

August 13, 2022

Lewis County Planning Commission
% Mindy Brooks
2025 NE Kresky Avenue
Chehalis, WA 98532

Re: Good-Apollo Mining Opt-In Rezone Proposal

Quarrying is a major environmental concern. Allowing the proposed change of 443.5 acres from Agriculture Resource Land to Mineral Resource Land will have a negative impact on the surrounding residential and farming landowners.

There is no question that all landowners in the vicinity, not just those within ¼ mile, will be adversely affected by the end goal of a quarry on the proposed rezone site.

Water

- It is a fact that quarrying pollutes rivers, streams, and groundwater. Mining uses significant amounts of water that leads to mineral content contamination of groundwater and family wells. The very nearby Cowlitz River cannot help but be impacted by the discharge and drainage.

Air Quality

- The particles and dust will lead to respiratory conditions and worsen the quality of life for those with asthma, COPD, etc.

Noise

- Blasting, crushing, and heavy truck traffic are all detriments to our current peaceful environment.

Geologic Issues

- Erosion, sedimentation, and landslides are all major concerns.

Loss of Habitat

- Quarrying/mining always permanently alters the abundant wildlife in the surrounding area.

Traffic

- Brim Road is a narrow country road with a significant curve between the proposed site and Highway 12. It will not safely handle an increase in dump truck traffic. The intersection of Brim Road and Highway 12 is already hazardous. The increased truck traffic will only worsen a dangerous intersection.

Surrounding Homes

- Homes have been purchased and built based on the fact that the land was in a quiet residential and farming area. Changing the 443.5 acres to Mineral Resource, to ultimately become a rock quarry, changes that quiet residential and farming area for every nearby landowner. There clearly will be a loss of tranquility for these landowners as well as very significant loss of resale value.

We understood when we purchased, 15 years ago, that we were buying in an agricultural area. It is even stated as a condition of approval for the prior subdivision of our property. We respect the rights of others to apply for zoning changes but please also respect our rights and expectations.

Thank you for your careful consideration.

Bruce and Marleta Taylor
1705 Spencer Road
Salkum, WA 98582

From: [Casey Taylor](#)
To: [Mindy Brooks](#)
Subject: Regarding: Good-Avapollo Land Corp Rezoning
Date: Saturday, August 20, 2022 12:48:40 PM

August 19, 2022
Lewis County Planning Committee
% Mindy Brooks
2025 NE Kresky Avenue
Chehalis, WA 98532

I find this email difficult to write. I never thought I would have to defend and protect the way of life I had wanted for my family. When my wife and I chose the land we decided to build our "Forever" home on, we were very particular. We wanted beautiful views, wildlife, quiet, safety for our children, and privacy (although as my neighbors can attest that my daughter does not understand this one). We found that land off of Brim Rd., Poplar Ln. We overlook one of the best views in the county. We sit upon a bench overlooking the Cowlitz Valley with views of 3 Mountains. It is amazing, pristine, and peaceful.

This quarrying project would change every above stipulation for us buying our land over 8 years ago. Our view would now overlook a quarry, our eyes will be drawn to the mining; not the valley or the mountains. The wildlife would be pushed out. We will no longer see deer, elk, bear, eagles, hawks, or owls that naturally live in the area sandwiched between the Cowlitz River and Hwy 12. The peace and quiet will also be over; the sound of birds and a calming wind will be replaced by rock crushers, machinery, and large trucks. Will I allow my kids to ride their bikes on the roads the dump trucks will now be using, unlikely.

Below is a list of effects this project will have on the people living in this vicinity:

Noise: Crushing, blasting, truck traffic

Habitat: The animals listed above will undoubtedly be pushed out

Water: This will affect groundwater, streams, and the Cowlitz River which is just downhill from the site

Air: The dust from the site will cover everything nearby

Traffic: Our country roads will now be filled with large trucks

Currently there are 3 quarries in different directions within 15 minutes of the proposed site. We have no need for another quarry, there is no shortage of rock. This proposed project will benefit Alan and Pamela Good and the Avapollo Land Corporation and harm every friend and neighbor of the 435 acre proposed site. Please do not allow a quarry to be put in that will change the way of life that my neighbors and I have invested in, and please do not put the needs of the few above the many.

Casey, Julie, Lindyn, and Kohen Taylor
140 Poplar Ln
Onalaska, WA 98532

External Email - Remember to think before you click!

Jodi Urich Sayad
David Sayad
133 Griffis Rd
Onalaska WA 98570

Mindy Brooks, Senior Long Range Planner
Lewis County Community Development
2025 NE Kresky Ave
Chehalis WA 98532

August 22nd, 2022

We are writing this letter in opposition to the rezoning application located at 0 Spencer Rd, permit # RZ21-0002 and SEP21-0039 from Agriculture resource to Mineral resource lands.

I own the two parcels which the easement is adjacent to off Griffis Rd including parcel # 028025002000 and 028024022003. I initially reached out to Lewis County Community Development, William Teitzel, Brian at Wa Department of Ecology and Zach Meyer with Wetlands. Case # ERTS 675901 during the summer and fall of 2018 regarding the easement. I was concerned at the time due to the fact the easement had been rebuilt with a new bridge over Blue Creek and new culverts in other streams that travel through my property. Since this time my creeks have been drying up much sooner. I used to have a month or two without water flowing and now go up to six months a year without water flowing. This has environmentally impacted my property in a negative way not only for my cattle but to all the wildlife that visit my property. Mr. Teitzel stated he was unable to access the property due to "no trespassing signs" and would try again another day.

