

7.26.26

RE: CU26-020

Planning Commission,

Thank you for the opportunity to respond to the concerns raised by the complainant regarding my Conditional Use application (CU26-020). The following information is intended to clarify the facts and provide documentation from the appropriate regulatory agencies.

First, I would like to emphasize that this is a small hobby business I developed for retirement. Many of the photographs and videos presented by the complainant are several years old and do not reflect my current operations. During the time I was paying off my blasting equipment, I completed some larger jobs. Today, my work is limited primarily to classic vehicles, automotive parts and occasional antique items for a small group of long-time clients and friends.

I also work as a part-time Quality Assurance Inspector and Project Engineer on Large HDPE pipeline projects. My work regularly involves agencies such as USDA-NRCS, Oregon Water Resources Congress, Farmers Conservation Alliance, Hood River Soil and Water Conservation District, Hood River Watershed Group, Oregon Cherry Growers and the Oregon Dept of Environmental Quality. Due to these professional relationships, I contacted the appropriate agencies directly to verify several of the statements made by the complainant.

As indicated by these agencies (confirmed by email from NRCS enclosed) these agencies do not support the comments made or the inappropriate use of their logos.

The evidence presented does not accurately reflect my current operations or the conclusion reached by the regulatory agencies responsible.

I respectfully ask the Commission to base its decision on the documented evidence, agency findings and my demonstrated cooperation and record of compliance. I appreciate your time and thoughtful consideration of my application.

Ken Pappas

PCS Blasting

Best Practices

- Hours of operation:** 10am – 3pm
- Days of operation:** Monday thru Friday
- Advertising:** No advertising other than car show and club sponsorships
- Lead:** All vehicles must have documentation of full paint restoration after 1978.
Owners of vehicles older than 1980 with no documentation must have a lead test performed by a testing lab. If lead is present then PCS Blasting will not perform blasting services. Negative tests will be filed.
- Clean up:** No blowers will be used in the blasting shed or immediate area.
This area is marked on the arial photo. Spent material will be cleaned
With shovel and water on asphalt and bagged for removal from site.

This is the DEQ clean up procedure if my levels were higher. I am voluntarily offering these best Practices. We are a hobby business and we also do not want hazards on our property.



 = No leaf blower will be used to clean.
Cleaning will be by shovel + water.

7:30



the actual dust levels measured.

OSHA
→ water for dust.

DIY vs. Commercial Work

If you are a private homeowner doing a DIY project on your own property, Oregon OSHA regulations do not apply to you. However, breathing in concrete dust causes permanent lung damage (silicosis), so using a garden hose to wet down your cuts is highly recommended for personal safety. 🌿 Oregon OSHA... +1

Are you looking at this from a **commercial contractor** perspective, or is this a **home DIY**

project? If you tell me the specific

Ask anything



Home

Search

Images

Notifica...

Activity



8:53

Sandbla...
sting.com

COMPRESSOR-READY CARTS

Designed for easy setup and portability, our carts are perfect for small-scale projects and quick turnarounds.

VIEW THE LINEUP



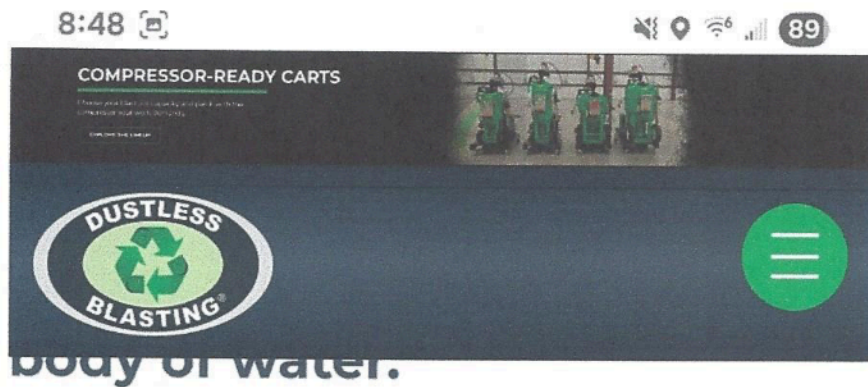
BLASTING®

ECO-FRIENDLY

Because there is no dust plume, our equipment can be utilized in areas with strict environmental rules and regulations. Dustless Blasting is compliant with EPA and DEQ regulations.

