

From: [Mark Rose](#)
To: [Cnty 2025 Comp Plan](#); [Bart Catching](#); [Jose Alvarez](#); [Sue Marshall](#); [Karen Bowerman](#); [Michelle Belkot](#); [Glen Yung](#); [Gary Medvigy](#)
Subject: Opposition to Mining Overlay on Deer Drive
Date: Thursday, October 10, 2024 10:05:47 AM
Attachments: [image.png](#)
[image.png](#)
[Running out of gravel.png](#)
[Fox.png](#)
[BRP 2025 Comprehensive Growth Management Plan Update Clark County Community 35836797.pdf](#)

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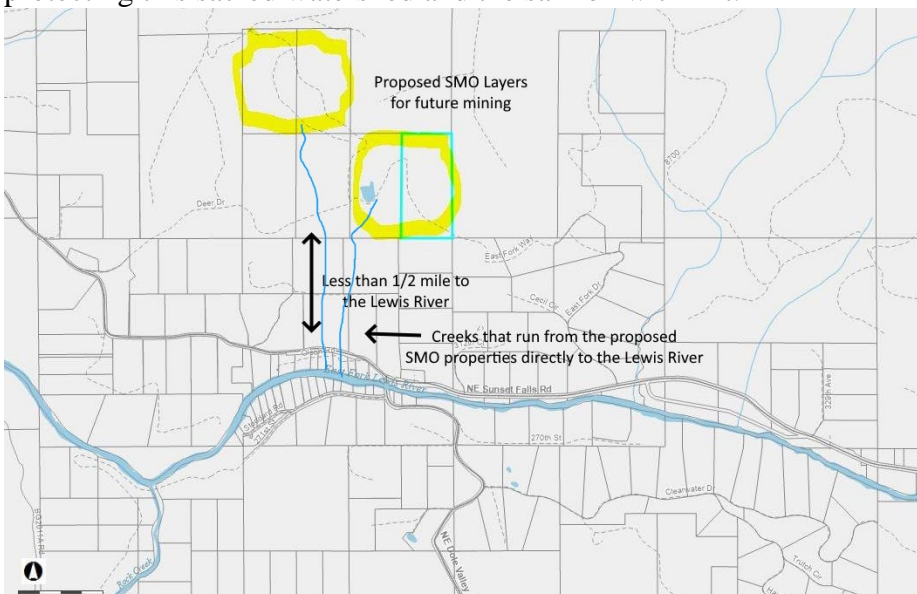
Mr. Catching, Mr. Alvarez, Honorable Councilors, and the planning commission,

Please submit this email for public comment and add it to the 2025 Comp Plan Index of Record **in opposition** to the proposed mining overlay (SMO) on Deer Drive off of Sunset Falls Road for parcel numbers 247859000, 247858000, 247860000, and 247849000.

I have spent the last 10+ years opposing the SMO expansion and lack of county oversight to the operations of the Yacolt Mountain Quarry. Fed up with the lack of action, approved expansion, and continued abuses by the operator, I moved away from Kelly Road.

Imagine my frustration to learn that a new Surface Mine Overlay (SMO) designation has been requested for 80 acres less than 4/10 of a mile directly above my home (parcel numbers 247859000, 247858000, 247860000, 247849000). And even worse, less than half a mile above the Lewis River.

There is no way in hell that a mine of any kind should be within half a mile of a federally protected and state-protected river. Both governments have spent tens of millions of dollars protecting this sacred watershed and the salmon within it.



A mine in this vicinity will cause irreversible damage to this protected watershed. There are two seasonal creeks that run from the proposed SMO properties down in between our homes and feed directly into the Lewis River. The county has been tough in enforcing that these streams cannot be touched by the homeowners so why would you allow a mine from which these creeks originate to operate near them?

