

**Written
Comments
Received
May 12**



UGB expansion and Biomass facility.

From ken smith [REDACTED]
Date Mon 5/12/2025 7:34 PM
To Lisa Morgan <lmorgan@cityofprineville.com>

To remove and/or rezone productive agriculture ground would be irresponsible and demonstrate poor judgement!! I presently farm approximately 150 acres next to the proposed acreage that is being considered to be transferred into the UGB heavy industrial designation. Presently we average approximately 6-7 ton per year of alfalfa (depending on water quota). Therefore, I am certain the acreage being considered, would produce a similar amount of tons per acre! Subsequently, indicating productive agriculture ground.

The fact that Central Oregon Landwatch is also in agreement with my assertion, regarding the value and productivity of this ground only reinforces my statement. The attorney Robin Hayakawa will be present on Tuesday, 5-13-25. Does this not cause concern and indicate that your attempt to rezone this agricultural land is somewhat misguided?

If the city continues to persist with the rezoning of this agricultural land into "heavy use industrial," I will also seek out legal representation!

In closing, it is my understanding that Mark Stafford will remain the owner of the land and remain in control of the acreage. There are numerous other locations he owns or has control of, that can be used for "heavy industrial" applications.

Sincerely, Ken Smith
1076 NW Peppermint Ln



Outlook

UGB expansion and biomass plant

From Mark Rhoden [REDACTED]**Date** Mon 5/12/2025 7:36 PM**To** Lisa Morgan <lmorgan@cityofprineville.com>; Steve Forrester <sforrester@cityofprineville.com>; Josh Smith <jsmith@cityofprineville.com>; Jason Beebe <jbeebe@cityofprineville.com>; suffleman@cityofprineville.com <suffleman@cityofprineville.com>**Cc** Scott Smith <scott.smith@cityofprineville.com>; Marv Sumner <msumner@cityofprineville.com>; _COPR-City-Council <COPR-City-Council@cityofprineville.com>

Hello,

This is Mark Rhoden.

I'm writing in opposition to the expansion of the UGB, for myself, my wife Anita, my mother Pat (Rhoden) DeBoard, and Snoden DeBoard. I'm no stranger to this town as I'm a Prineville native. We own approximately 150 acres next to the Stafford's property you want to bring into the UGB and rezone heavy industrial. My Mom, Snoden, Russell and Rhonda Rhoden all live on the property.

I am objecting because it appears that the reason the City wants to rezone this is in hopes of siting a biomass plant there as an anchor tenant, with other heavy industrial or manufacturing business there.

We do not want a biomass plant on property bordering ours, because honestly, I don't trust that there won't be toxins released into the air. Just because you can't see it, doesn't mean it doesn't exist. I'm not just a hick from Prineville. I have a BA Magna Cum Laude degree in psychology from OSU, an MBA from Portland State University and two years of law school from Lewis & Clark School of Law. So, I understand science and true research results, not just a BS sales pitch.

I think the biomass plant is a good idea, but not at the proposed UGB expansion area. I think it would be better located above the rimrock south of town on County property, or out Millican Rd on BLM or private property.

I know the City wants it all, use of railroad, City water, and City sewer. I understand wanting to utilize the railroad, but Stafford's property is not the best location as it would negatively affect the residential area along Lamonta Rd south and west of the proposed site. I've lived near the railroad at Pine Products and Ritchie Rd and Lon Smith Rd when the sawmills were running and the coupling of railroad cars, engine, whistle noises were easily heard. I can't imagine living 50 yards from the tracks as many residents do on Lamonta. Would you want to live there with the greatly increased railroad traffic a biomass plant? When the lumber mills were running people had a choice whether to live next to the railroad. But now you want to force people to accept loud railroad traffic from a business they do not want there. I would bet that if you were to hold a special election the biomass plant would not be located on the proposed expansion. I believe the City Council Mayor and County Court should listen to the people who allow you to serve them. I understand we live in a Constitutional Republic and put our trust in our representatives, but sometimes I believe the majority must be taken seriously and override the Council and Commissioners ideas. This is no small matter. I typically trust the City Council and County Commissioners on most matters, but not on this matter. It seems you want to vote against the majority.

