors that vary by exposed population and contaminant. See the In-depth analysis section of this report for more information about which factors were considered to evaluate health risks from individual COPCs.

When a person is exposed to more than one contaminant in the same medium (water or soil), EHAP can calculate the total non-cancer risk posed by all the contaminants. EHAP does so by adding the HQ for all the COPCs together, which yields a hazard index (HI). (5) As with HQs, an HI less than or equal to 1 means that non-cancer health effects for the whole mixture of COPCs are unlikely, while an HI greater than 1 would trigger an in-depth analysis of the mixture. However, in this case it is not scientifically valid to add non-cancer risks from different contaminants because the maximum concentrations of COPCs are all taken from different wells (whichever well had the highest concentration for each COPC). In other words, no one is drinking water from a single well with the maximum concentrations of every COPC.

EHAP used the maximum concentrations of each COPC rather than an average because people do not drink equally from all sampled wells in the area. Rather, they drink most of their water from their own well. Therefore, an average COPC concentration across wells would not be representative of water that any one individual drinks.

Lead

There is no safe level of lead. (5) Therefore, there is no health guideline for it, and lead is considered a COPC whenever it is detected in any amount. Without a health guideline, EHAP cannot calculate an HQ and evaluate it in the same way as the other COPCs. The section on lead in the “In-depth analysis” section explains how EHAP evaluated risks from lead.

Health risks from groundwater from sampled wells in Crook County

This section contains a high-level summary of the health risks from drinking groundwater with the highest concentrations measured for each health-based COPC in the well sampling effort in Crook County. Appendix B contains much more detailed tables of risk broken down by age group. Appendix B also explains how EHAP did the risk calculations and what assumptions EHAP made. EHAP followed ATSDR guidance in all dose and risk calculations in Appendix B.

Table 5 shows only the maximum chronic health risks for children under 1 year old and adults (age 21 and older) for each COPC. Formula-fed infants from age 0 to 1 year get the highest doses of COPCs in water because they drink the most water per body weight. Older children and adults will always have lower doses, and therefore lower risk compared the 0 to 1 year-old children. By calculating HQs and cancer risk for these young children, EHAP is including the most exposed and highest risk group and making sure no risk is missed. Appendix B shows cancer risk and HQs for more age groups within childhood. Chronic risk means risk from exposures lasting 1 year or longer. A well with lower or non-detectable levels of a given contaminant will have lower or no risk compared to what is shown in Table 5.

Table 5. Summary of health risk numbers for chronic exposures (those that last 1 year or longer)

	Noncancer hazard quotient[a]		Cancer (chances out of 10,000)	
Contaminant of potential concern	**Child under 1 year**	**Adult**	**Child (ages 0-21 years)**	**Adult**
Arsenic	90	30	Greater than 60[b]	Greater than 60[b]
Copper	---	---	---	---
Fluoride	4	1	---	---
Manganese	1	0.4	---	---
Nitrate	3	0.9	---	---
Vanadium	---	---	---	---

Blue shading indicates a need for in-depth analysis; "---" means no health guideline value is available for that contaminant for that type of risk, so no risk calculation was possible.

a. All hazard quotients are rounded to 1 significant digit; a hazard quotient that is 1 or more indicates the need for a more in-depth analysis. Hazard quotients less than 1 mean no health effects are expected, and no further analysis is needed.

b. EHAP used the linear slope factor from EPA's integrated risk information system (IRIS) to calculate cancer risk from arsenic exposure. The resulting cancer risk is greater than 60 in 10,000, which is a concern for increased cancer risk. EPA's toxicological review (22) states that the linear slope factor is not accurate at lifetime doses greater than 0.2 µg/kg/day, which equates to a cancer risk of 60 in 10,000. Because the cancer risk is so high, the exact risk level is not needed to determine that the exposure is a concern.

Table 6 shows the maximum intermediate and acute risks for children and adults. Acute risk means risk from exposures that last 2 weeks or less. Intermediate risk means risk from exposures that last more than two weeks up to 1 year. If water poses acute or intermediate risk, it also poses chronic risk. For wells with less than the maximum concentration of a given COPC, the risk is lower or there may even be no risk compared to what is shown in Table 6. Cancer risk is not included in Table 6 because COPCs can only cause cancer after chronic exposure.

Table 6. Summary of health risk numbers for acute and intermediate exposures

	Acute[a] hazard quotient[c]		Intermediate[b] hazard quotient[c]	
Contaminant of potential concern	Child under 1 year	Adult	Child under 1 year	Adult
Arsenic	1	0.3	---	---
Copper	1	0.3	1	0.3
Fluoride	---	---	---	---
Manganese	---	---	---	---
Nitrate	3	0.9	3	0.9
Vanadium	---	---	1	0.3

Blue shading indicates elevated risk and need for in-depth analysis; "---" means no health guideline value is available for that contaminant for that type of risk, so no risk calculation was possible.

a. Acute means exposures that last 2 weeks or less

b. Intermediate means exposures that last more than 2 weeks up to 1 year

c. All hazard quotients are rounded to 1 significant digit; a hazard quotient that is 1 or more indicates the need for a more in-depth analysis. Hazard quotients less than 1 mean no health effects are expected, and no further analysis is needed.

In-depth analysis

This section consists of the in-depth analysis for all health-based COPCs with a hazard quotient of one or greater for the highest concentration of each contaminant. Note that arsenic and fluoride are the only COPCs with hazard quotients at or greater than 1 for adults in regards to chronic (greater than one year) exposure. For the most part, young children are the most at risk from measured levels of contaminants in well water.

Health risks from arsenic

The highest concentration of arsenic measured in any well in the study was 38.6 µg/L. Arsenic has the potential to cause both cancer and non-cancer health effects.

Cancer

At 38.6 µg/L arsenic, the excess lifetime cancer risk to both adults and children that drink the water over the course of several years is greater than 60 in 10,000. **EHAP considers this a high risk and a health hazard.**

The lowest level of arsenic measured in any well was 1.1 µg/L. At this concentration, the excess lifetime cancer risk is 4 in 10,000 for children, who drink the water for 21 years (i.e., until they are no longer considered children) and 6 in 10,000 for adults who drink the water for 33 years. This is an elevated level of cancer risk by the standards described above (see Cancer section). However, arsenic is very common in domestic drinking water wells in Oregon. See additional information at the bottom of this section, “A note about the maximum contaminant level (MCL) for arsenic.”

Non-cancer

Acute: The critical effect for acute exposure to arsenic is facial swelling, nausea, vomiting, and diarrhea in children. (11) The acute HQs associated with the highest measured concentration of arsenic in well water (38.6 µg/L) are 0.3 for adults and 0.45 or less for children 1 year or older. This means that there are no acute health risks to adults or children older than 1 year from arsenic in any of the wells sampled.

The acute HQ for children from 0 to 1 year at the highest level of arsenic measured in the study is 1.

The calculated acute dose to children (5.5 µg/kg/day), is about 10 times lower than the dose that caused acute health problems (facial swelling, nausea, vomiting, and diarrhea) in young children in studies (50 µg/kg/day). (11) Water with concentrations of arsenic at or below the acute comparison value for children of 35 µg/L poses no acute health risks to anyone.

EHAP concludes that drinking water with arsenic concentrations at the maximum level measured in the study 38.6 µg/L poses **significant non-cancer health risks to children under 1 year-old** who drink the water in the short-term (1 day or longer)**.** There are no significant health risks to adults or children older than 1 year from arsenic from exposures lasting less than 1 year.

Intermediate: There is no intermediate MRL for arsenic, so EHAP was not able to calculate risk for intermediate exposures to arsenic. However, there is enough information to make determinations for acute risk, which apply to intermediate-length exposures as well.

Chronic: The critical effect for chronic exposure to arsenic is wart-like skin lesions and changes to blood vessels in the skin. (11)

The chronic HQs associated with the highest concentration of arsenic measured in any well (38.6 µg/L) were 90 for children and 30 for adults.

The estimated chronic doses to children (5.5 µg/kg/day) and adults (1.6 µg/kg/day) are in the same range of doses where studies in humans (11) have shown effects on:

- Skin - small “corns” or “warts” on the palms, soles, and torso as well as changes in the blood vessels of the skin (Critical effect)
- Blood - anemia during pregnancy
- Liver- increased signs of liver damage, like alkaline phosphatase and bilirubin, in serum
- Cardiovascular system – strokes, heart palpitations and poor circulation to extremities

- Nervous system - decreased performance on neurobehavioral tests in children
- Reproductive system - increased incidence of spontaneous abortion
- Development – low birthweight

Water containing 2 µg/L or less of arsenic results in an HQ of 1 or less for all ages, meaning non-cancer health effects would not be expected in anyone at that level.

EHAP concludes that drinking water with arsenic concentrations at the maximum level measured in the study 38.6 µg/L for a year or more poses **significant non-cancer health risks to adults and children**.

A note about the maximum contaminant level (MCL) for arsenic

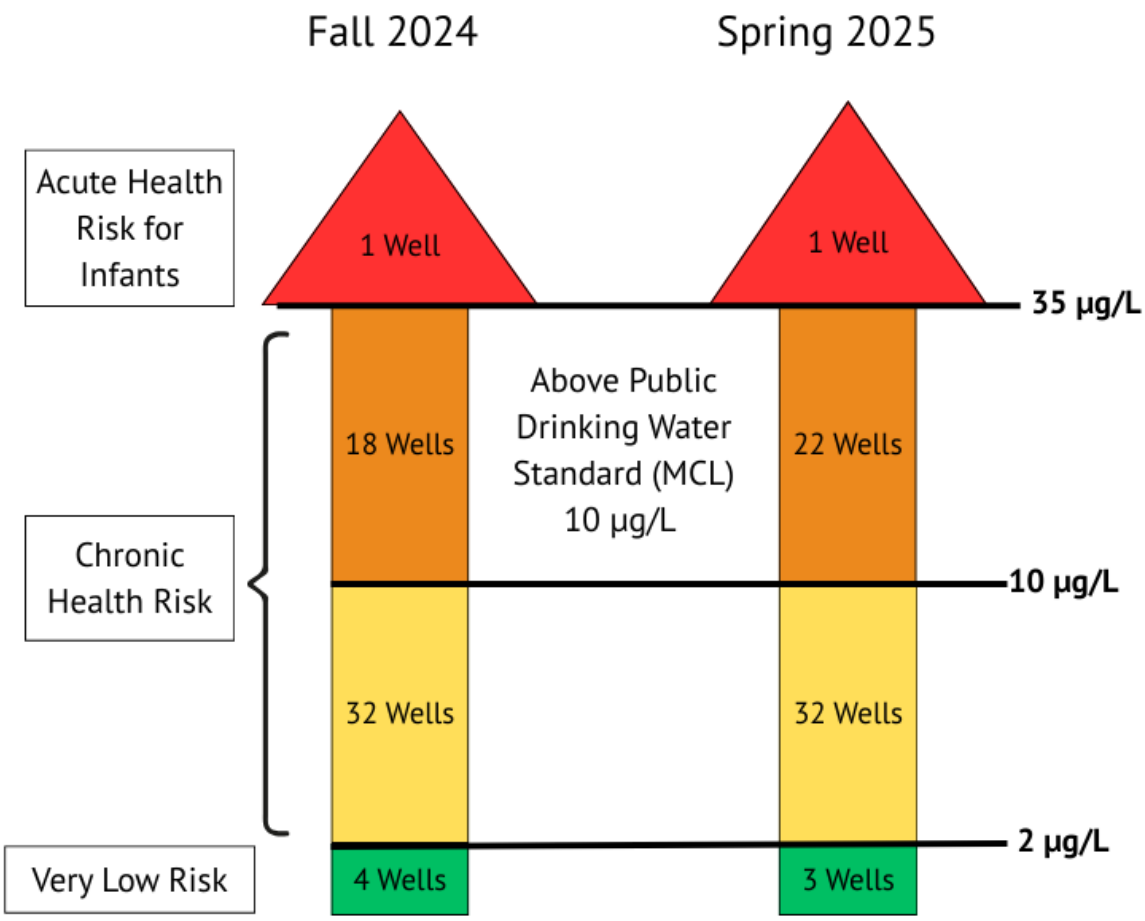
The maximum contaminant level (MCL) is an enforceable standard that public water systems are required to meet. (9) For arsenic the MCL is 10 µg/L. (9) At 10 µg/L, excess lifetime cancer risk is 40 in 10,000 for children and 60 in 10,000 for adults who drink the water over several years. Water containing 10 µg/L arsenic also poses some chronic non-cancer health risks to children and adults who drink the water for a year or more.

MCLs, developed by the US EPA, are not strictly health-based and include considerations of the technical feasibility and capacity of public water systems to meet them. (9) MCLs apply only to public drinking water systems, so no government agency enforces MCLs on private domestic wells.

Arsenic is a very common element in the earth's crust and may always be present at some level in soil and groundwater. (11) Wells with arsenic above the MCL are very common in Oregon. Wells with arsenic above 2 µg/L are even more common.

Figure 2 shows the number of sampled Crook County wells that fall into different categories of concern for arsenic.

Figure 2. Arsenic results from Crook County domestic well sampling



Health risks from copper

The highest concentration of copper measured in any well in the study was 143 µg/L. The result was much lower (13.2 µg/L) in a duplicate sample collected at the same time from the same well. This indicates the potential for elevated results due to copper particles in the water sample or a laboratory error. Copper only screened in as a contaminant of concern in one well from the Fall 2024 sampling round and none in the Spring 2025 sampling round. Therefore, this in-depth analysis is only applicable to one well at one time point. For all other wells, levels of copper were too low to harm health.

Copper is an essential nutrient, so people can become ill from not getting enough copper as well as from getting too much. (13)

Cancer

Copper is not known to cause cancer. (13)

Non-cancer

Acute and Intermediate: ATSDR uses the same MRL for both acute and intermediate exposures, so the in-depth analysis of non-cancer health risks is the same for acute and intermediate. The critical effect for acute and intermediate exposures to copper in drinking water is abdominal pain, nausea, and vomiting. (13)

At the maximum concentration measured (143 µg/L), the HQ was 0.3 for adults and 1 for children under 1 year old. For children 1 year and older, the HQs range from 0.2 to 0.4. This means that even in the well with the highest level of copper measured, only children under 1 year old are at potential risk and not adults or children older than 1 year.

The calculated dose to a child under 1 year old drinking the water from this highest copper well was 20 µg/kg/day which is only 3.5 times lower than the dose (70 µg/kg/day) shown to cause abdominal pain, nausea, and vomiting in studies in humans after only 2 weeks. (13) EHAP concludes that drinking well water with copper levels higher than 140 µg/L for 2 weeks or less **increases the risk that children under 1 year old will experience abdominal pain, nausea, and vomiting**. Water with copper levels of 140 µg/L or lower pose no health risks to anyone.

Note that people with a rare genetic disorder called Wilson's disease are at increased risk from copper exposure. People with Wilson's disease have an impaired ability to process copper and regulate internal levels. (13)

Chronic: There are no available health guidelines for chronic exposure to copper, so EHAP could not evaluate non-cancer risks from chronic exposure. However, the human body is well suited to regulate internal levels of essential nutrients like copper as long the dose is not so high that it causes health problems following acute or intermediate exposures (described in previous subsection). Water over

140 µg/L that is high enough to increase health risks from acute or intermediate exposures would increase risk from chronic exposures as well.

Health risks from fluoride

The highest concentration of fluoride measured in any well in the study was 1,250 µg/L. While fluoride is necessary for good dental health, too much of it can be harmful.

Cancer

Fluoride is not known to cause cancer. (14)

Non-cancer

Acute and Intermediate: ATSDR does not have an acute or intermediate MRL for fluoride, so EHAP could not evaluate non-cancer risks from acute or intermediate exposure to fluoride. However, for most chemicals, health effects from acute exposure usually require a much higher dose than health effects from chronic exposure.

Chronic: The critical effect for chronic exposure to fluoride is increased bone fractures in the elderly. At higher doses it can also cause staining and pitting of teeth (fluorosis). (14)

At 1,250 µg/L, the HQs from exposures lasting a year or more were 4 for children under 1 year old and 1 for adults. HQs for children older than 1 year ranged between 1 and 0.8.