Do not allow the SMO designation. Once an SMO is approved it is downhill from there. The mineral rights owners will run roughshod over the county and local neighbors. The lack of county resources will play out like it has near Yacolt Mountain and negatively impact the lives and property values in the community. The addition of potentially hundreds of dump trucks and transfer trucks will cause traffic nightmares on our narrow neighborhood roads. The noise pollution from blasting and rock crushing will lower the quality of lives for those of us who live on Sunset Falls and Dole Valley. The echo of the blasts and rock crushing in would be unimaginable in this valley.

The request to change the zoning to an SMO designation by the mineral rights owner unbeknownst to the surface property owner feels to me like a form of **predatory behavior**. There is no way that the surface property owner's needs can co-exist with the mineral rights owner if they want to run a mine - unless they are in it together. As I understand it, the surface property rights owner was unaware of this request for SMO designation and opposes such an action.

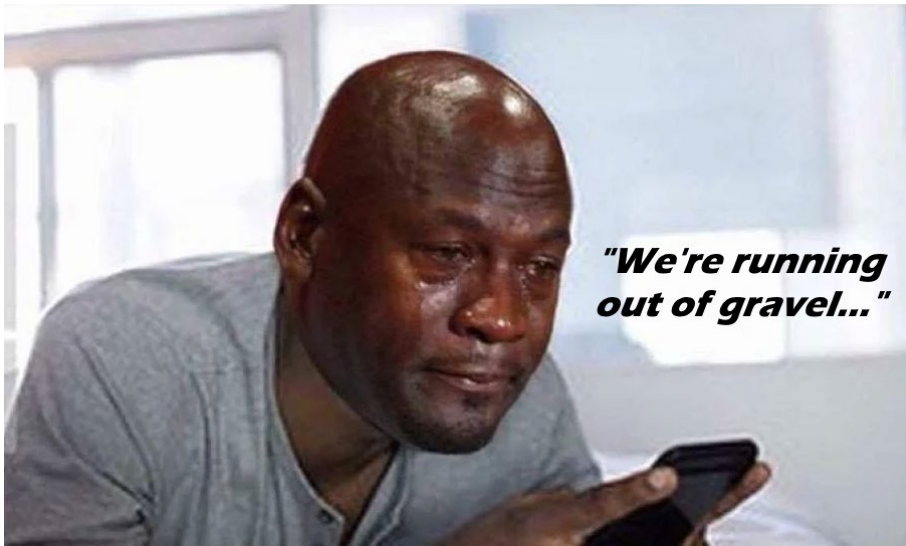
The county should investigate all requests by BRP, LLC. They own 1500 acres of mineral and surface rights in Clark County and are requesting over 20 of their properties be designated SMO. Every single surface rights owner associated with these properties should be notified directly and given the opportunity to respond.

The county should also be concerned about the harm that BRP, LLC a company from West Virginia with no vested interest other than profiteering from the State of WA or Clark County will cause to the local community. **Their predatory behavior seeking SMO designation on properties in which they don't own the surface rights, especially on parcel numbers 247859000, 247858000, 247860000, and 247849000 should be stopped.**

Please do the right thing by the people of Clark County, our community, and our neighbors and oppose and vote no on the SMO designation of parcel numbers 247859000, 247858000, 247860000, and 247849000.

And because a picture is worth a thousand words and if the written word is not enough to persuade you, I leave you with these memes...





***"We're running
out of gravel..."***



**THE QUARRY TRAFFIC IS
TOO DAMN HIGH!**

THAT FEELING YOU GET
AFTER BEING TOLD YOU
SHOULD HAVE NEVER MOVED THERE...



EVEN THOUGH YOU LIVED
THERE YEARS BEFORE
THEY BEGAN MINING...

