

RECEIVED

MAR 03 2025

COLUMBIA COUNTY
Land Development Services

Land Development Services



ST. HELENS, OR 97051

230 Strand St.

Direct (503) 397-1501

columbiacountyor.gov

REFERRAL AND ACKNOWLEDGMENT

Today's Date 2/10/25

File # DR 25-03

Owner/Applicant: Northwest Aggregates Co.

Map/Taxlot: 4132-00-01000/ 4133-00-00500/ 3105-00-00100

Site Address: N/A

Zone: Surface Mining (SM)

Size: 153.87 Acres

NOTICE IS HEREBY GIVEN that Northwest Aggregates Company has submitted a Site Design Review Application (DR 25-03) requesting approval to expand the existing Bates Roth aggregate mine onto the adjacent Bible College property ("Site"). The Site is associated with map/tax lots 4132-00-01000, 4133-00-00500, and 3105-00-00100 which are zoned Surface Mining (SM). The site is comprised of approximately 153.87-acres, of which approximately 130-acres are proposed for mining operations. 153.87 Acres

Hearing Date: March 17, 2025 Please Return By: February 24, 2025 Planner: Jack Niedermeyer

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on March 17, 2025, starting at 6:30 p.m. at Columbia County Public Works, Healy Hall located at 1054 Oregon Street St Helens, OR 97051. Please join my meeting from your computer, tablet or smartphone. <https://meet.goto.com/880602597> You can also dial in using your phone. Access Code: 880-602-597 United States (Toll Free): 1 866 899 4679

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1. We have reviewed the enclosed application and have no objection to its approval as submitted.
2. Please see attached letter or notes below for our comments.
3. We are considering the proposal further and will have comments to you by _____.
4. Our board must meet to consider this; we will return their comments to you by _____.
5. Please contact our office so we may discuss this.
6. We recommend denial of the appli

Exempt Uses of Ground Water include:

1. Stock watering.
2. Non-commercial irrigation of not more than one-half acre in area.
3. Single or group domestic purposes for no more than 15,000 gallons per day.
4. Single industrial or commercial purposes: not exceeding 5,000 gallons per day.
5. Down-hole heat exchange uses.

The above exempt uses do NOT allow for commercial irrigation.

COMMENTS: _____

Signed: Jake Constans
Title: Watermaster, District 18

Printed Name: Jake Constans
Date: 03/03/25



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COMMENTS: Applicant must obtain an access permit for every access point on Honeyman Road. The berm and fence should not be built within the right-of-way. Public Works has reviewed the update to the TIA and concurs with the findings within...

Signed: Scott Toenjes Printed Name: Scott Toenjes
Title: Engineering Technician II Date: 2/24/2025

... the update.

Jack Niedermeyer

From: Scott Toenjes
Sent: Monday, February 24, 2025 12:21 PM
To: Planning Department.UserGroup
Cc: Grant DeJongh; Sara Smith
Subject: Honeyman Road, Northwest Aggregates Co., DR 25-03
Attachments: 1527_001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Follow Up

Here are the Public Works Department's comments for this Site Design Review application:

1. Applicant must obtain an access permit for every access point onto Honeyman Road.
2. The proposed berm and fence cannot be built within the right-of-way.
3. The Public Works Department has reviewed the update to the TIA and concurs with the findings within it.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works
1054 Oregon Street, St Helens, OR 97051
503-366-3963 | F 503-397-7215 | scott.toenjes@columbiacountyor.gov

Service ~ Engagement ~ Connection ~ Innovation

My current schedule is Tuesday – Friday. If you require immediate assistance on Monday, please call the Public Works office at 503-397-5090. For emergencies, call 911.



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COMMENTS: Disclosure to property owner. Farmland Suspension will be collected upon disturbing acreage as follows: acc# 7536 \$36,1129.15. acc# 5169 \$25,617.01 & acc# 7540 \$14,314.58. Also, this account

will be subject to having the maximum assessed value reset upon change of use to mining, from zone change
Signed: David Leader Printed Name: _____
Title: Chief Appraiser Date: 2/11/25



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- We recommend denial of the application, for the reasons below:

COMMENTS: Follow stormwater erosion control ordinance. Proper DEQ permits.