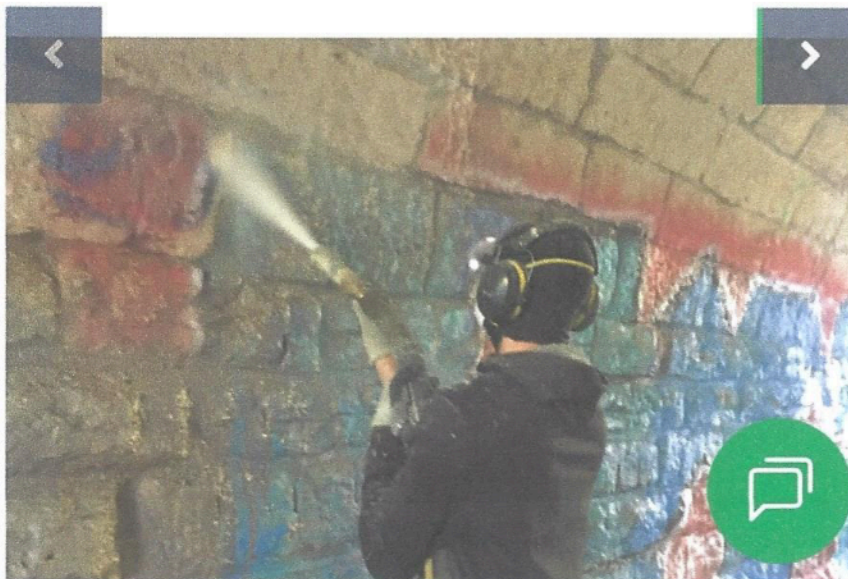
NOT SURE WHICH BLASTING
POT IS RIGHT FOR YOU?





Other methods could destroy the substrate, but the wet (Dustless) process ensures that the surface will be preserved with no texturizing or pitting.

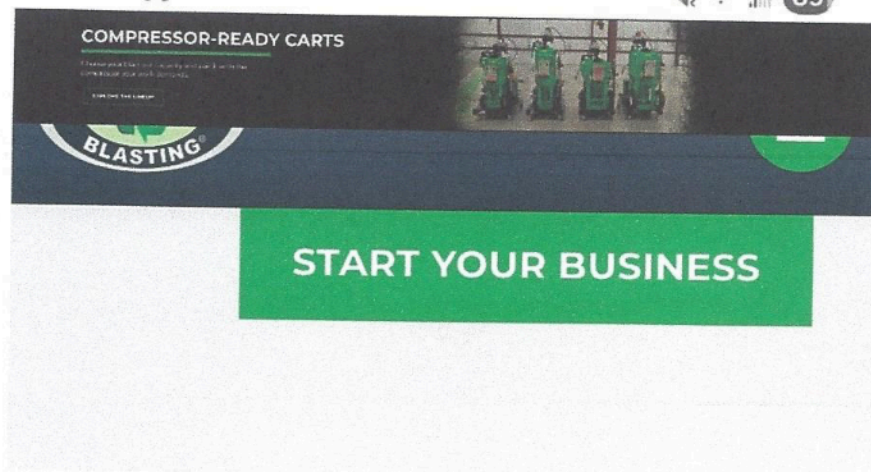
When blasting near a body of water, stray debris becomes a major concern. Because Dustless Blasting can be easily contained, it's the perfect choice for environmentally sensitive areas such as this one.





