



To: Office of State Lands and Investments, Natrona County Commission, Casper City Council  
Date: April 18, 2024

Prism Logistics continues to pursue development of the aggregate resources in our lease area and is happy to provide you with an update.

We believe that we can responsibly develop this resource taking into account concerns of locals, develop significant economic activity in the area, and leave behind an improved ecosystem with more diversity than currently exists. I will address four distinct concerns of the Casper Mountain Preservation Alliance in order: water, air quality, road safety, and property values; and then discuss future improvements.

**Water:** Current research shows that it's relatively easy to drill for and find a domestic use quality water well in this area. If there is an adverse effect on the quality or quantity of water on area residents due to our gravel operations, we could easily drill one or more water wells and donate them to a homeowners' association. This would provide a much better supply of water than the shallow water supply currently used by area residents. This source could possibly generate in the Bighorn mountains. This stable water source would likely eliminate the Spring runoff and Summer/Fall scarcity currently experienced by area residents as expressed in testimony. More research needs to be done here.

**Air Quality:** Modern gravel pit operations do not pose serious air quality threats to their environment. The WDEQ Air Quality Division regulations manage emissions and maintain a safe breathing area for neighbors. The Mine Safety and Health Administration (MSHA) regulations maintain a safe breathing area for pit workers. Having said this, one way that we can minimize impact on our neighbors in the area is to seek permission from the State to remove the aggregate resource from the area prior to crushing. This would eliminate any crushing and stockpiling of aggregate on these State leases and move that activity to another location. This would mean that the only activity on these leases would be to screen aggregate from dirt similar to a building construction project or a pond construction project. With this type of scenario, reclamation is very timely following topsoil stripping disturbance. This would minimize trucks and storage of aggregate product waiting for sale. This is not something we can do without State support for our idea, but we think it might be a great way to minimize noise, dust, equipment, and truck traffic from the area.

**Road Safety:** It is common practice in the aggregate business to limit trucks to a 20 mph speed limit, as well as limiting to regular daytime operating hours, such as 6 AM to 6 PM. Also, no Jake brakes. In addition, we are open to a maintenance agreement to maintain and leave the road in equal or better shape than it is today. This is fairly standard for an aggregate operation and we are happy to pursue some sort of agreement in writing with the County Road and Bridge and City of Casper.

**Property Values:** A tactful industrial operation does not negatively impact home values. There are very expensive homes currently being built directly downwind, within a quarter of a mile, from an active gravel pit on Robertson Road. In addition, the Oregon Trail neighborhood has its most expensive homes located closest to this gravel pit. There are multiple homes directly downwind of the Knife River heavy industrial facility on the Highway 20 bypass. These homes are less than 750 feet from the Knife River facility. The downtown Knife River facility near the river is less than a quarter of a mile from dozens of Evansville

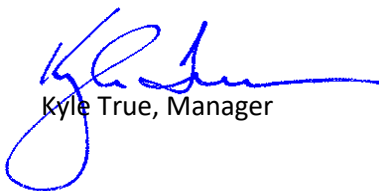


residences. In an effort to minimize any impact this gravel operation might have, we anticipate maintaining roughly 20 acres of active pit area open at any given time for the life of mine. This would enable area residence to continue to enjoy the opportunities of the state land and minimize the visibility of the gravel extraction to neighbors. It would not always be invisible, and at some point would be near the road, but much of the resource development would be difficult to see from even a half mile away. Direct topsoil placement, moved from the pit advancement to the mined out and regraded surface, is an effective way to promulgate seral stage succession or, in layman's terms, real time reclamation. This is all speculative at this point as we need to develop a plan with the DEQ; however, we think we can do this with a disturbance of less than 3% at any given time of the area which contains a recoverable gravel resource.

**Future Use of the Land:** We have not yet discussed how the property would be left when the aggregate resource has been extracted, but with the input of the State and other interested parties, we think it is reasonable to anticipate a 10 to 60 acre pond could be maintained by the existing hydrology. This resource could be a self-sustaining multi-species pond for walleye, trout, bass, or other species. In a partnership effort we would work to create a unique recreation opportunity, which could include a fishery for sportsmen/women and their families to experience something Casper does not currently offer. Perhaps a "no motorized watercraft" rule could make this area similar to the idyllic boundary water ethos. In addition, the Coates family has demonstrated that with proper care a reasonable forest can be planted successfully within this ecosystem. The post mine land uses of the area could be significantly improved from today's status. There would be increased grazing available for the grazing lessee, possible additional water resources, such as a sizable pond, new bike trails and walking trails. Perhaps a polo field could be set here for equestrian use. These are not our decisions particularly to make, but the possibilities with proper planning are significant, and this could become an even more enjoyable piece of state land than it is today.

I appreciate the Casper Mountain Preservation Alliance's stated commitment to curiosity, dialogue, understanding, and negotiation. With their commitment to partner with us to explore alternative solutions, we believe we can achieve mutual goals, enhancing revenue for the state, county, and city while preserving and expanding Casper mountain's unique recreation and environmental attributes. Let's turn "unforeseen challenges into wellsprings of opportunity", just as the CMPA desires.

Sincerely,



Kyle True, Manager