EHAP calculated a dose of 180 µg/kg/day for children under 1 year old drinking water with fluoride at 1,250 µg/L. This calculated dose (180 µg/kg/day) is about 1.4 times lower than the dose (250 µg/kg/day) that caused an increased prevalence of bone fractures in humans that had fluoride in their water. However, in this study, the increased risk of bone fractures was most pronounced among the elderly, who are already at increased risk for bone fractures compared to younger people. (14) Children have much lower risk of bone fractures overall, making them much less susceptible to this critical effect than elderly adults. In this scenario, the population consuming the highest dose is also the population that is least susceptible to the critical effect.

Adults drinking water with the highest concentration of fluoride measured in any well (1,250 µg/L) would get an average daily dose of 50 µg/kg/day, which is a dose that did not show any increased prevalence of bone fractures in the same human drinking water study. (14)

Fluoride in water is also effective at preventing dental cavities. Many public water systems add fluoride to the drinking water. The optimal concentration to prevent dental cavities is 700 µg/L. (23) The World Health Organization's (WHO's) recommended upper limit for fluoride in public water systems is 1,500 µg/L. (24)

Recent studies have shown that there may be a link between fluoride and impaired neurodevelopment in children. However, none of those studies showed this effect when fluoride levels in water were lower than the WHO's recommended upper limit of 1,500 µg/L. (25) Concentrations of fluoride were below the WHO's recommended upper limit in all the domestic wells included in this study.

Overall, EHAP concludes that levels of fluoride measured in wells in Crook County **are too low to harm the health of people who drink it.** In some wells, the levels of fluoride are in the optimal range to prevent dental cavities.

Health risks from lead

There is no safe level of lead exposure, so EHAP uses a different method to describe health risks. Rather than calculating a dose and an HQ, EHAP followed ATSDR's guidance (5) to use an EPA mathematical model (26) that estimates the probability that a person drinking the affected water would have a blood lead level (BLL) higher than 3.5 µg/deciliter (dL). The Centers for Disease Control (CDC) have established the BLL of 3.5 µg/dL as a blood lead reference value (BLVR), which is a population-based measurement. It is based on the 97.5th percentile of the BLL distribution in U.S. children ages 1-5 years. It is not a health-based threshold, but rather a guide for federal, state, and county public health officials to prioritize communities and children that need focused exposure prevention. (27)

Health-Based Versus Population-Based Assessment

Health-based assessment methods evaluate levels of exposure to chemicals in the context of levels known to cause harm to health.

Population-based assessment methods evaluate levels of exposure to chemicals in the context of how much is typically seen in a population.

Public water systems use a value of 15 µg/L of lead at 10% of taps tested throughout their distribution system to determine if they have a corrosivity problem that causes leaching of lead from plumbing fixtures. However, this value has no legal applicability to domestic wells, and it is not health-based. (28)

Cancer

Federal and international agencies have determined that lead is likely to cause cancer. (15) However, these agencies have not developed the kinds of information EHAP would need to calculate a quantitative cancer risk from lead the way EHAP did for arsenic above. Without that calculation, EHAP cannot know how likely the levels of lead measured in this study are to cause cancer in the people who drink it.

Non-cancer

Lead targets many organs and causes many different health problems, but the critical effect is decreased IQ and other neurodevelopmental/neurobehavioral problems in children who are exposed. (15)

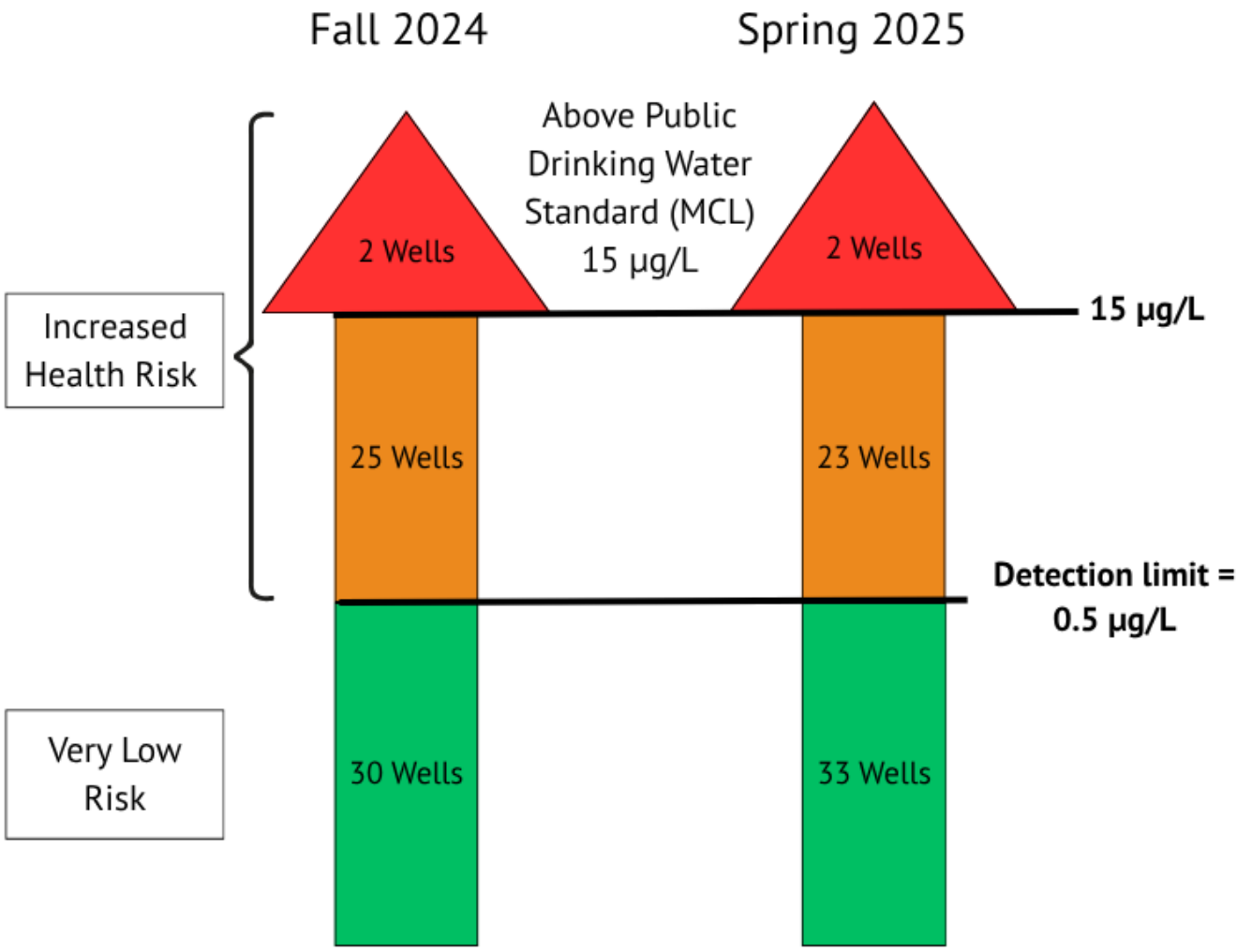
The highest concentration of lead measured in any well in the study was 47 µg/L. Assuming there are no other significant or unusual sources of lead exposure, a 6 month-old child would have a 94.7 percent chance of having a BLL greater than 3.5 µg/dL as a result of this lead in the drinking water, and a 5 year-old child drinking water with this concentration of lead has a 69.5 percent chance. See Appendix C for model details.

Wells with detectable lead have **some risk of raising BLLs to levels that could impair brain development and cause decreases in IQ in children**.

The most likely source of lead in drinking water is plumbing, plumbing fixtures, and old well components or water storage tanks. (29)

Figure 3 shows the number of wells that fall into different categories of concern for lead.

Figure 3. Lead results from Crook County domestic well sampling



Health risks from manganese

The highest concentration of manganese measured in any well in the study was 464 µg/L. Manganese is an essential nutrient, so it is important to have some in the diet and water. However, too much manganese can be harmful. (16)

As discussed earlier, manganese can cause water to taste, smell, and look bad at concentrations much lower than the levels necessary to cause harm to health. Manganese can cause a black sedimentation and staining of laundry and household surfaces. It can also look cloudy and taste metallic. At around 50 µg/L, manganese can start to have these characteristics making it unpleasant to use and drink. EHAP used EPA's lifetime health advisory (LTHA) level (8) of 300 µg/L as a health-based CV to screen manganese in as a health-based COPC.

Cancer

Manganese is not known to cause cancer. (16)

Non-cancer

Acute: ATSDR does not have an acute MRL for manganese, so EHAP could not evaluate health risks for short-term exposures. However, for most chemicals, health effects from acute exposure usually require a much higher dose than health effects from chronic exposure.

Intermediate: Same as acute.

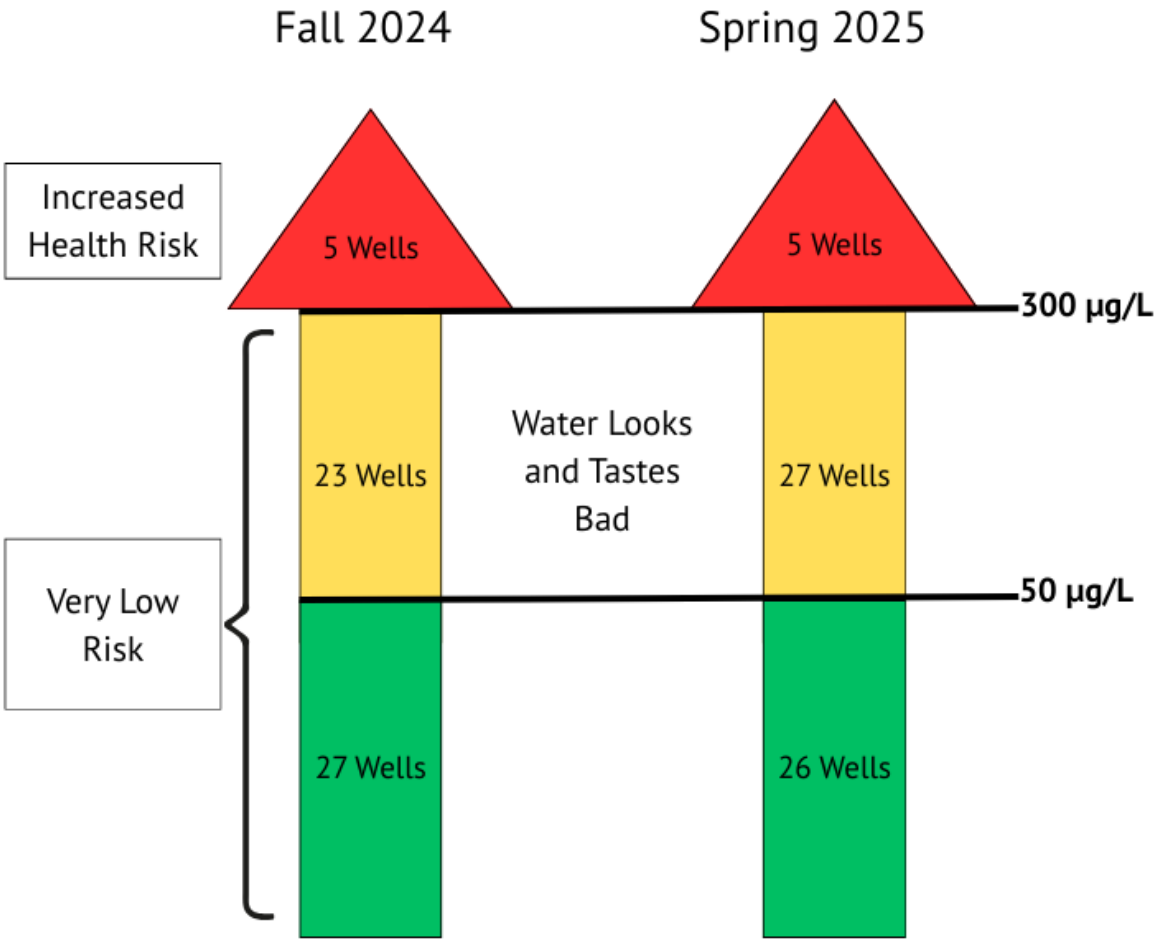
Chronic: The critical effect for chronic exposure to manganese is an increased risk of neurobehavioral and cognitive problems in school-aged children. (16) At 464 µg/L (the highest concentration measured in this study), a child aged 0-1 year drinking the water for a year would have an HQ of 1, while a child 1 year old and older would have an HQ of 0.6 or less. An adult drinking the water over the same amount of time would have an HQ of 0.4. Therefore, manganese levels are too low to harm the health of children over 1 year old or adults who drink the water even in the well with the highest manganese levels measured in this study.

A child under 1 year-old drinking water with 464 µg/L of manganese would have an estimated daily dose of 66 µg/kg/day, which is about the same as estimated doses in human studies (ranging from 59 to 70 µg/kg/day) that were associated with reduced performance on IQ and other cognitive and neurobehavioral tests in school-aged children who had been exposed through their drinking water over many years. (16) EHAP concludes that children (under 1 year old) who drink water for a year with manganese levels over 300 µg/L are **at increased risk of neurobehavioral and cognitive problems.** Older children (older than 1 year) and

adults are not at risk of these problems even if drinking from the well with the highest concentrations measured in this study.

Figure 4 shows the number of wells that fall into different categories of concern for manganese.

Figure 4. Manganese results from Crook County domestic well sampling



EHAP evaluated manganese the same way as other contaminants. In practice, the murky appearance and bad taste of the water make it unlikely that any resident, but particularly children under 1 year of age, would consume water at the highest levels detected. This would protect children from the health effects caused directly by higher levels of manganese.

However, the inconvenience and stress caused by not having water that is good to drink could affect health less directly. For example, people might not drink as much water as is recommended for good hydration, and stress itself can lead to negative health effects.

Health risks from nitrate

The highest concentration of nitrate measured at any well in this study was 20.7 mg/L.

Cancer

There is weaker evidence from research studies in some human populations that nitrate may increase the risk of cancers of the stomach. However, the link is not certain enough to allow for quantitative estimates of the probability of getting cancer from exposure. (18)

Non-cancer

Acute, intermediate, and chronic: ATSDR uses the same MRL with the same critical effect for acute, intermediate, and chronic exposure. The critical effect is methemoglobinemia (or blue-baby syndrome) especially in formula-fed infants under 1 year of age. People with this condition have red blood cells that are less able to carry oxygen throughout the body. It is a condition that can become serious and life threatening quickly in infants. Symptoms include blue skin and lips, rapid heart rate, decreased blood pressure, shortness of breath, headache, dizziness or lightheadedness, nausea and vomiting. (18)

At the highest measured concentration of nitrate (20.7 mg/L), a child under the age of 1 year drinking the water would have an HQ of 3. Children older than 1 year, up to 6 years of age would still have an HQ of 1. Children 6 years and older along with adults drinking water at this highest concentration (20.7 mg/L) would have HQs ranging from 0.7 to 0.9.