After the May 13 meeting, the Council, Mayor and any Commissioner in attendance will have a good idea what we the people of Prineville and Crook County want.

Please vote according to the will of the people.

Sincerely

Mark, Anita, Pat and Snoden

Sent from my T-Mobile 5G Device

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Testimony in Support of the Prineville Biomass Facility and UGB Expansion

Prineville City Council

May 13, 2025

Dear Mayor Beebe and Members of Prineville City Council,

As a retired financial executive with decades of involvement in economic development and a 35-year resident of Central Oregon, I am writing to express my support for the proposed biomass facility and the associated expansion of Prineville's Urban Growth Boundary (UGB).

Throughout my career, I've had the privilege of working on projects that contributed to the growth and stability of our region's economy. From this perspective, I see the biomass facility as a critical opportunity for Prineville to diversify its economy, create well-paying jobs, and contribute to addressing one of the area's most pressing environmental issues — the overgrowth of juniper.

For years, I have been concerned about the impact of juniper on our landscapes, particularly its contribution to the increased risk of wildfires. The proposed biomass facility is a smart solution to this problem. Not only does it provide an environmentally responsible way to address juniper overgrowth, but it also generates renewable energy and reduces the potential for catastrophic wildfires that threaten our communities.

Economically, this project makes sound sense. The biomass facility will create dozens of permanent jobs, along with hundreds of construction and ancillary positions, offering long-term employment benefits to Prineville and the surrounding region. As someone who has worked in economic development for decades, I recognize the importance of projects like this that not only address local needs but also lay the groundwork for smart future growth.

In addition to the job creation, the facility's strategic location along the City of Prineville Railway will provide cost-effective, low-emission transportation for biomass, reducing the environmental impact of trucking and contributing to long-term transportation efficiencies. This is exactly the type of sustainable infrastructure development that will allow Prineville to grow responsibly.

While I understand the concerns some have raised regarding air quality and public health, I believe that the facility's use of modern emissions control technologies will mitigate these risks and ensure the project adheres to strict environmental standards. The long-term benefits of wildfire mitigation, job creation, and energy production far outweigh the minimal risks posed by the facility.

I strongly urge you to approve the proposed UGB expansion and support the development of the biomass facility. This project is a significant step forward in addressing our region's environmental and economic challenges and will set Prineville on a path toward a more sustainable, prosperous future.

Thank you for your time and consideration.

Sincerely,



William Anderson

Powell Butte, OR





Outlook

PREP project

From Michael Shew [REDACTED]**Date** Mon 5/12/2025 12:58 PM**To** Lisa Morgan <lmorgan@cityofprineville.com>

Hi,

Unfortunately I am unable to attend the hearing on the Prineville Renewable Energy Project but I still wanted to voice my opinion on the matter. Despite being in the Forest Products Industry, I am firmly against the future development of this project as I believe it is a bigger risk to our health and safety than a benefit. I think the Mill Fire in Weed, CA in 2022 is a perfect example of the risks associated with these cogeneration plants from a fire standpoint.

Thanks,

Michael Shew
1260 NE Henry Dr
Prineville, OR 97754



Re: Biomass

From Margie [REDACTED]
Date Mon 5/12/2025 12:45 PM
To Lisa Morgan <lmorgan@cityofprineville.com>

1245 ne Wilshire dr Prineville
Sent from my iPhone

On May 12, 2025, at 12:25 PM, Lisa Morgan <lmorgan@cityofprineville.com> wrote:

Thank you. Street & Town?

Lisa Morgan | City Recorder/Risk Manager

387 NE 3rd St Prineville, OR 97754
Tel: 541.447.8339
Email: lmorgan@cityofprineville.com

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From: Margie [REDACTED]
Sent: Monday, May 12, 2025 12:23 PM
To: Lisa Morgan <lmorgan@cityofprineville.com>
Subject: Re: Biomass

Margie rayevich
Sent from my iPhone

On May 12, 2025, at 8:38 AM, Lisa Morgan <lmorgan@cityofprineville.com> wrote:

Thank you for your comments. You did not include your full name and address for the record. Can you please include that so I can add this to the record?