Signed: [Signature] Printed Name: Dan VanDomeled
Title: Building official Date: 2-11-25

Jack Niedermeyer

From: Scott Toenjes
Sent: Monday, February 24, 2025 12:21 PM
To: Planning Department.UserGroup
Cc: Grant DeJongh; Sara Smith
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- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: The Columbia SWCD takes no position on this matter.

Signed: Crystallyn Bush Printed Name: Crystallyn Bush
Title: Resource Conservationist Date: 2/27/25

From: [Nathan Woodward](#)
To: [Jack Niedermeyer](#)
Subject: NW Aggregates CO. File # DR 25-03
Date: Thursday, February 27, 2025 7:03:39 AM

Jack,

In reference to File # DR 25-03, the Columbia County Surveyor's Office has no objection to its approval as submitted.

Regards,

Nathan A. Woodward, PLS

Columbia County Surveyor
230 Strand Street
Columbia County Courthouse
St. Helens, OR 97051
503.397.2322

Service ~ Engagement ~ Connection ~ Innovation

From: [BALZER Vaughn * DGMI](#)
To: [Jack Niedermeyer](#)
Subject: FW: 05-0084 - FW: Agency Comments Requested- NW Aggregates DR 25-03
Date: Friday, February 28, 2025 12:51:28 PM
Attachments: [image001.png](#)
[1 Application Form.pdf](#)
[7 Exhibit E - DOGAMI Operating Permit 05-0084.pdf](#)
[6 Exhibit D - CCZO 2016-9.pdf](#)
[5 Exhibit C - PAPA Application and Technical Documentation.pdf](#)
[4 Exhibit B - Columbia County Tax Assesors Maps.pdf](#)
[3 Exhibit A - Bible Colleg Operating and Reclamation Plan.pdf](#)
[2 Site Design Review Analysis.pdf](#)
[DR 25-03 NW Aggregates Co. Mailing Notice.pdf](#)
[Referral and Acknowledgment.pdf](#)

You don't often get email from vaughn.balzer@dogami.oregon.gov. [Learn why this is important](#)

CAUTION: This email was NOT sent by the Columbia County email system. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.
Also, do NOT scan any 'QR' codes in this email.

Hi Jack,

Sorry if this response is late. Please note that the proposal will require permitting with DOGAMI. If this site is considered an expansion of an existing site, then a permit amendment may be needed, however, if the site is considered new and will be connected to an existing site than a new application and a permit amendment may be needed. The applicant is advised to request a formal pre-application meeting with DOGAMI after the land use process is complete. Otherwise DOGAMI doesn't have any concerns. Please let me know if you have any questions.

Sincerely,

Vaughn Balzer - RG

Floodplain Mining Reclamationist – Rules Coordinator

Oregon Department of Geology and Mineral Industries

Mineral Land Regulation and Reclamation

vaughn.balzer@dogami.oregon.gov

(541) 231-8368

229 Broadalbin SW, Albany OR 97321

www.oregon.gov/dogami

From: BUCHNER Cari * DGMI <cari.buchner@dogami.oregon.gov>
Sent: Wednesday, February 26, 2025 11:45 AM
To: CARLEY Melissa * DGMI <melissa.carley@dogami.oregon.gov>
Cc: BALZER Vaughn * DGMI <Vaughn.BALZER@dogami.oregon.gov>
Subject: 05-0084 - FW: Agency Comments Requested- NW Aggregates DR 25-03

FYI – Apologies, I got this on 2/10 and didn't get it forwarded. I'm thankful they sent a reminder.