A child under 1 year old drinking this water would get a dose of 13 mg/kg/day, which is in the range that could put an infant at risk of methemoglobinemia, or blue baby syndrome. (18)

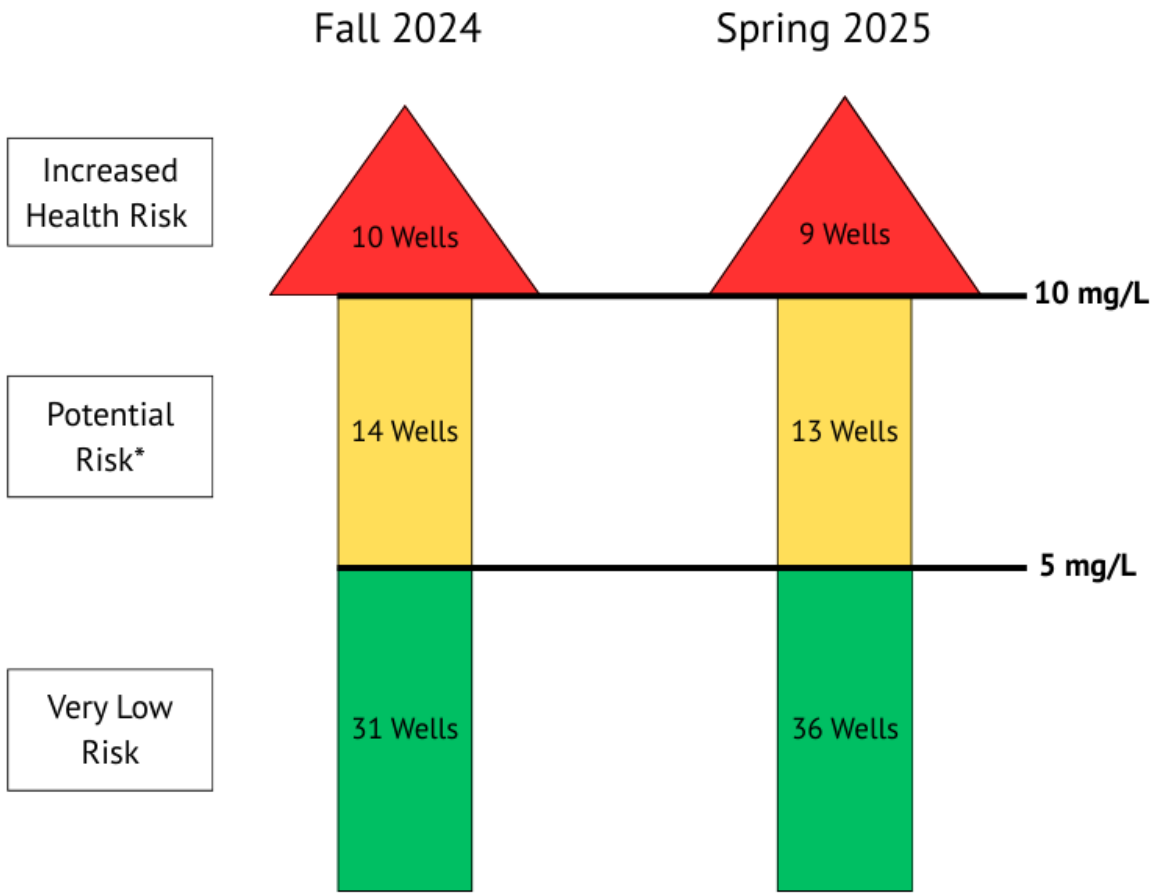
Beyond methemoglobinemia, there is weaker evidence linking nitrate to thyroid problems and developmental effects. (18)

EHAP concludes that **children under 6 years old who drink water with nitrate over 10 mg/L are at increased risk of methemoglobinemia.** Older children and adults are at lower risk for methemoglobinemia but may be at increased risk of cancers of the stomach and thyroid problems if they drink the water for many years.

Women in later stages of pregnancy (third trimester) may be at increased risk of spontaneous abortion (miscarriage) because of the high blood-oxygen demand at this stage, which may be compromised by the impaired oxygen-carrying capacity of blood caused by nitrate over 10 mg/L in drinking water. (18)

Figure 5 shows the number of wells that fall into different categories of concern for nitrate.

Figure 5. Nitrate results for Crook County domestic well sampling



*Wells with nitrate between 5 and 10 mg/L do not pose a health risk, however nitrate levels in this range indicate that nitrate may be infiltrating the well. This means levels could fluctuate seasonally with different water table levels and runoff conditions. There is potential for wells in this range to fluctuate above 10 mg/L at some times of year.

Health risks from vanadium

The highest concentration of vanadium measured at any well in the domestic well study was 73.2 µg/L.

Cancer

There is some evidence in animals that vanadium may increase the risk of cancer when inhaled (17), but the link is too uncertain to calculate cancer risk probabilities from exposures through drinking water.

Non-cancer

Acute: ATSDR does not have an acute MRL for vanadium, so EHAP is not able to evaluate acute non-cancer health risks. However, for most chemicals, health effects from acute exposure usually require a much higher dose than health effects from chronic or intermediate exposure.

Intermediate: The critical effect for vanadium from intermediate exposures is changes to the blood and blood pressure. (17) A child under 1 year old drinking water with the highest concentration of vanadium measured in this study (73.2 µg/L) would have an HQ of 1 while children 1 year and older and adults would have HQs ranging from 0.2 to 0.4. Only children under 1 year old have an HQ requiring an in-depth analysis at the highest concentration measured in this study. Children over 1 year old and adults are not at risk even at the highest concentration measured.

A child under 1 year old drinking water with 73.2 µg/L would have an average daily dose of vanadium of 10 µg/kg/day, which is twelve times lower than a dose (120 µg/kg/day) that caused no health problems in humans exposed via dietary supplements but caused a slight increase in blood pressure in rats. (17) EHAP concludes that this 12-fold safety buffer is adequate to protect the health of children under 1 year old.

EHAP concludes that **levels of vanadium in the wells tested are too low to harm the health of anyone who drinks it**, even in the well with the highest measured levels.

Chronic: ATSDR does not have a chronic MRL for vanadium, so EHAP was not able to evaluate chronic risk directly. However, children ages 0-1 year were the only group with an HQ requiring in-depth analysis for intermediate exposure (more than 2 weeks but less than 1 year). A child can only be aged 0-1 year for less than a year, so chronic exposure is not possible for this age group. Since the risk is low for intermediate exposures even for children aged 0-1, it is not likely that risk from chronic exposure is a concern.

Summary of health risks by contaminant of concern

Table 7 summarizes which COPCs EHAP concludes pose a real health hazard in this situation. It is important to remember that EHAP used the maximum concentration of each COPC regardless of which well it came from, so the conclusions of harm in Table 7 only apply to those wells that have elevated levels of each COPC. Many wells had low concentrations of all of the COPCs, and in those cases EHAP does not anticipate any health risks for the people who drink it.

Table 7. Summary of EHAP's conclusions about health risks by contaminant of potential concern

Contaminant of Potential Concern	Possible harm to health			
	Cancer risk* from chronic exposure	Non-cancer risk† from chronic‡ exposure	Non-cancer risk† from intermediate€ exposure	Non-cancer risk† from acute¥ exposure
Arsenic	Yes	Yes	Yes	Yes
Copper	No	Yes	Yes	Yes
Fluoride	No	No	No	No
Lead	Potential	Yes	Yes	Yes
Manganese	No	Yes	Potential	Potential
Nitrate	Potential	Yes	Yes	Yes
Vanadium	No	No	No	No
Total Coliform	No	Yes	Yes	Yes

Cells with orange shading indicate when health may be harmed and applies to wells with elevated levels of that contaminant (See Tables 2 and 3).

Cells with blue shading means that EHAP concludes there is potential for some risk but does not have enough information to calculate risk for this category.

Contaminant of Potential Concern	Possible harm to health			
	Cancer risk* from chronic exposure	**Non-cancer risk† from chronic‡ exposure**	**Non-cancer risk† from intermediate€ exposure**	**Non-cancer risk† from acute¥ exposure**

*Cancer risk refers to the probability to develop cancer over a lifetime related to contaminant exposure from drinking well water.

†Non-cancer risk refers to the risk of developing a health problem other than cancer. See text in the “In-depth analysis” section of the report for details about health effects for each contaminant of concern.

‡Chronic refers to exposures that last longer than one year.

€Intermediate refers to exposures that last longer than two weeks but less than 1 year.

¥Acute refers to short-term exposures less than 2 weeks.

For the wells affected, the COPCs of highest priority for health are arsenic, lead, nitrate, and total coliform. This is because these are the contaminants with the most serious potential health effects and because they affect the most wells and have the highest HQs in the affected wells. In this study none of the wells were affected by all these high priority COPCs together. Rather it is usually just one and occasionally two of them in a single well.

Limitations and uncertainties

In any Health Consultation, there are uncertainties involved in assessing public health risks from exposure to contaminants and other conditions in the environment. Health Consultations require the use of assumptions, judgments, and limited data sets. The assumptions used in this report's dose calculations are based on a reasonable estimate that has been derived from various studies. Ultimately, EHAP made conclusions based on assumptions that reflect the highest exposure reasonably expected to occur from drinking water from wells tested in this domestic well sampling study.

The Crook County Wells Health Consultation has limitations and uncertainties that are listed below.

Community concerns

EHAP documented a wide variety of community concerns that were shared over several years either directly with EHAP, from local officials and from media coverage. It is possible that there are additional community concerns that were not shared with EHAP and therefore are not discussed in this Health Consultation.

Data limitations

DEQ and their contractor provided high quality data on the wells that were sampled. Duplicate, blank, and control samples all showed that data quality objectives were met and that the data can be relied upon for the purposes of this Health Consultation.

That said, there are always uncertainties and limitations around environmental sampling data. It is only possible to know the concentrations of the contaminants measured at the times of sampling. Contaminants known to fluctuate seasonally, like

nitrate, may have different concentrations than measured in this study at other times of year, and levels of contaminants may have been different in the past than at the times of sampling for this study.

State agencies only know the levels of chemicals and characteristics of these wells that were measured. DEQ and their contractor targeted analytes that made the most sense based on the kinds of concerns community members raised and based on the geology of the area and the objectives of the study. However, EHAP cannot rule out the presence of other contaminants that DEQ and their contractor did not test for, such as pesticides or solvents.

Health guidelines and people

Some of the uncertainty in this Health Consultation is related to the health guidelines used to assess toxicity (for example, MRLs). These values have passed a rigorous multi-agency peer-review process. However, each person is unique. People vary in their sensitivity to toxic chemicals. There is increasing evidence that children, pregnant women, the elderly, and people with chronic health conditions are more sensitive to the effects of environmental exposures.

These types of uncertainties are addressed by applying uncertainty factors (dividing the doses where effects were observed in studies by numbers typically ranging from 10 to 1,000). This has the effect of lowering the level at which a chemical is considered toxic. This practice intends to be protective of health by building in a safety boundary to these guidelines.

There is also some uncertainty in health guideline values related to how recently ATSDR, EPA, and other health agencies reviewed scientific literature. More recent research may begin to identify more health effects that can occur at doses lower than those used to establish the health guidelines. EHAP relies on these authoritative federal agencies to periodically review new literature and consider whether the overall weight of evidence suggests a need to revise guidelines, but such reviews happen infrequently.

Missing health guidelines

Health guidelines were not available for every exposure time period (i.e. acute, intermediate, chronic) for every COPC. In cases where no acute MRL was available but risk was low for chronic or intermediate exposure, then risk is most likely low for acute exposures too. This is because it generally takes a larger amount of a toxic chemical to cause health problems over a short time than over a long time.

When there is a missing chronic MRL, but there is an intermediate MRL, there is uncertainty about whether the intermediate MRL is protective of chronic exposures. There is nothing EHAP can do to mitigate this uncertainty. In the case of COPCs that are essential nutrients, like copper, our bodies have systems to internally control the levels of those elements. As long as those systems are not overwhelmed by large exposures in the short-term, then health problems from long-term exposures are unlikely.

Dose reconstruction

Another area of uncertainty has to do with the dose reconstruction (the estimation of actual chemical dose by using exposure factors). This type of uncertainty has two parts:

1. The concentration of chemicals in the well water, and
2. The amount of water people drink.

EHAP used the maximum measured concentration for each COPC. This is intended to be protective of health by evaluating the worst-case well.

EHAP cannot know exactly how much:

- Water each person drinks (including food and beverage preparation)
- Each person weighs, or
- Total time each person drinks water from a well.

In the absence of that type of specific information, EHAP used standard default values developed by ATSDR and EPA that are based on studies that measured:

- How much people weigh on average, and

- How much water people drink.

Appendix B contains detailed assumptions made in calculating doses and the rationale used to support them. Where there was uncertainty about default values, EHAP tried to overestimate exposure to be protective of health.

Cumulative Exposures

People are exposed daily to a diverse mixture of environmental stressors. An Health Consultation determines risk of harm from exposure to individual chemicals in a specific environmental medium. In this Health Consultation, EHAP was focused solely on exposures to COPCs from drinking the water in domestic wells. This Health Consultation does not consider chemical exposures from other sources or routes of exposure. EHAP does not have information on chemical exposures this community may have besides well water.

Conclusions

Conclusions are organized by contaminant. Contaminants are listed alphabetically with the more concerning conclusions presented at the beginning of a contaminant section. There are 13 conclusions overall, and conclusion numbering continues from contaminant to contaminant (i.e., numbering does not start over with each contaminant).

Conclusions related to arsenic

Conclusion 1: Children under 1 year-old who drink water from wells with arsenic levels over 35 µg/L for one day or more are at risk of facial swelling, nausea, vomiting, and diarrhea.

Basis for Conclusion 1: One well in the study had arsenic concentrations above 35 µg/L. Well water containing arsenic over 35 µg/L poses an acute risk to infants under 1 year-old who drink it, even for just a short time, as in a day or more. Formula-fed infants are at highest risk because they get the highest dose of arsenic.

Conclusion 2: Anyone who drinks water from wells with arsenic levels over 2 µg/L for a year or more is at increased risk of cancers of the skin, bladder, and lungs, as well as wart-like lesions and changes in the blood vessels of the skin.

Basis for Conclusion 2: In this well study, 51 out of 55 wells in the Fall of 2024 and 55 out of 58 wells in the Spring of 2025 had water with arsenic levels over 2 µg/L. While this concentration is below the public drinking water standard for arsenic (10 µg/L), it is high enough to increase cancer risk and increase the risk of non-cancer health effects of the skin if it is the primary drinking water source for a year or more. At the highest levels of arsenic measured in the study (38.6 µg/L), a person drinking it for a year or more is also at risk of more non-cancer health effects. Arsenic is a very common, naturally occurring contaminant in groundwater wells in Oregon.

Conclusion 3: Drinking well water with 2 µg/L or less of arsenic poses very low risk to anyone.

Basis for Conclusion 3: Four wells had arsenic below 2 µg/L in the Fall of 2024 and 3 wells had arsenic below 2 µg/L in the Spring of 2025 in this study. Arsenic at or below 2 µg/L in well water is too low to harm the health of anyone who drinks it.

Conclusions related to copper

Conclusion 4: Children under 1 year-old who drink well water with copper levels over 140 µg/L for 1 day or more are at increased risk of abdominal pain, nausea and vomiting.

Basis for Conclusion 4: One well in the study had copper levels over 140 µg/L. Copper is an essential nutrient, but at 140 µg/L in well water there is enough to cause acute symptoms in a child under 1 year-old, since that is the age group that would get the highest dose. High levels of copper in the short-term can irritate the lining of the digestive tract causing abdominal pain, nausea, and vomiting. Children older than 1 and adults are not at risk from any of the levels of copper measured in the study.

Copper in drinking water is often the result of leaching from piping or plumbing fixtures.

Conclusion 5: Drinking well water with copper levels at or below 140 µg/L is not expected to harm anyone's health.

Basis for Conclusion 5: Copper at or under 140 µg/L in water is too low to harm the health of anyone who drinks it. Children older than 1 year and adults are not at risk from any of the levels of copper measured in the study.

Conclusions related to fluoride

Conclusion 6: Fluoride levels in the wells tested in this study were too low to harm the health of anyone who drinks it.

Basis for Conclusion 6: The levels of fluoride measured in this study (maximum of 1,250 µg/L) were not high enough to harm health.

Conclusions related to lead

Conclusion 7: Test results showed elevated lead in some wells. People who drink water from wells containing detectable levels of lead for any amount of time are at increased risk of health effects. Children are at greatest risk because they get the highest dose of lead from the water and because their brains are in developmental stages that are sensitive to changes caused by lead.

Basis for Conclusion 7: There is no safe level of lead. In this well study, 26 wells had detectable levels of lead. The health effects associated with the lowest doses of lead are impaired brain development in people exposed as children leading to decreases in IQ and increases in the potential for neurobehavioral problems. These problems may persist long after the exposure to lead has ended.

The most common sources of lead in drinking water are plumbing, plumbing fixtures, and old well components.

Conclusions related to manganese

Conclusion 8: Children under 1 year of age who drink well water containing over 300 µg/L manganese for a year are at increased risk of neurobehavioral and cognitive problems.