me blasting outdoors. note vapor cloud size

8:47

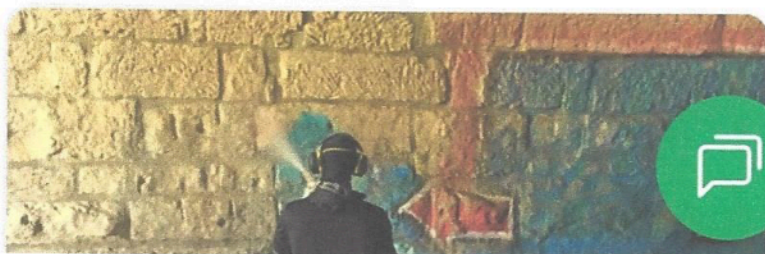


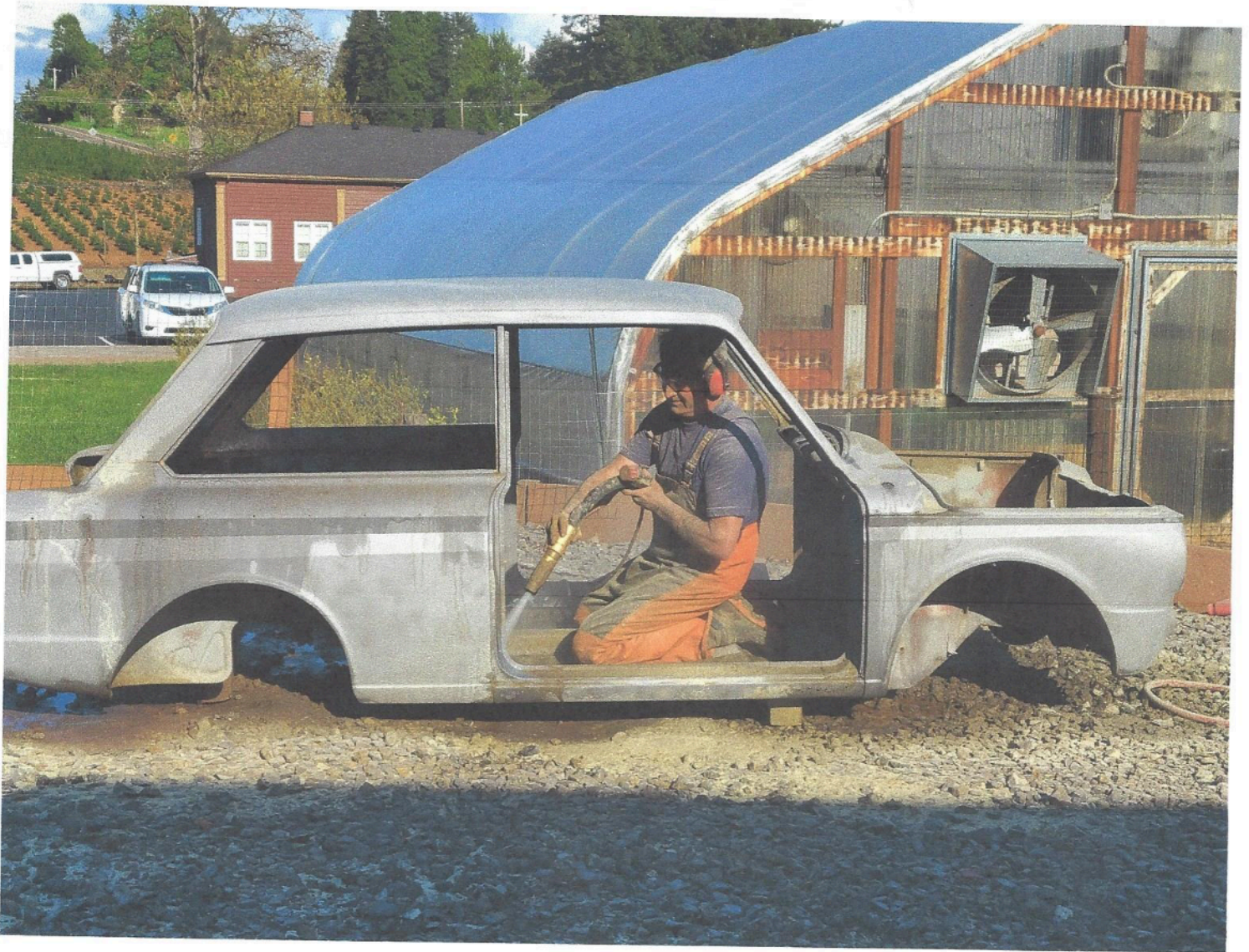
WHAT IS WET BLASTING?

Wet or vapor blasting is a process that combines abrasive media, water, and air pressure to safely and efficiently prepare surfaces for a wide variety of applications. Wet blasting is an ideal method when you desire a gentler approach and less dust plume such as for residential projects or meeting strict standards and regulations.

Check out our resources for more information and use cases.