Cari Buchner (she/her)
Mining Compliance Coordinator

Cell: (541) 231-9820

Oregon Department of Geology and Mineral Industries

From: Amy Herzog <Amy.Herzog@columbiacountyor.gov>

Sent: Wednesday, February 26, 2025 10:45 AM

To: Rlohrke@gmail.com; sdic.manager@outlook.com; jroesselet@crpud.org; Columbia Soil & water Conservation District (Crystalyn.bush@columbiaswcd.com) <Crystalyn.bush@columbiaswcd.com>; coordinator@scappoosebay-wc.org; mbautista@srfd.us; MCGREW Claire * OSFM <claire.mcgregw@osfm.oregon.gov>; DUGAN Chris * OSFM <chris.dugan@osfm.oregon.gov>; 1200Aindustrialstormwater * DEQ <1200Aindustrialstormwater@deq.oregon.gov>; ESTES Brett * DLCD <Brett.Estes@dlcd.oregon.gov>; BUCHNER Cari * DGMI <cari.buchner@dogami.oregon.gov>; SCIPIONI Ariana R ODFW <Ariana.R.Scipioni@odfw.oregon.gov>; Watermaster District 18 NW Region (watermaster@washingtoncountyor.gov) <watermaster@washingtoncountyor.gov>; US Army Corps (Danielle Erb) <Danielle.H.Erb@usace.army.mil>; Don VanDomelen <Don.VanDomelen@columbiacountyor.gov>; PublicWorks.UserGroup <publicworks@columbiacountyor.gov>; ePermits - On-Site <onsite@columbiacountyor.gov>; Department-Surveyor <department-surveyor@columbiacountyor.gov>; Assessor Columbia County <assessor@columbiacountyor.gov>; info@columbiacountyoregon.com

Subject: RE: Agency Comments Requested- NW Aggregates DR 25-03

You don't often get email from amy.herzog@columbiacountyor.gov. [Learn why this is important](#)

Hi all,

Reaching out to remind you all that the report for this application is required to be published by 3/10/2025 for the hearing on 3/17/2025. **If you have yet to provide comments on the application, please email the project planner Jack Niedermeyer at your earliest convenience.** Jack is attached to this message jack.niedermeyer@columbiacountyor.gov. The application, including all exhibits have been posted in their entirety to the Planning Commission Webpage. Please click [HERE](#) to access the webpage.

Thanks!

Amy Herzog

Permit Technician
Columbia County Land Development
503-397-1501 ext 8483
Amy.Herzog@columbiacountyor.gov
www.columbiacountyor.gov



Please note:

Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens. We're available to assist you in person, by phone 503-397-1501 and email: building@columbiacountyor.gov or planning@columbiacountyor.gov.

From: Amy Herzog

Sent: Monday, February 10, 2025 3:42 PM

To: Rlohrke@gmail.com; sdic.manager@outlook.com; jroesselet@crpud.org; Columbia Soil & water Conservation District (Crystalyn.bush@cumbiaswcd.com) <Crystalyn.bush@cumbiaswcd.com>; coordinator@scappoosebay-wc.org; mbautista@srfd.us; claire.mcgregw@osfm.oregon.gov; 'ask.osfm@osfm.oregon.gov.' <ask.osfm@osfm.oregon.gov>; '1200Aindustrialstormwater@deq.oregon.gov' <1200Aindustrialstormwater@deq.oregon.gov>; ESTES Brett * DLCD <Brett.Estes@dlcd.oregon.gov>; cari.buchner@dogami.oregon.gov; SCIPIONI Ariana R ODFW <Ariana.R.Scipioni@odfw.oregon.gov>; Watermaster District 18 NW Region (watermaster@washingtoncountyor.gov) <watermaster@washingtoncountyor.gov>; US Army Corps (Danielle Erb) <Danielle.H.Erb@usace.army.mil>; Don VanDomelen <Don.VanDomelen@columbiacountyor.gov>; PublicWorks.UserGroup <publicworks@columbiacountyor.gov>; ePermits - On-Site <onsite@columbiacountyor.gov>; Department-Surveyor <department-surveyor@columbiacountyor.gov>; Assessor Columbia County <assessor@columbiacountyor.gov>; 'info@columbiacountyoregon.com' <info@columbiacountyoregon.com>