Basis for Conclusion 8: Seven wells in this study had manganese levels over 300 µg/L. Manganese is an essential nutrient, but water with more than 300 µg/L can be too much for children under 1 year-old, which is the group that would get the highest dose from water. Children older than 1 year and adults are not at risk from manganese in drinking water even at the highest concentration measured in the study (464 µg/L).

Conclusion 9: Water with manganese levels over 50 µg/L may be unpleasant to use and drink for people of all ages.

Basis for Conclusion 9: Starting at 50 µg/L, manganese can cause black sedimentation, stain laundry, appear cloudy, and taste metallic and unpleasant. Water with levels between 50 and 300 µg/L manganese does not pose health risks to anyone but it is likely to be unpleasant to use for these aesthetic reasons. In this study, 27 wells had manganese levels between 50 and 300 µg/L.

Conclusions related to nitrate

Conclusion 10: Children under 6 years old who drink water with nitrate at 10 or more milligrams per liter (mg/L) for a day or more are at increased risk of methemoglobinemia, or blue-baby syndrome, which is reduced oxygen-carrying capacity of red blood cells. Women in the third trimester of pregnancy who drink water with 10 mg/L or more of nitrate may also be at increased risk of miscarriage. Anyone who drinks water with 10 mg/L or more of nitrate for 1 year or more may also be at increased risk of stomach cancer and thyroid problems.

Basis for Conclusion 10: Twelve wells in this study had nitrate over 10 mg/L. Nitrate over 10 mg/L in drinking water can decrease the capacity of red blood cells to carry oxygen throughout the body. Formula-fed infants are at highest risk because they get the highest dose of nitrate from drinking water. Formula-fed infants are also at highest risk because methemoglobinemia (blue-baby syndrome) can become acutely life threatening for them. Children 6 years and older and non-pregnant women are at much less risk from short-term exposures, but all ages may have increased risk of cancer and thyroid problems if they drink water with 10 mg/L or more of nitrate for a year or more.

Conclusion 11: Well water with nitrate between 5 and 10 mg/L does not pose health risks but is at risk of fluctuating above 10 mg/L at different times of year. In addition, boiling water during cooking, or for preparation of hot drinks, can increase (worsen) the nitrate concentration and increase the health risk.

Basis for Conclusion 11: This study found 13 wells with nitrate between 5 and 10 mg/L. Nitrate levels in this range in well water are too low to harm health, but above naturally-occurring levels, indicating that nitrate is entering the well from a local source. The most common sources are nearby livestock or other agricultural practices or failing septic systems. These inputs can change seasonally with different water table levels and surface runoff conditions. This means that nitrate levels between 5 and 10 mg/L in well water can fluctuate seasonally posing a risk that the well may have nitrate at or over 10 mg/L during some parts of the year or increase over the course of multiple years.

Conclusions related to total coliform

Conclusion 12: People who drink water from wells with detectable levels of total coliform for any amount of time are at increased risk of gastrointestinal symptoms like abdominal pain, nausea, vomiting, and diarrhea. Infants, young children, and people with compromised immune systems are at greatest risk.

Basis for Conclusion 12: In Fall of 2024, 13 wells in this study tested positive for total coliform. In Spring of 2025, only 4 wells tested positive for total coliform. Total coliform is a broad category of bacteria, and not all of them cause disease (are pathogenic). The laboratory retested samples from all wells that tested positive for total coliform to look for a specific pathogenic species of bacteria in the total coliform category called Escherichia coli (E. coli). None of the wells tested positive for E. coli, but finding total coliform indicates that bacteria are getting into some wells, and some of those could include illness-causing bacteria or E. coli in the future. The source of total coliform in well water is usually a break in the well seal, impacts from a septic system, or animals and/or animal waste near the well head.

Conclusions related to vanadium

Conclusion 13: Vanadium levels in the wells tested in this study were too low to harm the health of anyone who drinks it.

Basis for Conclusion 13: Vanadium is a metal that can increase blood pressure and cause other problems with the blood. The levels of vanadium measured in this study (maximum of 73.2 µg/L) were not high enough to harm health.

Recommendations

EHAP recommends that:

- **Everyone who uses a private domestic well for drinking water:**
    - Test their wells every 3 to 5 years for arsenic to monitor levels over time and after major events such as flooding or earthquakes.
    - Test their well at least annually for nitrate.
    - Test their well at least annually for total coliform and conduct follow up testing for E. coli if total coliform are found.
- EHAP recommends that well users use sampling results from their individual well to identify appropriate next steps based on the levels of contaminants in their well water as described below.

EHAP recommends that:

- People with **arsenic levels over 35 µg/L** in their well water:
    - Immediately find a safer alternative source of water for children under 1 year-old to consume, including for use in formula, because a short-term exposure above this level can cause acute risk to children under this age.
- People with **arsenic levels over 2 µg/L** in their well water:
    - Ensure treatment is in place or find an alternate source of water to drink, prepare beverages, and cook food to reduce the risk to health from long-term exposure.

- People with **copper levels over 140 µg/L** in their well water:
    - Immediately find a safer, alternate source of water for children under 1 year-old to consume, including for use in infant formula.
    - Confirm the test results and, if confirmed, seek treatment and evaluate whether copper in plumbing or plumbing fixtures is the source.
- People with **detectable levels of lead** in their well water:
    - Seek blood lead testing for all household members, especially children, from their healthcare providers.
    - Do additional water testing to determine whether the source of lead is the well itself or plumbing.
    - Run water long enough to flush out water that has been standing in lead-containing plumbing (usually 1-2 minutes) before collecting water to drink or use in beverages or cooking.
    - Consider replacing lead-containing plumbing, plumbing fixtures, or well components, especially if flushing is not effective at bringing down lead levels in tap water.
- People with **manganese levels over 300 µg/L** in their well water:
    - Ensure that treatment is in place or that an alternate source of water is available for children under 1 year-old to drink, including for use in infant formula.
- People with **manganese levels between 50 and 300 µg/L** in their well water:
    - Consider seeking treatment options to address aesthetic problems.
- People with **nitrate levels at or over 10 mg/L** in their well water:
    - Ensure that treatment is in place or immediately provide a safer alternative source of water for children under 6 years-old and women in the third trimester of pregnancy to drink, use in beverages, or cook.
    - Ensure treatment is in place or find a safer alternative source of water for all members of the household to use for drinking, making beverages, and cooking food over the long-term.

- Identify and reduce or eliminate local sources of nitrate (e.g., nearby agriculture, livestock, or failing septic systems) and try to reduce nitrate infiltration into their well, including checking surface seals around the well to ensure seepage is not occurring along the well casing.

- People with **nitrate levels between 5 and 10 mg/L** in their well water:
  - Test their well water more frequently at different seasons of the year, particularly summer, to make sure nitrate is staying below 10 mg/L all year.
  - Consider looking for local sources of nitrate (e.g., nearby agriculture, livestock, or failing septic systems) and ways to reduce their infiltration into their well, including checking surface seals around the well to ensure seepage is not occurring along the well casing.
- People with **detected total coliform** in their well water:
  - Follow guidance available at and referenced by OHA's Domestic Well Safety Program's Well User Resource Toolkit (available at www.healthoregon.org/wells) to identify potential sources of bacterial contamination and disinfect the well.
  - Test again after disinfecting the well to make sure efforts to eliminate total coliform were successful.

Public Health Action Plan

A Public Health Action Plan describes the specific actions EHAP has taken and will take to implement the recommendations outlined in this report, to prevent and reduce people's exposure to hazardous substances in the environment. EHAP has been involved with public health related work at this site since late 2023. Crook County Commissioners convened a group of state agency representative to address groundwater quality issues raised by their constituents. EHAP was included in this group and collaborated with other state agencies and the local health department to plan a response.

Completed public health actions

To enable exposure prevention actions, EHAP:

- Created and distributed a suite of resources about domestic well maintenance and human health, including an official Crook County Wells webpage, OHA's Well Owners Handbook, and a YouTube video explaining OHA's Health Consultation process.
- Co-hosted a public open house to answer questions and provide resources to community members about how to protect their health.
- Provided individualized household consultation following availability of sampling results in Fall 2024 and Spring 2025
- Provided ongoing support and consultation to local public health and state environmental agencies

Planned future public health actions

EHAP will:

- Provide DEQ and other agencies with technical assistance in future sampling and other work done in the project area.
- Continue working with DEQ to review data if additional domestic well data become available.
- Continue to provide consultation to individual members of the community to provide health information related to well contaminants.
- Help community members find information about domestic well treatment options.
- Provide information about how to get blood lead levels tested for families with detectable levels of lead in their water.

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Appendix A. Screening Domestic Well Sample Results for Contaminants of Potential Concern

This appendix contains the summary statistics of domestic well testing results from Crook County wells. These tables only contain the analytes for which screening levels are available. EHAP already shared the complete set of results with individuals whose wells were tested. DEQ's report (4) also contains results for all analytes for all wells. Table A- 1 shows the results of the Fall 2024 sampling round and screens the results against the lowest of the aesthetics-based or health-based comparison value.

Table A- 1. Results for the first round of sampling in the Fall of 2024

Analyte	Detections out of 55 total samples	Minimum	Maximum	CV	Source of CV	Number of samples over CV (percent)	Contaminant of Potential Concern (Yes/No)
Anions and Cations (µg/L)							
Chloride	55	1,740	18,800	250,000	MCL-2	0 (0)	No
Fluoride	55	82.5	1,110	350	ATSDR	6 (11)	Yes
Sulfate	54	ND	36,100	250,000	MCL-2	0 (0)	No
Nitrogen Compounds (mg/L)							
Nitrate (as nitrogen)	37	ND	13.75	10	MCL	10 (18)	Yes
Total Metals (µg/L)							
Aluminum	16	ND	1,160	200	MCL-2	3 (5)	Yes
Arsenic	55	1.37	35.8	2	ATSDR	51 (93)	Yes

Analyte	Detections out of 55 total samples	Minimum	Maximum	CV	Source of CV	Number of samples over CV (percent)	Contaminant of Potential Concern (Yes/No)
Cadmium	2	ND	0.536	5	MCL	0 (0)	No
Chromium	8	ND	6.43	100	MCL	0 (0)	No
Cobalt	18	ND	1.51	140	ATSDR	0 (0)	No
Copper	42	ND	143	140	ATSDR	1 (2)	Yes
Iron	40	ND	2540	300	MCL-2	14 (25)	Yes
Lead	26	ND	47	ND	ATSDR	26 (47)	Yes
Lithium	4	ND	15	40	EPA RSL	0 (0)	No
Manganese	45	ND	409	50	MCL-2	28 (51)	Yes
Mercury	0	ND	0.07	2	MCL	0 (0)	No
Nickel	28	ND	3.17	140	ATSDR	0 (0)	No
Selenium	9	ND	2	50	MCL	0 (0)	No
Vanadium	39	ND	69.9	71	ATSDR	0 (0)	No
Zinc	40	ND	139	2,100	ATSDR	0 (0)	No
Bacteria (Detect/ND)							
E. coli	0	ND	0	ND	MCL	0 (0)	No
Total coliform	12	ND	DETECT	ND	MCL	12 (22)	Yes
Exported Friday, August 15, 2025 from PHAST version 2.5.1.0, database rev 8.5.22 CV = Comparison value; ATSDR = Agency for Toxic Substances and Disease Registry; MCL-2 = Secondary Maximum Contaminant Level; MCL = Primary Maximum Contaminant Level; EPA = Environmental Protection Agency; RSL = Regional Screening Level; ND = Not detected							

Table A- 2 shows results for the Spring 2025 round of well sampling and screens the results against the lowest of their aesthetics-based or health-based comparison values.

Table A- 2. Results for the second round of sampling in the Spring of 2025

Analyte	Detections out of 58 total samples	Minimum	Maximum	CV	Source of CV	Number of samples over CV (percent)	Contaminant of Potential Concern (Yes/No)
Anions and Cations (µg/L)							
Chloride	58	2020	39800	250000	MCL-2	0	No
Fluoride	58	115	1250	350	ATSDR	13 (22)	Yes
Sulfate	57	ND	45200	250000	MCL-2	0	No
Nitrogen Compounds (mg/L)							
Nitrate (as nitrogen)	38	ND	20.73	10	MCL	9 (15)	Yes
Total Metals (µg/L)							
Aluminum	19	ND	203	200	MCL-2	1 (2)	Yes
Arsenic	58	1.1	38.6	2	ATSDR	55 (95)	Yes
Cadmium	2	ND	2	5	MCL	0 (0)	No
Chromium	7	ND	1.56	100	MCL	0 (0)	No
Cobalt	14	ND	2	140	ATSDR	0 (0)	No
Copper	54	ND	130	140	ATSDR	0 (0)	No
Iron	38	ND	799	300	MCL-2	10 (17)	Yes
Lead	23	ND	37.6	ND	ATSDR	23 (40)	Yes
Lithium	24	ND	16.5	40	EPA RSL	0 (0)	No
Manganese	43	ND	464	50	MCL-2	32 (54)	Yes
Mercury	2	ND	0.0944	2	MCL	0 (0)	No
Nickel	26	ND	3.26	140	ATSDR	0 (0)	No
Selenium	9	ND	1.12	50	MCL	0 (0)	No

Analyte	Detections out of 58 total samples	Minimum	Maximum	CV	Source of CV	Number of samples over CV (percent)	Contaminant of Potential Concern (Yes/No)
Vanadium	37	ND	73.2	71	ATSDR	1 (2)	Yes
Zinc	48	ND	419	2100	ATSDR	0 (0)	No
Bacteria (Detect/ND)							
E. coli	0	ND	0	ND	MCL	0 (0)	No
Total coliform	4	ND	DETECT	ND	MCL	4 (7)	Yes
Exported Friday, August 15, 2025 from PHAST version 2.5.1.0, database rev 8.5.22 CV = Comparison value; ATSDR = Agency for Toxic Substances and Disease Registry; MCL-2 = Secondary Maximum Contaminant Level; MCL = Primary Maximum Contaminant Level; EPA = Environmental Protection Agency; RSL = Regional Screening Level; ND = Not detected							

Appendix B. Calculation of Risk from Drinking Well Water from the Most Contaminated Wells Tested in Crook County

Health risk from well contaminants across the sampling area varies depending on the concentration of contaminants in a particular well. To ensure health protection for all households, EHAP calculated maximum risk for the area by using the highest concentrations measured at any well within the sampling area. This appendix describes how EHAP calculated maximum/highest health risk for exposure to the highest measured concentration of each contaminant in any well within the sampling area. Overall, these risk results are not representative of any single well because no single well had all the maximum measured concentrations of all the contaminants.

EHAP used ATSDR's Public Health Assessment Site Tool (PHAST) for all dose and risk calculations but used a non-ATSDR health guideline value for calculation of risk from manganese. The health guideline value EHAP used for the manganese risk calculations was the EPA's oral reference dose (RfD), which was derived in a similar way to ATSDR's minimal risk levels (MRLs). EHAP used the EPA RfD for manganese because ATSDR does not have an MRL for manganese.

Default Input Parameters and Equations

PHAST Report, v2.5.1.0, August 15, 2025

Equations

Water Ingestion Exposure Dose Equation

$D_{noncancer} = (C \times IR \times EF_{noncancer}) \div BW$ Equation 1

$D_{noncancer}$ = dose (mg/kg/day), C = contaminant concentration (mg/L), IR = intake rate (L/day), $EF_{noncancer}$ = exposure factor (unitless), BW = body weight (kg)

Hazard Quotient

$HQ = D_{noncancer} \div HG$ Equation 2

HQ = hazard quotient, $D_{noncancer}$ = dose (mg/kg/day), HG = health guideline (e.g., oral MRL, RfD)

Cancer Risk Equations

$CR = (D_{noncancer} \times CSF) \times (ED \div LY)$ for each exposure group Equation 3

ADAF-adjusted $CR = (D_{noncancer} \times CSF) \times (ED \div LY) \times ADAF$ for each exposure group Equation 4

Total CR = Sum of the CR for all exposure groups Equation 5

CR = cancer risk (unitless), $D_{noncancer}$ = dose, CSF = oral cancer slope factor [$(mg/kg/day)^{-1}$], EF (cancer) = exposure factor (cancer)
calculated as follows: EF (noncancer; unitless) x exposure group specific exposure duration (years) ÷ lifetime of 78 years,
ADAF = age-dependent adjustment factor (unitless), ED = exposure duration (years), LY = lifetime years (78 years)

Default Exposure Factors

Duration Category	Days per Week	Weeks per Year	Years	Exposure Group Specific EF $_{noncancer}$	Exposure Group Specific* EF $_{cancer}$
Acute	-	-	-	1	-
Intermediate	7	-	-	1	-
Chronic	7	52.14	See exposure group specific exposure durations	1	= EF $_{noncancer}$ x (ED $_{age\text{-}specific\ (yrs)}$ ÷ 78 years)

Abbreviations: EF = exposure factor; NC = not calculated

* Cancer risk is averaged over a lifetime of exposure (78 years).