RELATED RESOURCES







- Significant dust reduction increases visibility, reducing accidents

READ MORE: OSHA & SILICOSIS



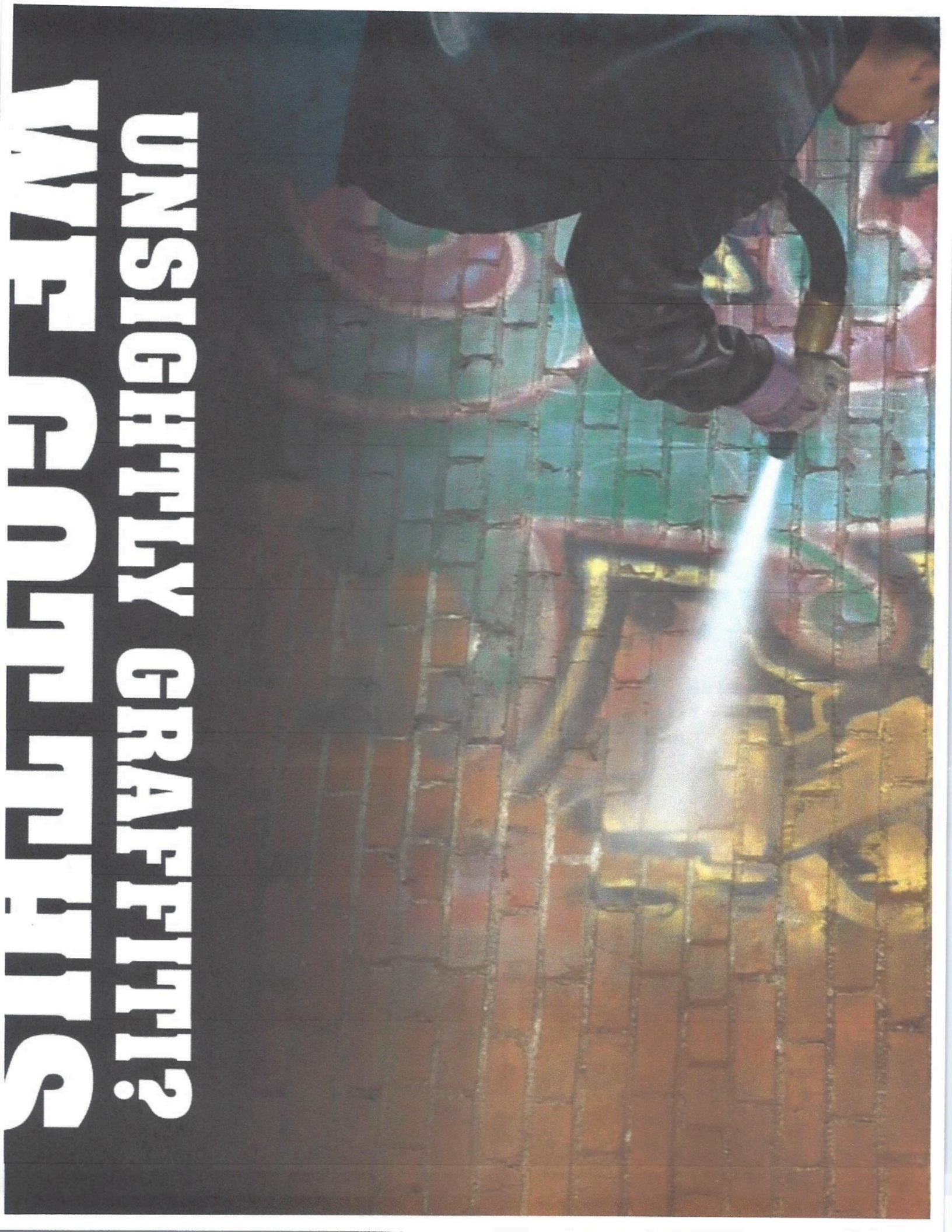


CHECK OUT SOME CASE STUDIES

WE LOVE A GREAT SUCCESS STORY. SEE REAL-WORLD JOBS COMPLETED WITH THE POWER OF DUSTLESS BLASTING.