Subject: Agency Comments Requested- NW Aggregates DR 25-03

Good afternoon,

Please see the attached application packet for a Design Review for Bates Roth Expansion. We would like to get your feedback/comments for this proposal. Please email back your comments to planning@columbiacountyor.gov

Thank you

Amy Herzog

Permit Technician
Columbia County Land Development
503-397-1501 ext 8483
Amy.Herzog@columbiacountyor.gov
www.columbiacountyor.gov



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 3. Single or group domestic purposes for no more than 15,000 gallons per day.
 4. Single industrial or commercial purposes: not exceeding 5,000 gallons per day.
 5. Down-hole heat exchange uses.
- The above exempt uses do **NOT** allow for commercial irrigation.

COMMENTS: _____

Signed: Jake Constans Printed Name: Jake Constans
Title: Watermaster, District 18 Date: 03/03/25



Response Page

Department of State Lands (DSL) WN# *

WN2025-0112

Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Jack Niedermeyer	County	Columbia
Local case file #	County	
DR 25-03	Columbia	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
04N	01W	32		1000

Street Address

NW Intersection of Meier Rd and E Honeyman

Address Line 2

City

State / Province / Region

Scappoose

OR

Postal / Zip Code

Country

Columbia

Latitude

Longitude

45.781989

-122.833102

Township	Range	Section	QQ section	Tax Lot(s)
04N	01W	33		500

Street Address

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Latitude

Longitude

45.779579

-122.8255288

Township	Range	Section	QQ section	Tax Lot(s)
03N	01W	05		100

Street Address

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Latitude

45.777598

Longitude

-122.831381

Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The National Hydrography Dataset shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- The property includes or is adjacent to designated Essential Salmonid Habitat.

Your Activity

- It appears that the proposed project **will** impact Essential Salmonid Habitat and, therefore, **requires** a State permit.
- It appears that the proposed project **will** impact wetlands and **requires** a State Permit.

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.
- A state permit is required for any amount of fill, removal, and/or other ground alteration in Essential Salmonid Habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

DSL Review

Wetland Ecologist Comments

This project will impact jurisdictional wetlands and waters. These impacts are associated with APP 61355.

APP 61355 is an active authorization. The applicant should abide by all conditions of the authorization.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

A Federal permit may be required by The Army Corps of Engineers: 541-600-7644

Contact Information

For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county.

Response Date

3/3/2025

Response by:

Chris Stevenson

Response Phone:

503-798-7622

Jack Niedermeyer

From: Erb, Danielle H CIV USARMY CENWP (USA) <Danielle.H.Erb@usace.army.mil>
Sent: Thursday, February 27, 2025 10:38 AM
To: Jack Niedermeyer; Amy Herzog
Subject: RE: Agency Comments Requested- NW Aggregates DR 25-03

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Jack,

Thanks for that information. I was aware they were in a Section 408 review but they weren't ready to submit an application about a year ago, so I do know this proposed expansion is coming. I appreciate the clarification!

Danielle

Danielle H. Erb
Project Manager / Team Lead
Regulatory Branch
U.S. Army Corps of Engineers, Portland District
danielle.h.erb@usace.army.mil
Office: (503) 808-4368
Cell: (541) 399-7485

Visit the Portland District website <https://www.nwp.usace.army.mil/Missions/Regulatory/> for more information on permitting, electronic submittals [Regulatory Request System \(RRS\) \(army.mil\)](#), and for a link to our customer satisfaction survey <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Wednesday, February 26, 2025 1:20 PM
To: Amy Herzog <Amy.Herzog@columbiacountyor.gov>; Erb, Danielle H CIV USARMY CENWP (USA) <Danielle.H.Erb@usace.army.mil>
Subject: [Non-DoD Source] RE: Agency Comments Requested- NW Aggregates DR 25-03

Hi Danielle,

There are several exhibits included in the applicant's narrative and within the application as a whole that are linked to current USACE permits/approvals. Particularly;

Exhibit F - USACE Section 408 No Alteration Determination
Exhibit I - USACE Nationwide Wetlands Permit 2013-378-2
Exhibit K - Compensatory Wetland Mitigation Plan

This application is for the expansion of surface mining to the “Bible College” property located to the south of the Bates Roth mining site. This is a design review application where we are approving and reviewing the design of the proposal in relation to County Ordinances, one of which requires surface mining sites to be in compliance with all operating requirements of state and federal agencies. Are you able to review the proposal and provide us with comments regarding permitting required if applicable?