Default Exposure Parameters

Exposure Group	Body Weight (kg)	CTE Exposure Duration (yrs)	CTE Intake Rate (liters/day)	RME Exposure Duration (yrs)	RME Intake Rate (liters/day)
Birth to < 1 year	7.8	1	0.595	1	1.106
1 to < 2 years	11.4	1	0.245	1	0.658
2 to < 6 years	17.4	4	0.337	4	0.852
6 to < 11 years	31.8	5	0.455	5	1.258
11 to < 16 years	56.8	1	0.562	5	1.761
16 to < 21 years	71.6	0	0.722	5	2.214
Total Child (all age groups)	-	12	-	21	-
Adult	80	12	1.313	33	3.229
Pregnant Women	73	-	1.158	-	2.935
Breastfeeding Women	73	-	1.495	-	3.061

Abbreviations: CTE = central tendency exposure (typical); kg = kilograms; RME = reasonable maximum exposure (higher)

Contaminant Information

Contaminant Name	Entered Concentration	EPC Type	Converted Concentration*
Arsenic	38.6 µg/L	Maximum	0.0386 mg/L
Copper	143 µg/L	Maximum	0.143 mg/L
Fluoride	1250 µg/L	Maximum	1.25 mg/L
Manganese	464 µg/L	Maximum	0.464 mg/L
Nitrate	91.212 mg/L[1]	Maximum	91.212 mg/L
Vanadium	73.2 µg/L	Maximum	0.0732 mg/L

Abbreviations: µg/L = micrograms per liter; EPC = exposure point concentration; mg/L = milligram chemical per liter water; mg/L = milligrams per liter

* Contaminant concentration converted to standard unit for calculating exposure.

[1]The entered value for nitrate was the maximum nitrate result (20.73 mg/L) multiplied by 4.4. This was to follow ATSDR guidance to convert nitrate measured as nitrogen to the nitrate only concentration. This renders the concentration to the same units and therefore comparable to ATSDR minimal risk level (MRL).

Drinking Water Ingestion Chronic (Default)
Arsenic

Table 1. Residential Default exposure doses for chronic exposure to arsenic in drinking water at 0.0386 mg/L along with noncancer hazard quotients and cancer risk estimates*

Exposure Group	CTE Dose (mg/kg/day)	CTE Noncancer Hazard Quotient	CTE Cancer Risk	CTE Exposure Duration (yrs)	RME Dose (mg/kg/day)	RME Noncancer Hazard Quotient	RME Cancer Risk	RME Exposure Duration (yrs)
Birth to < 1 year	0.0029	49 †	-	1	0.0055	91 †	-	1
1 to < 2 years	0.00083	14 †	-	1	0.0022	37 †	-	1
2 to < 6 years	0.00075	12 †	-	4	0.0019	32 †	-	4
6 to < 11 years	0.00055	9.2 †	-	5	0.0015	25 †	-	5
11 to < 16 years	0.00038	6.4 †	-	1	0.0012	20 †	-	5
16 to < 21 years	0.00039	6.5 †	-	0	0.0012	20 †	-	5
Total Child	-	-	4.1E-3 ‡	12	-	-	>6E-3 ‡	21
Adult	0.00063	11 †	3.1E-3 ‡	12	0.0016	26 †	>6E-3 ‡	33
Pregnant Women	0.00061	10 †	-	-	0.0016	26 †	-	-
Breastfeeding Women	0.00079	13 †	-	-	0.0016	27 †	-	-
Birth to < 21 years plus 12 years during adulthood §	-	-	-	-	-	-	>6E-3 ‡	33

Source: Oregon Department of Environmental Quality was the source of the well testing data

Abbreviations: CTE = central tendency exposure (typical); mg/kg/day = milligram chemical per kilogram body weight per day; mg/L = milligram chemical per liter water; RME = reasonable maximum exposure (higher); yrs = years

* The calculations in this table were generated using ATSDR's PHAST v2.5.1.0. The noncancer hazard quotients were calculated using the chronic (lifetime) reference dose of 6E-05 mg/kg/day and the cancer risks were calculated using the cancer slope factor of 32 $(mg/kg/day)^{-1}$.

† Indicates the hazard quotient is greater than 1, which ATSDR evaluates further.

‡ EHAP used the linear slope factor from IRIS to calculate cancer risk from arsenic exposure. The resulting cancer risk is greater than 6E-3, which is a concern for increased cancer risk. EPA's toxicological review (22) states that the linear slope factor is not accurate at lifetime doses greater than 0.2 µg/kg/day, which equates to a cancer risk of 6E-3. Because the cancer risk is so high, the exact risk level is not needed to determine that the exposure is a concern.

§ This cancer risk represents a scenario where children are likely to continue to live in their childhood home as adults.

Fluoride

Table 2. Residential Default exposure doses for chronic exposure to fluoride in drinking water at 1.25 mg/L along with noncancer hazard quotients*

Exposure Group	CTE Dose (mg/kg/day)	CTE Noncancer Hazard Quotient	CTE Cancer Risk	CTE Exposure Duration (yrs)	RME Dose (mg/kg/day)	RME Noncancer Hazard Quotient	RME Cancer Risk	RME Exposure Duration (yrs)
Birth to < 1 year	0.095	1.9 †	-	1	0.18	3.5 †	-	1
1 to < 2 years	0.027	0.54	-	1	0.072	1.4 †	-	1
2 to < 6 years	0.024	0.48	-	4	0.061	1.2 †	-	4
6 to < 11 years	0.018	0.36	-	5	0.049	0.99	-	5
11 to < 16 years	0.012	0.25	-	1	0.039	0.78	-	5
16 to < 21 years	0.013	0.25	-	0	0.039	0.77	-	5
Total Child	-	-	-	12	-	-	-	21
Adult	0.021	0.41	-	12	0.050	1.0 †	-	33
Pregnant Women	0.020	0.40	-	-	0.050	1.0 †	-	-
Breastfeeding Women	0.026	0.51	-	-	0.052	1.0 †	-	-

Source: Oregon Department of Environmental Quality was the source of the well testing data
Abbreviations: CTE = central tendency exposure (typical); mg/kg/day = milligram chemical per kilogram body weight per day; mg/L = milligram chemical per liter water; RME = reasonable maximum exposure (higher); yrs = years
* The calculations in this table were generated using ATSDR's PHAST v2.5.1.0. The noncancer hazard quotients were calculated using the chronic (greater than 1 year) minimal risk level of 0.05 mg/kg/day.
† Indicates the hazard quotient is greater than 1, which ATSDR evaluates further.

Manganese

Table 3. Residential Default exposure doses for chronic exposure to manganese in drinking water at 0.464 mg/L*

Exposure Group	CTE Dose (mg/kg/day)	CTE Noncancer Hazard Quotient	CTE Cancer Risk	CTE Exposure Duration (yrs)	RME Dose (mg/kg/day)	RME Noncancer Hazard Quotient	RME Cancer Risk	RME Exposure Duration (yrs)
Birth to < 1 year	0.035	0.74	-	1	0.066	1.4†	-	1
1 to < 2 years	0.010	0.21	-	1	0.027	0.57	-	1
2 to < 6 years	0.0090	0.19	-	4	0.023	0.49	-	4
6 to < 11 years	0.0066	0.14	-	5	0.018	0.38	-	5
11 to < 16 years	0.0046	0.098	-	1	0.014	0.30	-	5
16 to < 21 years	0.0047	0.1	-	0	0.014	0.30	-	5
Total Child	-	-	-	12	-	-	-	21
Adult	0.0076	0.16	-	12	0.019	0.40	-	33
Pregnant Women	0.0074	0.16	-	-	0.019	0.40	-	-
Breastfeeding Women	0.0095	0.20	-	-	0.019	0.40	-	-

Source: Oregon Department of Environmental Quality was the source of the well testing data
Abbreviations: CTE = central tendency exposure (typical); mg/kg/day = milligram chemical per kilogram body weight per day; mg/L = milligram chemical per liter water; RME = reasonable maximum exposure (higher); yrs = years
* The calculations in this table were generated using ATSDR's PHAST v2.5.1.0. The noncancer hazard quotients were calculated using the chronic (greater than 1 year) reference dose of 0.047 mg/kg/day.
† Indicates the hazard quotient is greater than 1, which ATSDR evaluates further.

Nitrate

Table 4. Residential Default exposure doses for chronic exposure to nitrate in drinking water at 91.212¥ mg/L along with noncancer hazard quotients*

Exposure Group	CTE Dose (mg/kg/day)	CTE Noncancer Hazard Quotient	CTE Cancer Risk	CTE Exposure Duration (yrs)	RME Dose (mg/kg/day)	RME Noncancer Hazard Quotient	RME Cancer Risk	RME Exposure Duration (yrs)
Birth to < 1 year	7.0	1.7 †	-	1	13	3.2 †	-	1
1 to < 2 years	2.0	0.49	-	1	5.3	1.3 †	-	1
2 to < 6 years	1.8	0.44	-	4	4.5	1.1 †	-	4
6 to < 11 years	1.3	0.33	-	5	3.6	0.90	-	5
11 to < 16 years	0.90	0.23	-	1	2.8	0.71	-	5
16 to < 21 years	0.92	0.23	-	0	2.8	0.71	-	5
Total Child	-	-	-	12	-	-	-	21
Adult	1.5	0.37	-	12	3.7	0.92	-	33
Pregnant Women	1.4	0.36	-	-	3.7	0.92	-	-
Breastfeeding Women	1.9	0.47	-	-	3.8	0.96	-	-

Source: Oregon Department of Environmental Quality was the source of the well testing data

Abbreviations: CTE = central tendency exposure (typical); mg/kg/day = milligram chemical per kilogram body weight per day; mg/L = milligram chemical per liter water; RME = reasonable maximum exposure (higher); yrs = years

¥EHAP followed ATSDR guidance to adjust the maximum measured concentration of nitrate measured as nitrogen of (20.73 mg/L) to the molecular weight equivalent in nitrate. This is done by multiplying the measured “nitrate-N” concentration by the ratio of the molecular weight of nitrate to the molecular weight of nitrogen (4.4). So 20.73 mg/L nitrate-N times 4.4 equals 91.212 mg/L.

* The calculations in this table were generated using ATSDR’s PHAST v2.5.1.0. The noncancer hazard quotients were calculated using the chronic (greater than 1 year) minimal risk level of 4 mg/kg/day.

† Indicates the hazard quotient is greater than 1, which ATSDR evaluates further.

Copper

Table 5. Residential Default exposure doses for intermediate exposure to copper in drinking water at 0.143 mg/L along with noncancer hazard quotients*

Exposure Group	CTE Dose (mg/kg/day)	CTE Noncancer Hazard Quotient	RME Dose (mg/kg/day)	RME Noncancer Hazard Quotient
Birth to < 1 year	0.011	0.55	0.020	1.0 †
1 to < 2 years	0.0031	0.15	0.0083	0.41
2 to < 6 years	0.0028	0.14	0.0070	0.35
6 to < 11 years	0.0020	0.10	0.0057	0.28
11 to < 16 years	0.0014	0.071	0.0044	0.22
16 to < 21 years	0.0014	0.072	0.0044	0.22
Adult	0.0023	0.12	0.0058	0.29
Pregnant Women	0.0023	0.11	0.0057	0.29
Breastfeeding Women	0.0029	0.15	0.0060	0.30

Source: Oregon Department of Environmental Quality was the source of the well testing data
Abbreviations: CTE = central tendency exposure (typical); mg/kg/day = milligram chemical per kilogram body weight per day; mg/L = milligram chemical per liter water; RME = reasonable maximum exposure (higher)
* The calculations in this table were generated using ATSDR's PHAST v2.5.1.0. The noncancer hazard quotients were calculated using the intermediate (two weeks to less than 1 year) minimal risk level of 0.02 mg/kg/day.
† Indicates the hazard quotient is greater than 1, which ATSDR evaluates further.

Nitrate

Table 6. Residential Default exposure doses for intermediate exposure to nitrate in drinking water at 91.212¥ mg/L along with noncancer hazard quotients*

Exposure Group	CTE Dose (mg/kg/day)	CTE Noncancer Hazard Quotient	RME Dose (mg/kg/day)	RME Noncancer Hazard Quotient
Birth to < 1 year	7.0	1.7 †	13	3.2 †
1 to < 2 years	2.0	0.49	5.3	1.3 †
2 to < 6 years	1.8	0.44	4.5	1.1 †
6 to < 11 years	1.3	0.33	3.6	0.90
11 to < 16 years	0.90	0.23	2.8	0.71
16 to < 21 years	0.92	0.23	2.8	0.71
Adult	1.5	0.37	3.7	0.92
Pregnant Women	1.4	0.36	3.7	0.92
Breastfeeding Women	1.9	0.47	3.8	0.96

Source: Oregon Department of Environmental Quality was the source of the well testing data
Abbreviations: CTE = central tendency exposure (typical); mg/kg/day = milligram chemical per kilogram body weight per day; mg/L = milligram chemical per liter water; RME = reasonable maximum exposure (higher)
¥EHAP followed ATSDR guidance to adjust the maximum measured concentration of nitrate measured as nitrogen of (20.73 mg/L) to the molecular weight equivalent in nitrate. This is done by multiplying the measured "nitrate-N" concentration by the ratio of the molecular weight of nitrate to the molecular weight of nitrogen (4.4). So 20.73 mg/L nitrate-N times 4.4 equals 91.212 mg/L.
* The calculations in this table were generated using ATSDR's PHAST v2.5.1.0. The noncancer hazard quotients were calculated using the intermediate (two weeks to less than 1 year) minimal risk level of 4 mg/kg/day.
† Indicates the hazard quotient is greater than 1, which ATSDR evaluates further.

Table 7. Residential Default exposure doses for intermediate exposure to vanadium in drinking water at 0.0732 mg/L along with noncancer hazard quotients*

Exposure Group	CTE Dose (mg/kg/day)	CTE Noncancer Hazard Quotient	RME Dose (mg/kg/day)	RME Noncancer Hazard Quotient
Birth to < 1 year	0.0056	0.56	0.010	1.0 †
1 to < 2 years	0.0016	0.16	0.0042	0.42
2 to < 6 years	0.0014	0.14	0.0036	0.36
6 to < 11 years	0.0010	0.10	0.0029	0.29
11 to < 16 years	0.00072	0.072	0.0023	0.23
16 to < 21 years	0.00074	0.074	0.0023	0.23
Adult	0.0012	0.12	0.0030	0.30
Pregnant Women	0.0012	0.12	0.0029	0.29
Breastfeeding Women	0.0015	0.15	0.0031	0.31

Source: Oregon Department of Environmental Quality was the source of the well testing data
Abbreviations: CTE = central tendency exposure (typical); mg/kg/day = milligram chemical per kilogram body weight per day; mg/L = milligram chemical per liter water; RME = reasonable maximum exposure (higher)
* The calculations in this table were generated using ATSDR's PHAST v2.5.1.0. The noncancer hazard quotients were calculated using the intermediate (two weeks to less than 1 year) minimal risk level of 0.01 mg/kg/day.
† Indicates the hazard quotient is greater than 1, which ATSDR evaluates further.

