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Date: 2/26/2026

Malheur County Planning Commission
251 B Street West, #12
Vale, OR 97918

RE: Conditional Use Permit — Portable Concrete Batch Plant near Farewell Bend Interchange (Tax Lot 300)

Dear Members of the Planning Commission,

I am writing regarding the Conditional Use Permit application submitted by HP Civil, Inc. to temporarily install and operate a portable concrete batch plant near the Farewell Bend Interchange on I-84.

I reside approximately one-quarter mile from the proposed site. While I understand the importance of the highway improvements project and am not opposed to infrastructure development, I am concerned about the significant impacts this industrial operation will have on nearby residents if approved without strong safeguards.

According to the application materials, the plant would operate intermittently between 3:00 AM and 6:00 PM, Monday through Friday, with up to 18 truck drivers delivering materials and finished concrete. The application also indicates that no plans for visual screening. A facility of this scale—including aggregate stockpiles, heavy equipment, conveyors, and truck traffic—would substantially alter the visual character of the area and impose industrial conditions in a rural setting.

Additionally, the proposed dust mitigation measures appear minimal. Concrete production generates fine particulate matter, including silica dust, which can travel significant distances in open terrain and poses potential health risks to residents, livestock, and crops. Watering alone may be insufficient, particularly during dry and windy conditions common in this region.

Noise impacts are similarly understated. Equipment operation, backup alarms, diesel engines, and truck movements beginning as early as 3:00 AM would carry long distances across open land, especially during nighttime temperature inversions when sound travels farther.

While the applicant states the facility will be temporary, the projected timeline extends through much of 2026, with broader construction continuing into 2027. Even temporary industrial uses can produce long-lasting impacts if not carefully managed and enforced.

If the Planning Commission determines that approval is appropriate, I respectfully request that the permit include strict, enforceable conditions to protect nearby residents, including but not limited to:

1. Construction of effective visual screening, such as earthen berms, solid fencing, or other barriers.
2. A comprehensive dust control plan including continuous monitoring and enforceable limits.
3. Noise mitigation measures, including sound barriers and restrictions on backup alarms during early hours.
4. Traffic management measures to minimize impacts on local roads, primarily concerned with dust control.
5. A formal complaint response process and county oversight to ensure compliance with permit conditions.

The burden of this project should not fall disproportionately on nearby residents. Reasonable protections can allow necessary infrastructure improvements to proceed while safeguarding community health, safety, and quality of life.

Thank you for your consideration of these concerns.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancie Lamson".

Nancie Lamson