Here is a [LINK to the Planning Commission Webpage](#). The item titled “All application Documents (Exhibit A-M)” is the main file for DR 25-03, with Exhibit C linked to the page as well. Exhibit C contains all of the documents submitted with the PAPA application back in 2015. Please let me know if you have any questions.

Best,

Jack Niedermeyer



Jack Niedermeyer

Associate Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Amy Herzog <Amy.Herzog@columbiacountyor.gov>

Sent: Wednesday, February 26, 2025 1:08 PM

To: Erb, Danielle H CIV USARMY CENWP (USA) <Danielle.H.Erb@usace.army.mil>; Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Subject: RE: Agency Comments Requested- NW Aggregates DR 25-03

Adding our planner Jack who can advise.

Thank you

Amy Herzog

Permit Technician

Columbia County Land Development

503-397-1501 ext 8483

Amy.Herzog@columbiacountyor.gov

www.columbiacountyor.gov



Please note:

Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens.

We're available to assist you in person, by phone 503-397-1501 and email:

building@columbiacountyor.gov or planning@columbiacountyor.gov.

From: Erb, Danielle H CIV USARMY CENWP (USA) <Danielle.H.Erb@usace.army.mil>

Sent: Wednesday, February 26, 2025 12:55 PM

To: Amy Herzog <Amy.Herzog@columbiacountyor.gov>

Subject: RE: Agency Comments Requested- NW Aggregates DR 25-03

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Hi Amy,

I never received the first email sent on the 10th so this email came as a surprise. It appears you have my email address correct, so I'm not sure what happened. We do not have a current application for Bates Roth so I'm not sure if there is something that we should be reviewing on our end?

Thanks,

Danielle

Danielle H. Erb

Project Manager / Team Lead

Regulatory Branch

U.S. Army Corps of Engineers, Portland District

danielle.h.erb@usace.army.mil

Office: (503) 808-4368

Cell: (541) 399-7485

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From: Amy Herzog <Amy.Herzog@columbiacountyor.gov>

Sent: Wednesday, February 26, 2025 12:19 PM

To: Rlohrke@gmail.com; sdic.manager@outlook.com; jroesselet@crpud.org; Columbia Soil & water Conservation District (Crystalyn.bush@columbiaswcd.com) <Crystalyn.bush@columbiaswcd.com>; coordinator@scappoosebay-wc.org; mbautista@srfd.us; claire.mcgrew@osfm.oregon.gov; DUGAN Chris * OSFM <chris.dugan@osfm.oregon.gov>; 1200Aindustrialstormwater@deq.oregon.gov; ESTES Brett * DLCD <Brett.Estes@dlcd.oregon.gov>; cari.buchner@dogami.oregon.gov; SCIPIONI Ariana R ODFW <Ariana.R.Scipioni@odfw.oregon.gov>; Watermaster District 18 NW Region (watermaster@washingtoncountyor.gov) <watermaster@washingtoncountyor.gov>; Erb, Danielle H CIV USARMY CENWP (USA) <Danielle.H.Erb@usace.army.mil>; Don VanDomelen <Don.VanDomelen@columbiacountyor.gov>; PublicWorks.UserGroup <publicworks@columbiacountyor.gov>; ePermits - On-Site <onsite@columbiacountyor.gov>; Department-Surveyor <department-surveyor@columbiacountyor.gov>; Assessor Columbia County <assessor@columbiacountyor.gov>; info@columbiacountyoregon.com