Thank you,

Lisa

Lisa Morgan | City Recorder/Risk Manager

387 NE 3rd St Prineville, OR 97754
Tel: 541.447.8339
Email: lmorgan@cityofprineville.com

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From: Margie [REDACTED]
Sent: Saturday, May 10, 2025 6:18 PM
To: Lisa Morgan <lmorgan@cityofprineville.com>
Subject: Biomass

I say NO to this plant being anywhere near our homes and taking out farm land. We are in an era of making America great again and we need our land to do so!! Let someone else burn garbage.
Sent from my iPhone



Outlook

Fwd: Rezoning/biomass plant meeting

From Laurie Hollis [REDACTED]
Date Mon 5/12/2025 10:13 AM
To Lisa Morgan <lmorgan@cityofprineville.com>

Sorry, I didn't realized I needed to include my address
220 SW 5th Street
Prineville, OR 97754

Sent from my iPad

Begin forwarded message:

From: Laurie Hollis [REDACTED]
Date: May 12, 2025 at 10:05:50 AM PDT
To: recorder@cityofprineville.org
Subject: Rezoning/biomass plant meeting

Around 55 years ago my parents purchased their home from my great grandma and that is where they have lived for most of their lives ever since, down Lieser Lane. When I grew up there, it has green fields all around us with only the mill down the road. In the years since, that land has kept changing from farmland to industrial with my parents now having their backyard neighbor and nextdoor neighbor being trucking companies! Both fantastic companies, owners and employees..... but not ideal residential neighbors and the land had been rezoned to industrial, so there was nothing that could have been done. I do believe that people should be able to do with their property what they want, but my parents purchased farmland and in all of the rezoning were made into industrial, which they didn't not want to be. Where was their say?

The property in question was purchased as farmland and there was even a notice that went out several years ago about the owners wanting to build a home on it if it was ok with the neighbors, since it was zoned agricultural. So apparently it was purchased to be farmland and a home. Somewhere since, a change was made?

If you all decide to change the zoning of this property, I know from experience that the control is lost and you are throwing all of the surrounding property owners to the wolves and whatever business wants to move in their. I'm sure you have had many email on the problems with the biomass plant, so I won't go into that besides the fact it's to close to town and residents!

Thank you for taking the time to read this and please vote no on the rezoning of this property!

Laurie (Lieser) Hollis
[REDACTED]

Please forward to the following:

Jason Beebe, Jerry Brummer, Steve Uffelman, Shane Howard, Marv Sumner, Scott Smith,
Janet Hutchison, Seth Crawford, Susan Hermreck, and Brian Barney



Outlook

No Biomass Plant in Prineville

From Samantha Shew [REDACTED]**Date** Mon 5/12/2025 9:22 AM**To** Lisa Morgan <lmorgan@cityofprineville.com>

Good Morning,

I am writing to voice my firm opposition to the proposed biomass plant in Prineville, specifically due to its alarming health risks for our community. While biomass energy is often framed as a renewable alternative, the pollution it generates has serious, well-documented consequences for public health.

Biomass plants release fine particulate matter, carbon monoxide, and other toxic pollutants into the air, leading to increased cases of respiratory illnesses and diseases. Studies have linked biomass combustion to higher risks of heart disease, stroke, and even premature death—especially among children, the elderly, and individuals with preexisting health conditions.

Moreover, exposure to these pollutants has been associated with long-term neurological effects and developmental concerns. The cumulative impact of sustained biomass emissions on public health cannot be ignored. No community should be subjected to air pollution levels that compromise the well-being of its residents.

I strongly urge the city of Prineville to reconsider this project and instead invest in truly clean, sustainable energy solutions that do not endanger public health. Our community deserves an energy future that promotes well-being rather than creating preventable health crises.

Thank you for your time and consideration. I hope you will prioritize the health and safety of Prineville's residents in your decision-making process.

Thank you,

Samantha Shew

1260 NE Henry Dr, Prineville, OR