Drinking Water Ingestion Acute (Default)
Arsenic

Table 8. Residential Default exposure doses for acute exposure to arsenic in drinking water at 0.0386 mg/L along with noncancer hazard quotients*

Exposure Group	CTE Dose (mg/kg/day)	CTE Noncancer Hazard Quotient	RME Dose (mg/kg/day)	RME Noncancer Hazard Quotient
Birth to < 1 year	0.0029	0.59	0.0055	1.1 †
1 to < 2 years	0.00083	0.17	0.0022	0.45
2 to < 6 years	0.00075	0.15	0.0019	0.38
6 to < 11 years	0.00055	0.11	0.0015	0.31
11 to < 16 years	0.00038	0.076	0.0012	0.24
16 to < 21 years	0.00039	0.078	0.0012	0.24
Adult	0.00063	0.13	0.0016	0.31
Pregnant Women	0.00061	0.12	0.0016	0.31
Breastfeeding Women	0.00079	0.16	0.0016	0.32

Source: Oregon Department of Environmental Quality was the source of the well testing data
Abbreviations: CTE = central tendency exposure (typical); mg/kg/day = milligram chemical per kilogram body weight per day; mg/L = milligram chemical per liter water; RME = reasonable maximum exposure (higher)
* The calculations in this table were generated using ATSDR's PHAST v2.5.1.0. The noncancer hazard quotients were calculated using the acute (less than two weeks) minimal risk level of 0.005 mg/kg/day.
† Indicates the hazard quotient is greater than 1, which ATSDR evaluates further.

Copper

Table 9. Residential Default exposure doses for acute exposure to copper in drinking water at 0.143 mg/L along with noncancer hazard quotients*

Exposure Group	CTE Dose (mg/kg/day)	CTE Noncancer Hazard Quotient	RME Dose (mg/kg/day)	RME Noncancer Hazard Quotient
Birth to < 1 year	0.011	0.55	0.020	1.0 †
1 to < 2 years	0.0031	0.15	0.0083	0.41
2 to < 6 years	0.0028	0.14	0.0070	0.35
6 to < 11 years	0.0020	0.10	0.0057	0.28
11 to < 16 years	0.0014	0.071	0.0044	0.22
16 to < 21 years	0.0014	0.072	0.0044	0.22
Adult	0.0023	0.12	0.0058	0.29
Pregnant Women	0.0023	0.11	0.0057	0.29
Breastfeeding Women	0.0029	0.15	0.0060	0.30

Source: Oregon Department of Environmental Quality was the source of the well testing data
Abbreviations: CTE = central tendency exposure (typical); mg/kg/day = milligram chemical per kilogram body weight per day; mg/L = milligram chemical per liter water; RME = reasonable maximum exposure (higher)
* The calculations in this table were generated using ATSDR's PHAST v2.5.1.0. The noncancer hazard quotients were calculated using the acute (less than two weeks) minimal risk level of 0.02 mg/kg/day.
† Indicates the hazard quotient is greater than 1, which ATSDR evaluates further.

Nitrate

Table 10. Residential Default exposure doses for acute exposure to nitrate in drinking water at 91.212¥ mg/L along with noncancer hazard quotients*

Exposure Group	CTE Dose (mg/kg/day)	CTE Noncancer Hazard Quotient	RME Dose (mg/kg/day)	RME Noncancer Hazard Quotient
Birth to < 1 year	7.0	1.7 †	13	3.2 †
1 to < 2 years	2.0	0.49	5.3	1.3 †
2 to < 6 years	1.8	0.44	4.5	1.1 †
6 to < 11 years	1.3	0.33	3.6	0.90
11 to < 16 years	0.90	0.23	2.8	0.71
16 to < 21 years	0.92	0.23	2.8	0.71
Adult	1.5	0.37	3.7	0.92
Pregnant Women	1.4	0.36	3.7	0.92
Breastfeeding Women	1.9	0.47	3.8	0.96

Source: Oregon Department of Environmental Quality was the source of the well testing data

Abbreviations: CTE = central tendency exposure (typical); mg/kg/day = milligram chemical per kilogram body weight per day; mg/L = milligram chemical per liter water; RME = reasonable maximum exposure (higher)

¥EHAP followed ATSDR guidance to adjust the maximum measured concentration of nitrate measured as nitrogen of (20.73 µg/L) to the molecular weight equivalent in nitrate. This is done by multiplying the measured "nitrate-N" concentration by the ratio of the molecular weight of nitrate to the molecular weight of nitrogen (4.4). So 20.73 µg/L nitrate-N times 4.4 equals 91.212 mg/L.

* The calculations in this table were generated using ATSDR's PHAST v2.5.1.0. The noncancer hazard quotients were calculated using the acute (less than two weeks) minimal risk level of 4 mg/kg/day.

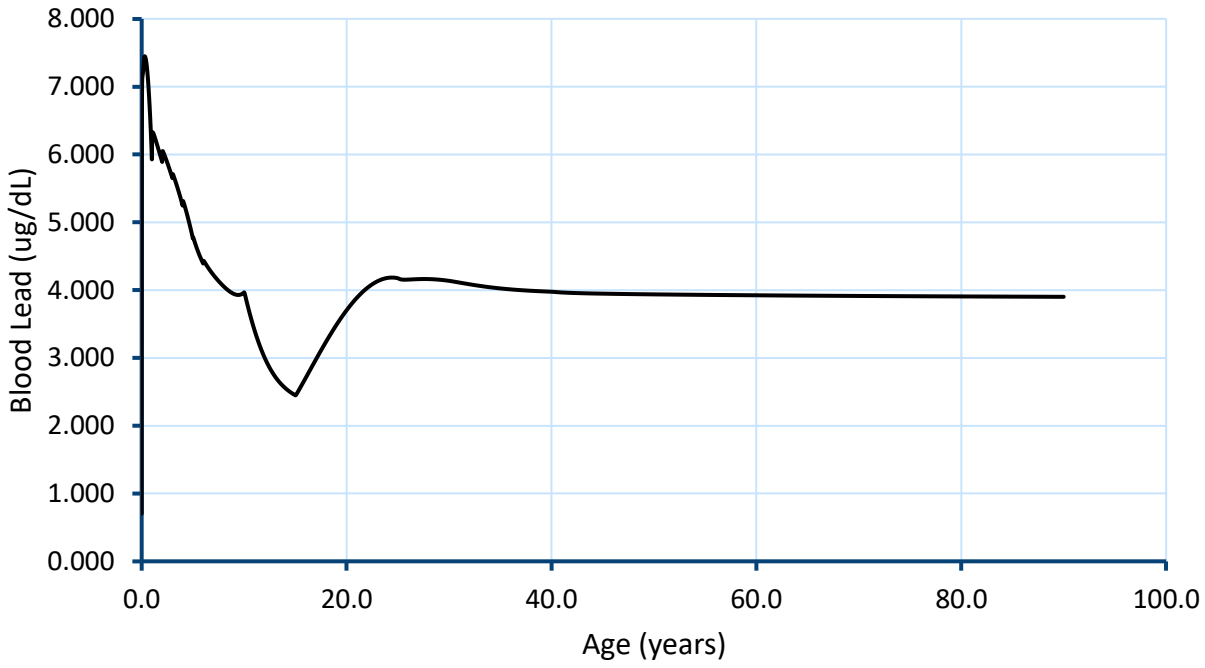
† Indicates the hazard quotient is greater than 1, which ATSDR evaluates further.

Appendix C: Lead Modeling

This appendix describes the mathematical models that EHAP followed to calculate the chances that children drinking water with lead would have elevated blood lead levels. EHAP used the EPA's All Ages Lead Model version 3.1 (AALMv3.1). (26)

Figure C- 1 shows estimated blood lead levels (BLL) from drinking the water with 47 µg/L lead over a 90-year lifetime. The childhood BLL at which state and county public health departments would pursue a follow-up investigation to identify the source of exposure is 3.5 µg/dL.

Figure C- 1. Estimated blood lead levels over a lifetime from drinking water with 47 µg/L lead



When running this model, EHAP used the default values recommended by the EPA for all media except soil and water. For soil, EHAP used the background soil concentration of lead for this region of the state (Blue Mountain Region) established by DEQ, which is 21 mg/kg. For water, EHAP used the highest concentration of lead measured in any well in this study, which was 47 µg/L.

Appendix D: Health Effects of Contaminants of Potential Concern

The summaries in this appendix are general and not specific to the exposure conditions described in the body of this Health Consultation. Many health effects described in these sections would only occur at doses much higher than would be possible from well water evaluated in this Health Consultation. Some of the effects below would also only occur if the exposure were via inhalation as from an occupational, industrial or traffic-related source. For the health effects relevant to exposures from well water evaluated in this Health Consultation, see the “In-depth analysis” section of the main report (page 42).

Arsenic

Arsenic is a naturally occurring element widely distributed in the earth's crust. In the environment, arsenic is combined with oxygen, chlorine, and sulfur to form inorganic arsenic compounds. Arsenic in animals and plants combines with carbon and hydrogen to form organic arsenic compounds. Inorganic arsenic compounds are mainly used to preserve wood. Breathing high levels of inorganic arsenic can give you a sore throat or irritated lungs. Ingesting high levels of inorganic arsenic can result in death. Lower levels of arsenic can cause nausea and vomiting, decreased production of red and white blood cells, abnormal heart rhythm, damage to blood vessels, and a sensation of "pins and needles" in hands and feet. Ingesting or breathing low levels of inorganic arsenic for a long time can cause a darkening of the skin and the appearance of small "corns" or "warts" on the palms, soles, and torso. Skin contact with inorganic arsenic may cause redness and swelling (30).

Organic arsenic compounds are used as pesticides, primarily on cotton plants. Organic arsenic compounds are less toxic than inorganic arsenic compounds. Exposure to high levels of some organic arsenic compounds may cause similar effects as those caused by inorganic arsenic. Several studies have shown that inorganic arsenic can increase the risk of lung cancer, skin cancer, bladder cancer, liver cancer, kidney cancer, and prostate cancer. The United States Department of Health and Human Services (USDHHS), and the EPA have determined that inorganic arsenic is a human carcinogen (30).

People may be exposed to arsenic by ingesting small amounts present in food and water or breathing air containing arsenic, breathing sawdust or burning smoke from wood treated with arsenic, living in areas with unusually high natural levels of arsenic in rock, and/or working in a job that involves arsenic production or use, such as copper or lead smelting, wood treating, or pesticide application (30).

Breathing high levels of inorganic arsenic can give you a sore throat or irritated lungs. Ingesting very high levels of arsenic can result in death. Exposure to lower levels can cause nausea and vomiting, decreased production of red and white blood cells, abnormal heart rhythm, damage to blood vessels, and a sensation of “pins and needles” in hands and feet. Ingesting or breathing low levels of inorganic arsenic for a long time can cause a darkening of the skin and the appearance of small “corns” or “warts” on the palms, soles, and torso. Skin contact with inorganic arsenic may cause redness and swelling. Almost nothing is known regarding health effects of organic arsenic compounds in humans. Studies in animals show that some simple organic arsenic compounds are less toxic than inorganic forms. Ingestion of methyl and dimethyl compounds can cause diarrhea and damage to the kidneys (30).

Several studies have shown that ingestion of inorganic arsenic can increase the risk of skin cancer and cancer in the liver, bladder, and lungs. Inhalation of inorganic arsenic can cause increased risk of lung cancer. The Department of Health and Human Services (DHHS) and the EPA have determined that inorganic arsenic is a known human carcinogen. The International Agency for Research on Cancer (IARC) has determined that inorganic arsenic is carcinogenic to humans (30).

Copper Compounds

Copper (Cu) is an element and metal. It is found in rocks, soils, water, and air. Copper is an essential nutrient for humans and is in many foods. It is also essential to animals and plants. Copper and substances containing copper are used in many industries in the United States. Copper can be found in materials and products such as wiring, plumbing, pesticides, cookware, and dietary supplements, among others. Copper scrap can be combined with other metals to make brass and bronze pipes. In the United States, copper is mined and recovered from metal through smelting (31).

Copper is released from natural sources, such as windblown dusts and decaying vegetation, and from human activities like municipal solid waste management and fossil fuel burning. In air, copper usually attaches to particles (particulate matter) and can travel far from its source. In water, copper will usually attach to soils if possible, or dissolve. Copper attaches to soils, where it can be taken up by plants. Mollusks, such as clams and oysters, can build up copper in their bodies. Copper does not break down in the environment (31).

People can be exposed to copper by ingesting drinking water or food that contain copper, inhaling copper from air, and/or touching products that contain copper. Drinking water can contain high levels of copper if your home has copper pipes and acidic water. This is more likely to occur in new or recently renovated buildings/homes using copper plumbing. Blue copper sulfate crystals can be used to control algae in ponds and have been accidentally ingested by people who confused them for candy or toys. You may be exposed to copper particles in air if you work or live near a site that uses copper in mining or agriculture or in a facility that processes copper. Soils near mines, processing facilities, or waste dump sites may have a lot of copper (31).

Copper is essential for people to ingest small amounts of copper every day in food and water. Ingesting too much or too little copper can lead to illness and/or disease. Ingesting a high amount of copper, usually in drinking water, can cause vomiting, nausea, abdominal pain, and/or diarrhea. Ingesting higher than recommended amounts of copper every day over time, such as in water or in copper supplements, can lead to severe illness, such as kidney and liver damage. Breathing in copper dusts, sprays, or crystals can irritate your nose and throat and cause dizziness and headaches. People who have ingested these substances have gotten very sick and/or died. Copper is essential to the development of babies and children and is found in breast milk. Babies and children are expected to have symptoms similar to adults when exposed to high levels of copper in air, water, or food. If you have a disorder that causes copper to build up in your body, like Wilson’s disease, you may be especially vulnerable to high copper levels in air, food, or water (31).

Fluoride

Fluorides are naturally occurring compounds. Low levels of fluorides can help prevent dental cavities. At high levels, fluorides can result in tooth and bone damage.

Hydrogen fluoride and fluorine are naturally-occurring gases that are very irritating to the skin, eyes, and respiratory tract. Fluorides, hydrogen fluoride, and fluorine are chemically related. Fluorine is a naturally-occurring, pale yellow-green gas with a sharp odor. It combines with metals to make fluorides such as sodium fluoride and calcium fluoride, both white solids. Sodium fluoride dissolves easily in water, but calcium fluoride does not. Fluorine also combines with hydrogen to make hydrogen fluoride, a colorless gas. Hydrogen fluoride dissolves in water to form hydrofluoric acid. Fluorine and hydrogen fluoride are used to make certain chemical compounds (32). Hydrofluoric acid is used for etching glass. Other fluoride compounds are used in making steel, chemicals, ceramics, lubricants, dyes, plastics, and pesticides. Fluorides are often added to drinking water supplies and to a variety of dental products, including toothpaste and mouth rinses, to prevent dental cavities.

Fluorine cannot be destroyed in the environment; it can only change its form. Fluorine forms salts with minerals in soil. Hydrogen fluoride gas will be absorbed by rain and into clouds and fog to form hydrofluoric acid, which will fall to the ground. Fluorides released to the air from volcanoes and industry re carried by wind and rain to nearby water, soil, and food sources. Fluorides in water and soil will form strong associations with sediment or soil particles. Fluorides will accumulate in plants and animals. In animals, the fluoride accumulates primarily in the bones or shell rather than in soft tissues (32).

The general population can be exposed to fluorides in contaminated air, food, drinking water and soil. People living in communities with fluoridated water or high levels of naturally-occurring fluoride may be exposed to higher levels. People who work or live near industries where fluoride-containing substances are used may be exposed to higher levels. Small amounts of fluoride help prevent tooth cavities, but high levels can harm your health. In adults, exposure to high levels of fluoride can result in denser bones. However, if exposure is high enough, these bones may be more fragile and brittle and there may be a greater risk of breaking the bone. In animals, exposure to extremely high doses of fluoride can result in decreased fertility and sperm and testes damage (32).

Lead

Lead is a metal found naturally in the earth's crust. It can be found in all parts of our environment, including air, water, and soil. Lead can combine with other chemicals to make different compounds. Lead is used in the production of batteries, ammunition, and metal products (solder and pipes). Because of health concerns, the use of lead in paints, ceramic products, caulking, and pipe solder has been dramatically reduced. The use of lead as an additive to automobile gasoline was banned in 1996 in the United States (33).