Besides the constant air and noise pollution that would be introduced into this peaceful, quiet farming community, would be the dust continually blowing onto my entire North and East property lines. I would propose the easement would have to be paved if allowed. Also, our little county Griffis road is not wide enough and would not hold up to constant large equipment and dump truck traffic. Along with the concerns of many small children often playing along our Brim Road and crossing back & forth between the many family dairies.

I recently lost my mom to Covid and my only surviving sibling, my sister, has plans to build a home with the existing beautiful view. We have concerns regarding the level of the proposed pit, the water table level and depth of our wells with risks of contamination. Rezoning to Mineral resource land would financially devastate the value of my back parcel as it is bordered both on the North and East property lines. Besides the constant noise and air pollution my property would lose a beautiful view as would all the neighbors along it who primarily purchased their properties for this reason.

I was born and raised on this property and able to buy it back in 2004, after losing two brothers, 20 years after my parents lost it. I am sentimentally attached to my property for many of these reasons and plan on staying here on the front parcel for the rest of my life and passing it on to my children. It would be financially and emotionally devastating for this rezoning to be approved. My neighbors and I all chose to live here for many reasons including view, clean air, peaceful and quiet country setting which would all be adversely affected. The property in question, along with all the surrounding

properties has been zoned for agriculture for years and my request is that remain that way and not be turned into a large environmentally unfriendly industrial site, greatly devaluing all of our properties.

I also have grave concerns regarding the environmental impact a rock quarry would have on a small, protected stream with salmon spawning like Blue Creek which runs through the back of my property. We often see numerous waterfowl, birds, deer, elk, bald eagles, coyotes, bear and bobcats in our field and can't imagine the impact mining the 440+ acres adjacent to us would have environmentally on all of the wildlife, devastating their safe and fragile habitat. Since 2004 I have watched a herd of over 40 elk that used to wander through my field, spending much of their time on the property requesting rezoning, dwindle to 12-15 because of hoof rot. An environmental change of this magnitude would be devastating and detrimental to this small herd that has been fighting and struggling to survive already.

Thank you for reconsidering.

Jodi Urich Sayad

David Sayad

My name Harold Powell and our subdivision borders on the west of the proposed property filing for a zoning change. I purchased property in the Stanley subdivision 10 yrs. ago when the county approved the subdivision. It was a peaceful area with nice views and adjacent properties in agriculture which met what I was looking for to retire on. There are several nice view properties to the north off Pinkerton rd. that also border this proposed gravel pit.

In my opinion:

1. If the owners of this property wanted to make a gravel pit out of this property it should have been done many years ago instead of now when everyone involved will be adversely affected. No one would have wanted to purchase next to a gravel pit. I don't think anyone would ever go into a Real Estate office and ask for a residential site next to a gravel pit.
2. Not only would our view be ruined, but the machinery to run a gravel operation is terribly noisy and dirty. Clouds of dust and diesel fumes would replace our everyday life not to mention the noise. Front end loaders, conveyers, dozers, screening plants, crushers, dump trucks, generators are all just a part of such an operation.
3. Because of the farms that have been replaced by subdivisions in this county, people are now having a tough time finding hay and the price has gone way up in the past couple of years. Why is agriculture, not the best zoning for this parcel as it now is. The 5 times I've ordered gravel I have never had to wait more than a couple of hours to get gravel from one of the existing suppliers in our area. If another pit opens, not one more load is going to be sold, and it might put one of the current suppliers out of business.
4. Our Stanley subdivision on Poplar Ln. is 115' higher than the lower bench where the Good property in question lies. The water in my well is 125' down , 10' lower than the Good property surface below us. Other owners wells here are about the same. Also Blue creek runs right through this area where a lot of Salmon and Steelhead spawn every fall and winter. What happens if that becomes a gravel pit and in the future we start losing our water table level, or it becomes contaminated from machinery leaks or oil changes. Hydraulic lines blow often and in sand and gravel they soak into the ground immediately. Also equipment oil changes aren't always handled properly in the field. Contaminates travel fast in gravelly soils, and have a potential to ruin our water wells and the Spawning habitat of Blue creek.
5. I talked to a Real Estate agent about the loss of value in our residences, and he said it would no doubt be 20-25%. I feel that is reasonable but even more if you consider the loss of our current way of life. Even the change in zoning from agriculture to mining would be a red flag to future prospective buyers whether any actual mining was ever done or not. Who would be responsible for paying for our losses. I'm not the only one who would lose, but everyone in the general area and all the 40 plus residences on or near the mile of Brim rd. leading out to hwy. 12.

6. It would be a total disregard of planning by the county, to grant a zoning change such as this, at this point in time. I remember when I was young and asked my dad what zoning meant. He said, would you like somebody to put in a gravel pit near your house if you had one. It's to keep that from happening. (end of quote). There is unlimited gravel up and down the Cowlitz River corridor and places much more suited for a gravel pit, if needed, but I feel agricultural land is needed far worse than more gravel. We are bordered on three sides by agricultural lands and had to sign a document that addressed that fact when we purchased our property in the Stanley subdivision. It was designed to eliminate any complaints concerning farming activities. The owners of the good property don't live there ,so it wouldn't affect them to create a gravel operation. I have no ill feelings toward the Good family but I and the rest of us don't want our world turned upside down. If this proposal is looked at from an objective point of view, it might be a positive for Alan & Pamela Good, along with Avapollo Land Corporation of Las Vegas, but would be terrible for our subdivision and a major negative for 60-80 other families affected in the area. Thankyou