***CLARK COUNTY
CUP ENFORCEMENT
TEAM***



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Mark T. Rose
30505 NE Olson Rd, Yacolt, WA 98675
971-227-5591
mark.t.rose@gmail.com

From: [Sonja Wiser](#)
To: [Clark, Adam](#); [Cnty 2025 Comp Plan](#); [Bart Catching](#)
Cc: [Jose Alvarez](#); [Oliver Orjiako](#)
Subject: RE: BRP LLC - Comprehensive Plan Update 2025
Date: Monday, March 4, 2024 10:14:35 AM
Attachments: [BRP LLC Letter Re Comp Plan Update 2025 Clark County, WA.pdf](#)

Dear Adam: Thank you for your comments related to the 2025 Comp Plan Re: the parcels on the attached table. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

From: Clark, Adam <aclark@wpplp.com>
Sent: Friday, March 1, 2024 10:45 AM
To: Cnty 2025 Comp Plan comp.plan@clark.wa.gov
Subject: BRP LLC - Comprehensive Plan Update 2025

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Good Afternoon,

Please see the attached letter regarding the Comprehensive Plan Update 2025. If you have any questions, please feel free to reach out. This letter will also be placed in the mail.

Thanks,

Adam Clark
Regional Manager
NRP (Operating) LLC
5260 Irwin Road
Huntington, WV 25705
304.522.5757
304.302.2368 {Direct}
304.522.5401 {Fax}

BRP LLC
5260 Irwin Road
Huntington, West Virginia 25705
(304) 522-5757 · Fax (304) 522-5401

March 1, 2024

Community Planning
Comprehensive Plan Comments
P.O. Box 9810
Vancouver WA 98666

Attention: Bart Catching, Community Planning, 564.397.4909, bart.catching@clark.wa.gov
Jose Alvarez, Community Planning, 564.397.4898, jose.alvarez@clark.wa.gov

RE: 2025 Comprehensive Growth Management Plan Update, Clark County Community Planning

Mr. Cathcing and Mr. Alvarez,

BRP LLC is requesting that the properties present on the attached table be reviewed during the upcoming 2025 Comprehensive Growth Management Plan Update.

BRP LLC is a mineral owner, with reserved mineral and surface rights on over 1,500 acres in Clark County. The attached Parcel List provides the current Designation and Zoning, along with our requested change. This list took into consideration areas that do not have dwellings or critical infrastructure like roads and rail roads, even though BRP holds reserved mineral rights on the parcels.

If you have any questions, please contact me via email at: AClark@wpplp.com

Sincerely,

Adam Clark
Regional Manager

BRP LLC Parcel List

Clark County, WA

3/1/2024

APN Number	BRP Mineral ID	Surface Owner	Mineral Owner	Current Designation	Current Comp Plan Overlay	Current Zoning	Current Zoning Overlay	BRP LLC Request
259783000	5301100007	R H Emmerson & Son LLC	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
272651000	5301100006	Washington State	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
272442000	5301100004	Washington State	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
272445000	5301100004	Washington State	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
274352000	5301100014	Kravas Properties LLC	BRP LLC	RI	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
274346000	5301100020	Holten-Andersen	BRP LLC	FR-1	Mining	FR-80	Surface Mining	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
281134000	5301100020	Holten-Andersen	BRP LLC	FR-1	Mining	FR-80	Surface Mining	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
283421000	5301100020	Holten-Andersen	BRP LLC	FR-1	Mining	FR-80	Surface Mining	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
283422000	5301100020	Holten-Andersen	BRP LLC	FR-1	Mining	FR-80	Surface Mining	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
283420000	5301100020	Holten-Andersen	BRP LLC	FR-1	Mining	FR-80	Surface Mining	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
274574000	5301100019	Warnke Jon	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
274799000	5301100022	Stephenson Paula Trustee	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
274791000	5301100021	Stephenson Dennis	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
275008000	5301100027	Stephenson Dennis	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
276619000	5301100028	Stephenson Dennis	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
230276000	5301100042	Rotchsy Brent	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
247849000	5301100049	Paladeni John Trustee	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
247860000	5301100049	Paladeni John Trustee	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
247859000	5301100050	Paladeni John Trustee	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.
247858000	5301100050	Paladeni John Trustee	BRP LLC	FR-1	None	FR-80	None	Requesting Comprehensive Plan Overlay add Mining and Zoning Overlay add Surface Mine Overlay Designation.

606.694.4674 {Cell}



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