Adults and children may be exposed to lead by eating food or drinking water that contains lead, hand-to-mouth contact in inhalation after exposure to soil or dust that contains lead. Most exposure to lead (and the health effects that can follow) comes from accidental ingestion rather than skin exposure. Environmental exposure to lead has long been recognized as a public health problem, particularly among children (33).

The effects of lead are the same whether it enters the body by breathing it in or eating it. Lead can affect almost every organ and system in your body. The nervous system is the main target for lead poisoning in children and adults. Long-term exposure can result in decreased learning, memory, and attention, and weakness in fingers, wrists, or ankles. Lead exposure can cause anemia (low iron in the blood) and damage to the kidneys. It can also cause increases in blood pressure, particularly in middle-aged and older individuals. Exposure to high lead levels can severely damage the brain and kidneys and can cause death. In pregnant women, exposure to high levels of lead may cause a miscarriage. In men, it can cause damage to reproductive organs (33).

High levels of lead in soil have been shown to increase blood lead levels in young children. Children can be exposed from eating lead-based paint chips or playing in contaminated soil. Lead can damage the nervous system, kidneys, and reproductive system. Signs and symptoms associated with lead toxicity include:

- Decreased learning capacity and memory
- Lowered Intelligence Quotient (IQ)
- Speech and hearing impairments
- Fatigue and lethargy.

Protecting children from exposure to lead is important to their lifelong good health. No safe blood lead level in children has been identified. Even low blood lead levels have been shown to affect IQ, ability to pay attention, and academic achievement (33).

Manganese

Manganese is a naturally occurring metal that is found in many types of rocks. Pure manganese is silver colored, but does not occur naturally. It combines with other substances such as oxygen, sulfur, or chlorine. Manganese occurs naturally in most foods and may be added to some foods. Manganese is used principally in steel production to improve hardness, stiffness, and strength. It may also be used as an additive in gasoline to improve the octane rating of the gas (34).

Manganese can be released to the air, soil, and water from the manufacture, use, and disposal of manganese-based products. Manganese cannot break down in the environment. It can only change its form or become attached to or separated from particles. In water, manganese tends to attach to particles in the water or settle into the sediment. The chemical state of manganese and the type of soil determine how fast it moves through the soil and how much is retained in the soil. The manganese-containing gasoline additive may degrade in the environment quickly when exposed to sunlight, releasing manganese (34).

The primary way people can be exposed to manganese is by eating food or manganese-containing nutritional supplements. Vegetarians, who consume foods rich in manganese such as grains, beans and nuts, as well as heavy tea drinkers, may have a higher intake of manganese than the average person. Certain occupations like welding or working in a factory where steel is made may increase your chances of being exposed to high levels of manganese. Manganese is routinely contained in groundwater, drinking water, and soil at low levels. Drinking water containing manganese or swimming or bathing in water containing manganese may expose you to low levels of this chemical (34).

Manganese is an essential nutrient, and eating a small amount of it each day is important to stay healthy. The most common health problems in workers exposed to high levels of manganese involve the nervous system. These health effects include behavioral changes and other nervous system effects, which include movements that

may become slow and clumsy. This combination of symptoms when sufficiently severe is referred to as “manganism”. Other less severe nervous system effects such as slowed hand movements have been observed in some workers exposed to lower concentrations in the work place (34).

Nitrate

Nitrate and nitrite are two nitrogen compounds that are needed by plants and animals to live and grow. They occur naturally in soil, water, and air. Nitrate and nitrite are also made in the body. In industry, the majority of nitrate is used as fertilizers for crops or lawns. Nitrate and nitrite are also used in food preservation, some pharmaceutical drugs, and in the production of munitions and explosives (35).

Nitrate and nitrite are naturally present in soils, water, air, and plants. The use of fertilizers and waste from animals adds to the amount of nitrate in the environment. Nitrate and nitrite dissolve easily in water and will therefore move quickly through the soil into surface water and groundwater. In the soil and water, these chemicals will usually remain until taken up by plants or changed into another chemical (such as nitrogen) by microorganisms. Nitrate and nitrite do not evaporate into the air (35).

Nitrate and nitrite are found in diets through vegetables (especially celery, lettuce, and spinach), fruits, cured meats, fish, dairy products, beers, and cereals. Some meats and meat products contain sodium nitrate and/or sodium nitrite as preservatives. In addition, your body naturally makes these chemicals. Drinking water from wells containing nitrate from sources such as animal waste and/or fertilizer runoff and eating plants grown in contaminated soil will increase your exposure to these chemicals (35).

Most people are not exposed to levels that would cause health problems. Some people who ate food or drank fluids that contained unusually high levels of nitrite experienced methemoglobinemia (decreased ability of the blood to carry oxygen to tissues). This was also seen in young infants (<6 months of age) who drank formula made with water having higher than recommended nitrate at levels. Symptoms people experienced included decreased blood pressure, increased heart rate, headaches, abdominal cramps, and vomiting; some people died. In animal studies, changes in thyroid function were seen in rats that were fed or drank high levels of nitrate or nitrite (35).

Vanadium

Vanadium is an element that occurs in nature as a white-to-gray metal compounds, and is often found as crystals. Pure vanadium has no smell. It usually combines with other elements such as oxygen, sodium, sulfur, or chloride. Vanadium and vanadium compounds can be found in the earth's crust and in rocks, some iron ores, and crude petroleum deposits. Vanadium is used in producing rust-resistant, spring, and high-speed tool steels. Vanadium pentoxide is used in ceramics, as a catalyst, and in the production of superconductive magnets. Vanadyl sulfate and sodium metavanadate have been used as dietary supplements (36).

Vanadium mainly enters the environment from natural sources and from the burning of fuel oils. It does not dissolve well in water. It combines with other elements and particles. Vanadium binds strongly to soil and sediments. Low levels have been found in plants, but it is not likely to build up in the tissues of animals (36).

People can be exposed to vanadium by eating foods that contain vanadium (higher levels are found in seafoods), breathing air near an industry that burns fuel oil or coal (these industries release vanadium oxide into the air), or working in industries that process vanadium or make products containing vanadium. People can also be exposed by breathing contaminated air or drinking contaminated water near waste sites or landfills containing vanadium or by breathing cigarette smoke. Vanadium is found in some nutritional supplements (36).

Vanadium is not readily absorbed by the body from the stomach, gut, or contact with the skin. Exposure to high levels of vanadium pentoxide in air can result in lung damage. Nausea, mild diarrhea, and stomach cramps have been reported in people some vanadium compounds. A number of effects have been found in animals ingesting vanadium compounds including decreases in the number of red blood cells, increased blood pressure, and mild neurological effects. The amounts of vanadium given in these animal studies that resulted in harmful effects are much higher than those likely to occur in the environment (36).

Appendix E: General Site Profile Map

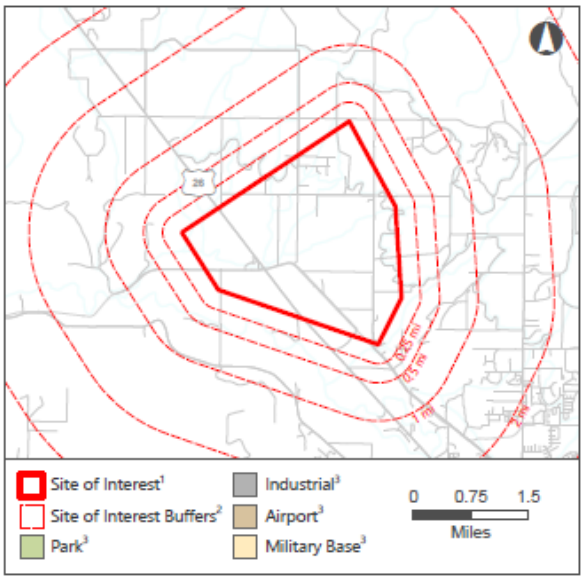
Crook County Domestic Well Sampling Area

Prineville, Crook County, OR

INTRODUCTORY MAP SERIES

GENERAL SITE PROFILE

Site Vicinity Map

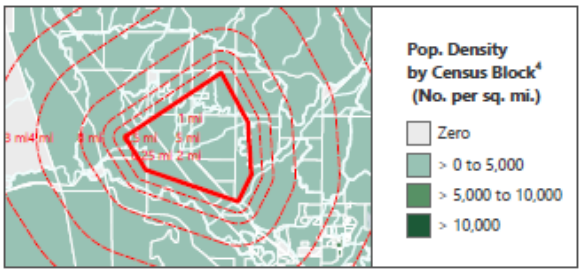


The **General Site Profile Map** depicts the hazardous waste site of interest, along with any airport, industrial, military, or park land uses. It also provides community demographic and housing statistics.

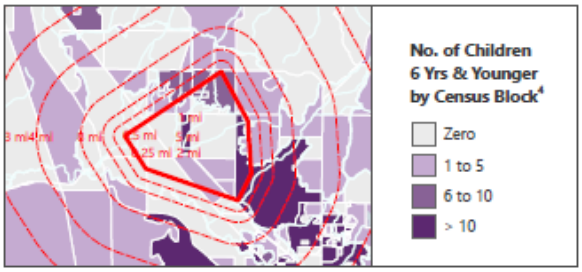
Demographic Statistics[4,5]
Within 1 Miles buffer of site boundary

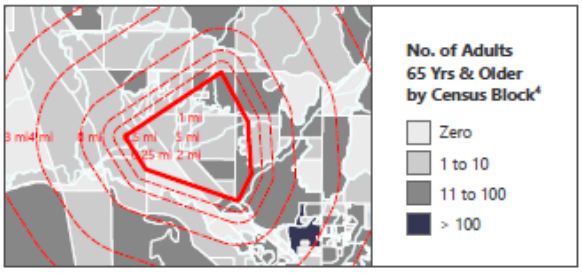
Measure	2010	2020	Change
Total Population	891	1,010	+13%
White Alone	867	901	+3%
Black Alone	1	2	+100%
Am. Indian/Alaska Native Alone	5	25	+400%
Asian Alone	0	3	N/A
Native Hawaiian & Other Pacific Islander Alone	0	1	N/A
Some Other Race Alone	5	9	+80%
Two or More Races	13	68	+423%
Hispanic or Latino[6]	26	43	+65%
Children Aged 6 and Younger	54	81	+50%
Adults Aged 65 and Older	173	226	+30%
Females Aged 15 to 44	128	137	+7%
Housing Units	380	384	+1%
Housing Units Pre 1950	38	48	+26%

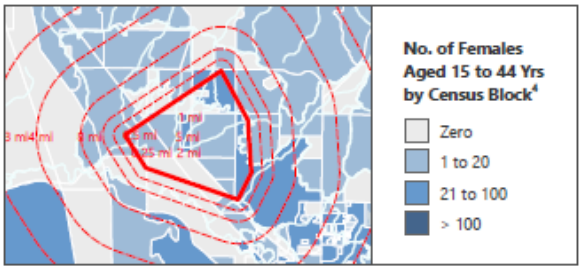
General Population Density



Sensitive Populations







Data Sources: [1]Oregon Health Authority, [2]ATSDR GRASP, [3]TomTom 2021Q3, [4]US Census 2020 Demographic and Housing Characteristics, **Notes:** [5]Calculated using area-proportion spatial analysis method, [6]Individuals identifying origin as Hispanic or Latino may be of any race. **Coordinate System:** Coordinate System used for all map panels is NAD 1983 StatePlane Oregon South FIPS 3602 Feet

ATSDR Agency for Toxic Substances and Disease Registry

GRASP Geospatial Research, Analysis, and Services Program

PRJ ID 16817 | **AUTHOR** Nina Dutton

DRAFT - FOR INTERNAL REVIEW ONLY

1/20/2026

You can get this document in other languages, large print, braille or a format you prefer free of charge. Contact the Environmental Health Assessment Program at ehap.info@odhsoha.oregon.gov. We accept all relay calls.

Public Health Division
Environmental Health Assessment Program
800 NE Oregon Street, Suite 640
Portland, Oregon 97232
Click or tap here to enter Program phone number
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Attachment S

RECEIVED
AUG 04 2015
Crook County
Community Development

KNIFE RIVER
AN MDU RESOURCES COMPANY

August 4, 2015

EXHIBIT
tabbies
14

Crook County Planning Commission and
Crook County Community Development
Attn: Ann Beier
Via Email Ann.Beier@co.crook.or.us

Re: Record Number 217-15-000114-PLNG and 217-15-000115-PLNG
Woodward Application

Dear Planning Commission:

Regarding comments submitted on July 22 in opposition to the Woodward Application, Knife River submits the following reply.

❖ **Exhibit 4 by Doris Sitzman ("Sitzman")**

Sitzman's concerns are two-fold, ready mix plant and water issues. Knife River seeks approval for a temporary ready mix concrete batch plant for local projects that will be operated within the HM-zoned parcel on the Woodward Property. Water use will be managed on site in compliance with a Water Pollution Control Facility Permit that is issued by the Oregon Department of Environmental Quality ("DEQ") and in compliance with administrative rules of the Oregon Department of Geology and Mineral Industries ("DOGAMI"). Knife River has shown the area in which such a plant would be located (within the 'Batch Plant Area' as indicated on the Figure 6, Site Plan) if a batch plant is brought to the site to supply a local project.

Preliminary site testing encountered no aquifer within the Processing Area, which has a subsurface layer of dense silt. There is no risk to an aquifer from the Processing Area and the permits that must be obtained from DEQ and DOGAMI provide the means for safe oversight of Knife River's operation. The Sitzman property at 3610 NW Sunset Lane is approximately ¾ mile southeast of the proposed Processing Area. There is no risk of ground water contamination and certainly none to a well ¾ of a mile away from the mining or processing operation.

❖ **Exhibit 5 by Carroll Asbell/Treadstone ("Asbell")**

Asbell raised a number of points, each are addressed below. Regarding water source, Ochoco Irrigation District ("OID") signed the attached statement (with supporting water rights certificate) refuting Asbell's assertion that Knife River cannot obtain a permitted water source. OID has industrial water available as verified by its water rights certificate. Although Knife River has not executed a contract with OID at this time pending land use approval, Knife River and OID are in agreement regarding the source and amount of water (150 acre feet, "AF") to be delivered by OID if this application is granted. (Each industrial acre of permitted water is the equivalent of 3 AF of irrigation water.)

Asbell submits incorrect calculations for volume of water needed by Knife River. The amount of gravel extraction daily may vary, but that does not equate with the water volume needs except that

water will be used for dust control during the gravel extraction. The washing of the sand and gravel is separate from the extraction process. The gravel washing is currently estimated to process approximately 2,500 tons per day with recirculated water from the ponds in the area indicated on the application Site Plan (ponds are estimated to hold approximately 30 AF. The volume of water to be replaced from the aggregate washing is approximately 0.33 AF per day. If aggregate washing occurs for 24 days in a month, then about 8 AF of water are used per month for washing aggregate. Even if aggregate washing occurred for 10 months per year, then a total of 110 AF ((8 x 10)) + 30 = 110) would be used, well below the 150 AF of water available from OID and leaving 40 AF for dust control. To use another extreme example, if 40,000 gallons per day were used for dust control for 200 days in a year then another 25 AF will be used. The examples shown are only to demonstrate that the amount of water offered to Knife River on an industrial use contract by OID is more than adequate for the production that is anticipated.

Knife River must notify OID before withdrawing water from the pipeline on the Woodward Site. OID Water is supplied from the Woodward/OID pipeline between April 1 and October 15 each year (normal irrigation season). Outside of the irrigation season, Knife River will work with State of Oregon Water Master Jeremy Giffins (District 16) to assure water deliveries can be made from the OID drain ditch located near the northwest corner of the Woodward Site or from the pipeline when stock runs are made. Knife River and OID will analyze Knife River's actual water use after a few years and the contracted volume can be reduced if it becomes clear that use will never reach the maximum contracted amount. In conclusion, there is adequate water for the proposed operation by Knife River.

