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Sent: Tuesday, July 16, 2024 10:58 AM
To: Plan
Subject: Application: 217-000070-PLNG-Greenbar Excavation

Greetings Crook County Planning Commission'

I am writing in reference to Applications 215-24-000070-PLGN, which is the request by Greenbar Excavation for an additional basalt aggregate in the amount of 226,000 cubic yards of basalt aggregate to be quarried for their business.

Realizing that I will likely share nothing that will be new to you, I would ask you to consider the dynamic changes that can be noted since the mid 1970's, which is the time when the original permits for the Greenbar rock pit were first issued as compared to what can be seen today. If requested today, I dare say no permit would be granted. I believe this observation in itself should be reason enough to halt any expansion of Greenbar Excavation.

In the 1970's, there was no Cimarron Hills, no Ironwood Estates and only a few houses in proximity to Greenbar Excavation. The area around Greenbar was primarily unsettled Bureau of Land Management property. Nobody's house shook when dynamite went off back then, no one had to endure the loud noise of a rock crusher and there was no one for the accompanying dust to cover.

I will continue with citing concerns that many citizens have regarding daily travel and commutes in the Juniper Canyon Community. These concerns are very similar to those expressed when the Commission dealt with the Dollar General Store application.

However there are two factors that present a slightly different scenario:

1. Greenbar's entry onto Juniper Canyon Highway is at a nearly blind curve when heading up the canyon. This is a major concern in that the trucks exiting Greenbar would most likely be heavily loaded and moving onto the highway very slowly. Large dump trucks, oftentimes towing a trailer, must cross an oncoming lane when heading down the canyon. Drivers in that oncoming traffic lane have a very limited visual due to the near blind curve. Thus creating a foreseeable traffic hazzard.
2. Large dump trucks, loaded or not, travel slowly on this highway. Consequently this slow rate of speed adds to travel times and frustrations for regular vehicle drivers. This traffic situation is already unsafe as it currently exists. There does not appear to be a solution in the foreseeable future for Juniper Canyon traffic. Again when compared to the 1970' today's traffic has vastly increased.

Additional truck traffic can only make the problem worse, especially when one considers that two factors have steadily increased on Juniper canyon highway, the number of vehicles and the speed of those vehicles.

I would like to offer a few thoughts regarding how the approval of this amendment would affect those of use who have chosen to live in the Juniper Canyon community. We chose to make our homes here in

order to have a more quiet, slow paced style of living. Many of us are retired or are close to retirement. We would prefer not to live in a blast zone where periodic dynamiting happens.

We want our properties and structure to be secure and free from outside impositions. However with continued blasting, shaking and vibrations our structures and water well shafts become suspect to damage. Akin this to driving your vehicle on washboard or pothole road. Eventually rattles and disrepair will occur. The same happens with a structure that is repeatedly shaken by dynamite blasting. Continued vibrations and shaking from a blast zone will cause rattles and disrepair. Or in my case cracks my house siding. (Which I know are coincidental with the blasting at Greenbar.) I must also mention the stress that our pets endure on dynamite day, for many this is a significant concern.

One of my personal concerns is that of preserving the aquifer and keeping our groundwater safe for consumption. We already have issues in our county regarding this concern. We do not need to risk further problems on behalf of one business and their desire to expand.

The county Assessor established a fair market value on my home. This fair market value does not take into consideration those factors that may enhance or detract from the sellability of my property.

If I were to disclose to a prospective buyer all of the positive attributes of my property and then add that there is also consistent dynamite blasting followed by the 'freight train' like sound of a rock crusher accompanied by a perpetual dust cloud, I doubt that prospective buyer would say, "That's just what I've been looking for". The buyer would likely continue shopping.

The point is, if Greenbar's expansion is approved, my property, as well as those of my neighbors will become less desirable. To sell my property I will be forced to take a lower price. I would be sacrificing my home equity dollars for the sake of Greenbar to make more money and create more disruption to our country lifestyle.

I know that one day I will have to scale down, slow down and relocate to a simpler lifestyle. My home equity dollars will play a significant role in my continuum of retired life. These equity dollars have been a part of my long term retirement planning. This is true for many Juniper Canyon residents. I would prefer not to donate this money, indirectly, to Greenbar.

Greenbar knew the permit parameters of the rock pit when they purchased it. Greenbar needs to respect and live within those parameters. The proposed 226,000 cubic yards of aggregate is a considerable increase over the current approved amount. Residents of Juniper Canyon did not choose to live out here to be in an industrial zone.

Laws, codes and regulations are put in place to protect and preserve the best interests, safe environment and peaceful lifestyles of the majority, NOT to enrich the narrowly focused desires of a minority. Approval of Greenbar's request would be an injustice to the Juniper Canyon neighborhood.

I thank the Planning Commission for allowing me to share some of my thoughts on this proposed amendment.

I urge you to DENY the request by Greenbar Excavation for expansion.

Respectfully,

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