Asbell incorrectly concludes that the entire volume of water that he calculated will infiltrate or evaporate on a monthly basis. Actually, very little of the water will infiltrate as the ponds will be underlain with the existing thick layers of silt and clay. The "...good quality free draining gravel..." that Asbell refers to is the aggregate deposit that will be removed, not what a pond is constructed above. Knife River will add water to the pond storage only as needed in order to have adequate supply available for its operations. Most of the potential water loss from the ponds will be from evaporation (perhaps as much as 18-20 AF per year based on National Weather Service data on average annual evaporation). All activities related to the water management on the Woodward Site will be conducted in accordance with the applicable DEQ permit that must be obtained.

Asbell's discussion of potential chemical contamination is based on conjecture, not science or fact. Mr. Woodward grows pasture grass and grazes cattle. He applies some fertilizer for the grass and the cattle apply manure when grazing. That might lead one to suspect a remnant level of nitrates in the soil. But, the topsoil (top 18 inches) will be removed and saved for reclamation; so it is not involved in the aggregate washing operation and is returned to the site after mining. Similarly, the silty overburden between the topsoil and the aggregate layer that may have absorbed a small amount of farm-related by-products (perhaps nitrates as indicated above) will be removed and stored in berms, stockpiles or placed in a previous mining cell for reclamation. The silt layer is not involved in the aggregate washing operation. It is material stored on site and will be distributed over the site for reclamation. The fine sediment washed from the aggregate will be removed from the ponds on a regular basis to maintain the available storage space and it will be placed back on the site as part of reclamation. When the aggregate operation is completed and reclamation is finished the site is still covered with the same material that was on it before mining minus the sand and gravel layer.

Asbell states that Knife River refers to northwest flow in an aquifer beneath the proposed wash site. This is incorrect. The only discussion regarding an apparent northwest flow direction was related to a

shallow aquifer on the east side of the Woodward Site that does not appear to extend to the area where the ponds are proposed. No statements have been made relative to the flow directions within the deeper aquifer that is 236 feet below ground level on the Woodward Site and separated from the targeted aggregate deposit by 210 feet of silt and clay. The fact that the domestic wells used by neighbors nearby and west of the Woodward Site have artesian characteristics only supports a conclusion that the deeper water is not mixing with water that might be within the aggregate deposit.

Asbell concludes that the coarse black sand that is the source of water at his property is at risk. That sand is overlain by 130 feet of clay in the well log believed to be for his well (CROO 460 attached). As previously stated, the artesian nature of that well suggests that it is not mixing with shallow groundwater and is in fact insulated from potential shallow impacts by a very thick clay layer. Asbell's conclusions of a likely impact to that aquifer are unsupported by facts.

Asbell questions volume calculations and suggests that certain data has been omitted. The accusations are unfounded and basically unintelligible. Groundwater was reported where it was encountered, not omitted. The gravel volume calculation methodology in the application was used to incorporate a more accurate representation of variation across the site. A simple comparison can be made using the average thickness of the aggregate deposit for 27 test pits (6.65 feet) over the proposed 99.5 acres. This yields a simple calculation of 6.65 ft x 99.5 ac x 1,613 cuyds/ac-ft = 1,067,282 cubic yards or 1.6 million tons (at 1.5 tons per cubic yard). The application represented a volume of 1.2 million cubic yards. The difference, if the simple calculation is preferred, does not diminish the concept of the quantity of the aggregate deposit being significant.

Asbell incorrectly calculates traffic impacts. The anticipated peak truck trips have been submitted as part of the application. The number is 80 daily trips (round trip count – in and out of the site for 40 truckloads). Asbell's assumption that the trucks will be parked and serviced at the Woodward Site is incorrect. No trucks will be parked or serviced at the Woodward Site. So the assumptions for all the service related impacts are incorrect.

Asbell suggests that an alternative mining scenario was previously proposed by the applicant. No such application has ever been made to Crook County and the concept is irrelevant to this process.

Asbell's comparison of aggregate washing to washing coal in West Virginia is not relevant.

❖ **Exhibit 6 by Jon Soliz ("Soliz")**

Soliz expresses concern regarding air quality. The plan for addressing fugitive dust emissions has been previously submitted and the site will be subject to DEQ air quality permits and regulatory oversight.

Soliz suggests using other routes for truck traffic. The proposed primary route is not considered to be significantly impacted by the proposed truck traffic by the Crook County Roadmaster. A condition has been suggested that will not allow for routing the through-traffic onto Stahancyk to Sunset Lane.

Soliz refers to existing noise. It is correct that this is an industrial area and there are existing noise sources. The aggregate operation does not present noise sources inconsistent with the surrounding industrial uses and has agreed to limited operating hours.

❖ **Exhibit 7 by Mark Fleming ("Fleming")**

Fleming's property is located at 4777 NW Lamonta Road, which is approximately 2,000 feet southeast of the Woodward Site. Concerns were expressed regarding water, air quality, operating hours, and noise from the aggregate operation. There will be no threat to Fleming's well from the aggregate operation, and dust control has been previously addressed. Operating hours have been further limited to minimize possible noise impacts (see Exhibit 8).

❖ **Exhibit 8 by Knife River**

The Site Plan submitted in Exhibit 8 (Figure 6) is modified with this submittal and a new modified Figure 6 is attached.

❖ **Exhibit 9 by Rick and Donna Kriege ("Kriege")**

Kriege states that the aggregate application "attempts to suggest that there should be a distinction between processing and mining". To be clear, there is a distinction between processing and mining both in the nature of the activities and the duration of such activities. The mining extraction, which is what is proposed for the EFU-zoned parcel is transient in nature as it moves across the site. Any one area will be exposed to the extraction activity for a limited period of time including the reclamation. We have limited the hours of the extraction activity and proposed substantial berms as barriers to limit exposure to the extraction efforts. The aggregate processing is the place where a consistent activity continues, albeit sporadically, through the life of the proposed aggregate operation. That is why it was proposed to contain the processing within the heavy industrial zone where it is an outright zoning use and is consistent with nearby heavy industrial uses. The surrounding berms and lowering of the processing area will also shield the adjacent properties from this activity.

OID's letter discussed above and attached should eliminate Kriege's concerns and clarify that OID is willing to contract for industrial use water with Knife River.

❖ **Exhibit 10 by Adam and Karen Mikulski ("Mikulski")**

Mikulski provided information related to Portland concrete cement as dust. As previously stated, if we locate a batch plant on the site, Knife River must operate under a DEQ Air Quality Permit that does not allow the release of cement dust. The plants have either vacuum or water-based control mechanisms to prevent such releases. Exhibit 8 contains a photograph of a containment system while operating.

Concern is expressed regarding setting a precedent by allowing mining on EFU land with this application. The Crook County Code has made aggregate mining a conditional use on EFU zoned land as do other counties in this state. There are many mining sites on EFU-zoned land, and the reason for that is that the Oregon Revised Statutes list aggregate mining as a potential non-farm use on EFU-zoned land (ORS 215.283(2) (b)). Approving one application does not lead to a conclusion that subsequent applications must be approved.

❖ **Exhibit 11 by Mark Williams and Karalee Black ("Williams & Black")**

Williams & Black own two lots: an EFU-2 parcel, which is their residence and a ½ acre non-conforming R-5 lot (TL 700) used to access NW Elliot Lane. The two lots we believe were originally part of an EFU parcel owned by Lewie and Melva Stahancyk. About 103 feet of the ½ acre lot abuts Woodward's Property (TL 702). The Woodward property zoning was changed from EFU-2 to the current H-M in 1988. (Amendment to Ordinance No., Dec. 28, 1988, Doc No. 89699) Williams & Black's tax lot

700 was rezoned from EFU-2 to R-5 in 1991 as part of a County-wide Goal 3 comprehensive plan amendment to identify and rezone "Rural Exception Areas" in Grimes Flat/Lamonta area.

Williams & Black cite JCC 18.72.030 and argue against Woodward's application because Woodward's H-M zoned parcel has about 103 feet in common with their lot 700 zoned R-5 since 1991. This "spite-strip" argument is insufficient for a number of reasons. First, there is currently no "residential use" occurring on lot 700. Therefore, JCC 18.72.030(8) does not apply. Any residential use occurring after the outright permitted use on the HM-zoned parcel would be "coming to the nuisance." *See*, 66 C.J.S., Nuisances, § 8; *E. St. Johns Shingle Co. et al. v. Portland*, 195 Or 505, 527, 246 P2d 554 (1952). ('* * * if a person moves into a town or neighborhood where by reason of the industries established certain annoyances prevail, he will not be permitted to complain of the continuance of such industries. * * *). Second, the rezoning of TL 700 in 1991 cannot trump the earlier 1988 H-M zoning of the Woodward Property. (The re-zoning of TL 700 was an oversight by the county because good land use planning practice allows for transitional zones between residential and heavy industrial zones.) Thus, mining and processing on property zoned H-M before the adjoining property was rezoned R-5, remains an outright use.

If this 103 foot "spite strip" under CCC 18.72.030 remains a concern, then the planning commission can either re-zone TL 700 back to EFU-2 or approve subject to Woodward partitioning the minimum sized H-M lot (about ½ acre) and subjecting the partitioned lot to a mining and processing restriction.

With regards to Williams & Black's concern for mosquitoes, Knife River has included a condition related to mosquito control in Exhibit 8. The Knife River ponds will be approximately twice as far from the Williams & Black residence as the pond on the Grizzly Rock site where Williams works. Knife River will meet or exceed mosquito control actions taken at the Grizzly Rock site and will adhere to Crook County's Vector Control Department rules for controlling mosquitos.

With respect to Williams & Black's comments regarding an 'artesian well', the point being made is also unclear such that there must have been a misunderstanding on this topic. It is understood that wells in the area may be artesian in nature, which would not be an unexpected characteristic for the wells producing from the deep primary aquifer. We did not encounter this aquifer in our tests and will not approach it in the mining with the proposed 20 feet depth limitation. Mining plan leaves over 200 feet of mostly dense silt and clay between the aggregate mining operation (including the proposed ponds) and the deeper artesian aquifer. The aggregate mining operation will have absolutely no effect on this deeper aquifer. Comments related to apparent northwest flow were made by Knife River relative to water in the shallow gravel aquifer that is present on the east side of the proposed mining area. Knife River has made no statements relative to flow directions within the deeper artesian aquifer. The shallow aquifer does not extend to the west side of the mining area as no water was encountered within the sand and gravel that is proposed to be mined over the west side of the mining area.

Thank you for your consideration and we will look forward to answering any of your remaining questions at the hearing on August 12. We have attached a modified list of proposed conditions of approval based on conversations with neighbors on Stahancyk Lane, and a letter from a traffic engineer relative to the proposed egress from the aggregate operation.

Respectfully,

Tim Marshall
Manager of Land Planning
Knife River Corporation – Northwest
32260 Old Highway 34
Tangent, OR 97389

Attachment 1 Aug-2015

OCHOCO IRRIGATION DISTRICT
1001 NW DEER ST
PRINEVILLE, OREGON 97754
(541)-447-6449
ochocoid@crestviewcable.com

Knife River
c/o Tim Marshall
32260 Old Hwy 34
Tangent, Oregon 97389

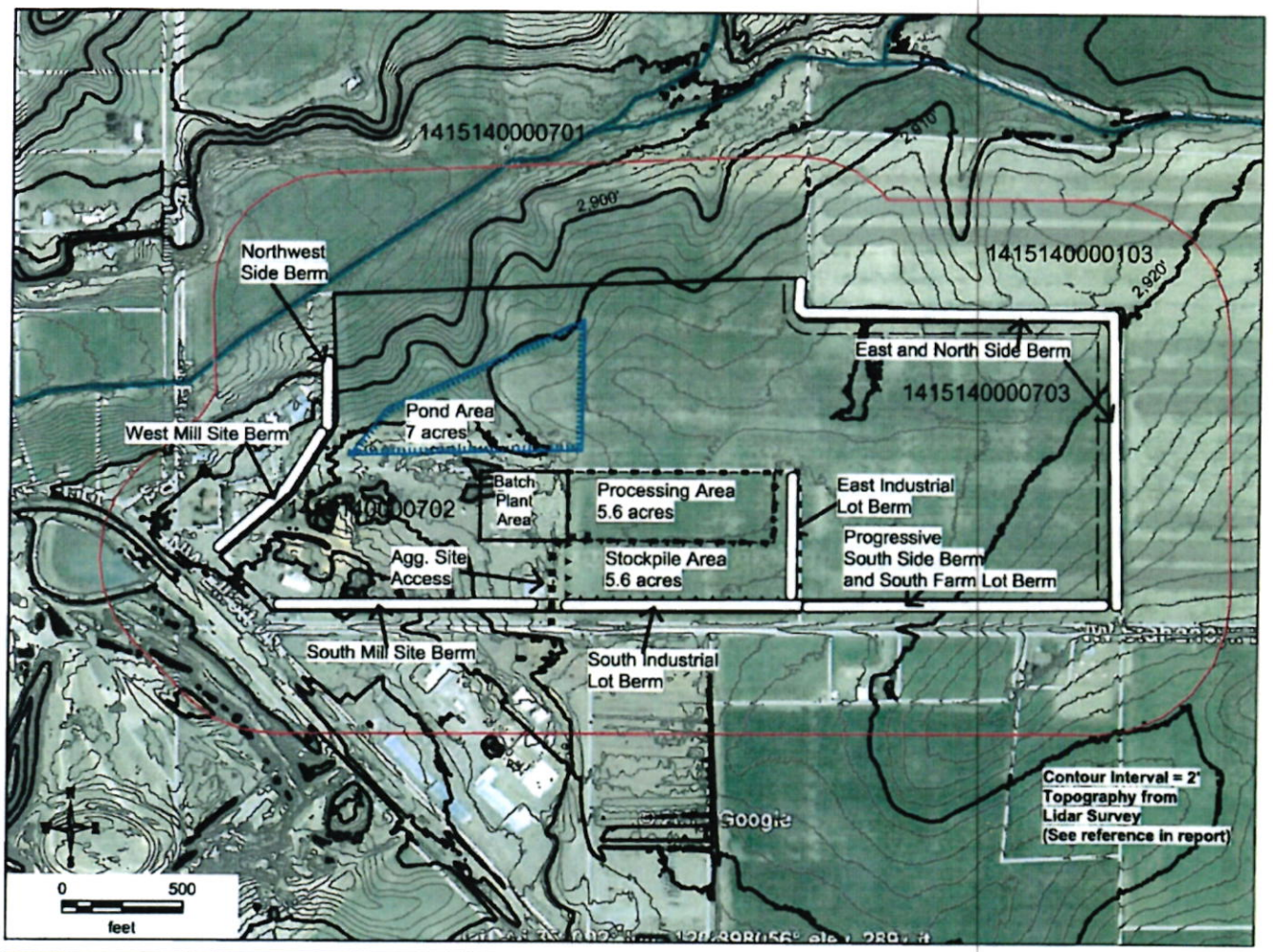
July, 30th, 2015

Dear Tim,

Ochoco Irrigation District (OID) currently holds industrial water rights to 60.8 acre's irrigated equivalent. OID is interested in leasing up to 50 acre's of this industrial water right to Knife River for their proposed project on Craig Woodward's property. The paper water right is for 4 acre feet (af) per acre. For the industrial right the District has chosen to deliver 3 af per acre which would equate to 150 af to be leased to Knife River. If the full 150 af are not needed it can be modified according to a lease agreement. The terms and conditions of the agreement await a decision of the Crook County planning commission on the project. Attached is the Certificate of Water Right issued to Ochoco Irrigation District. The Certificate confirms the right to use waters from several sources not only for irrigation, but also industrial. On page 3 of the document, you can see OID has a right to 60.8 acres and can be used anywhere within the service boundary of the District. The District developed this industrial right as a way to generate a source of revenue for the District and provide industrial water for project/projects such as yours. Any questions, feel free to contact me at the OID office.

Sincerely,

Russ Rhoden
Ochoco Irrigation District
1001 NW Deer Street
Prineville, Oregon 97754
541-447-6449



Screening Berm

Berms constructed in accordance with the Screening Plan.

Proposed Mining Area

Stockpile Area

Aggregate Site Ingress/Egress Route

Aggregate Processing Area

Pond Area for Water Management

2 ponds

Un-named Drainage (OID Drain)

Flows toward the southwest.

Modified Figure 6. Site Plan
Woodward Site
August 3, 2015