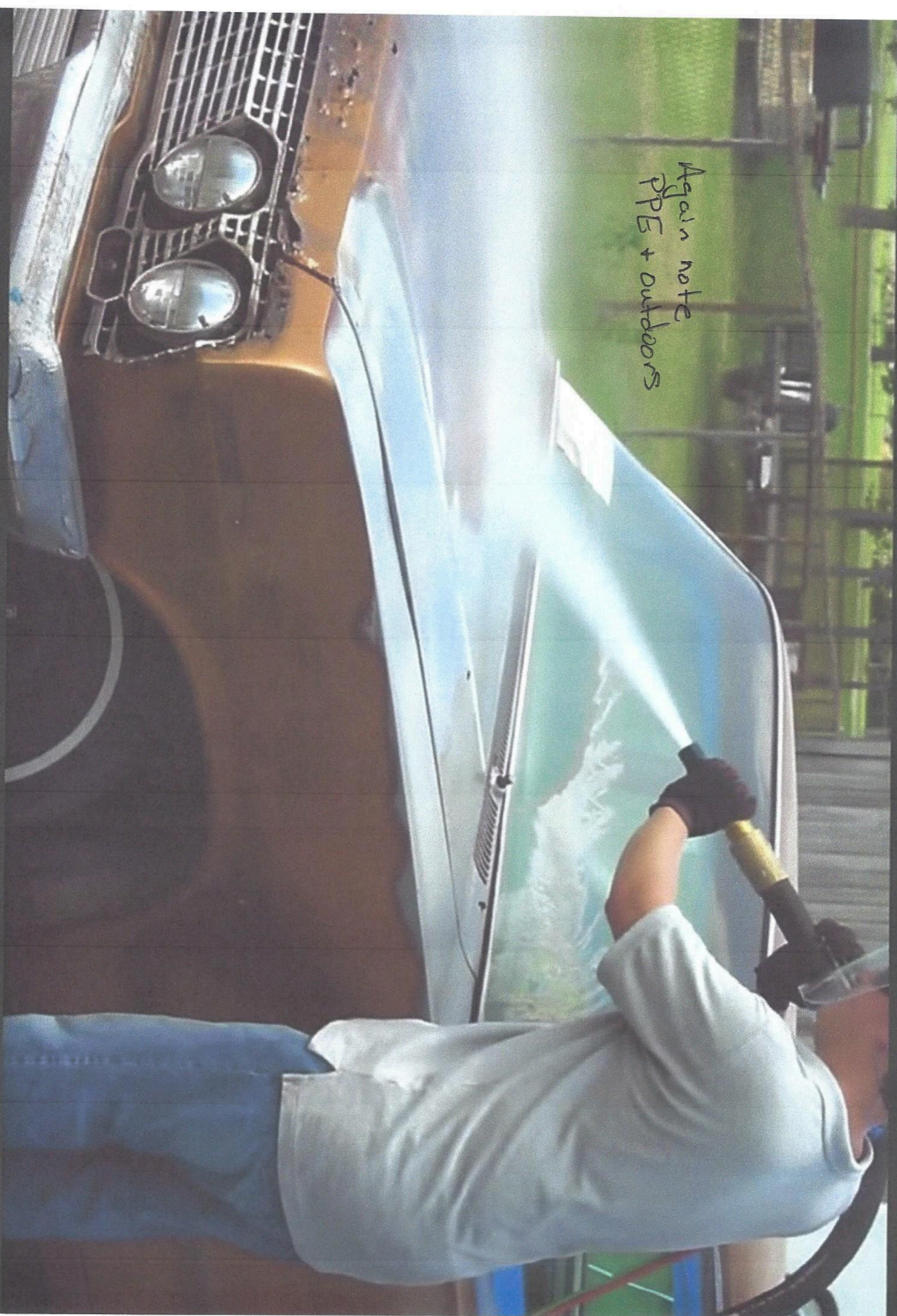
[VIEW CASE STUDIES](#)





UNSIGHTLY GRAFFITI? WE FIGHT IT

Again note
PPE + outdoors



9:00

86

Line Stri...
sting.com

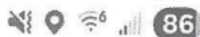
A seasoned lot development company in Austin, Texas utilized Dustless Blasting to remove thousands of feet of parking lot striping in an active parking garage.

[READ A CASE STUDY](#)

wet blasting
Note lack of Respirator
needed



9:00



COMPRESSOR-READY CARTS

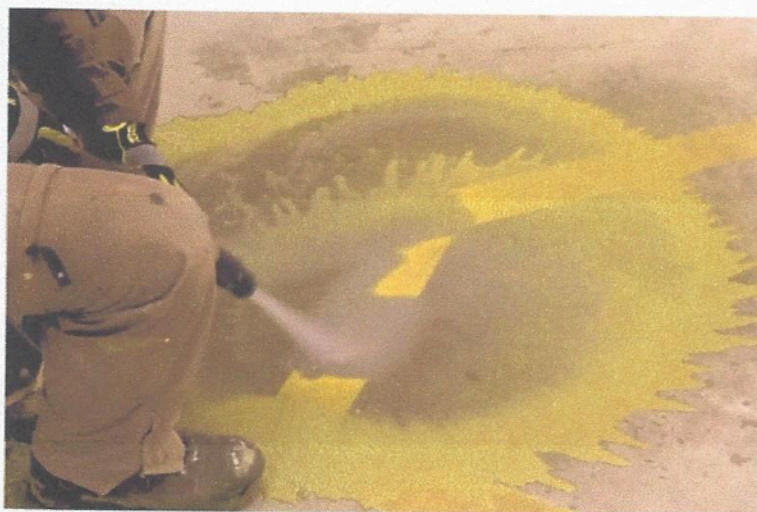
3. Features and benefits include:
- Dustless blasting
- Compressor ready work carts

DUSTLESS BLASTING



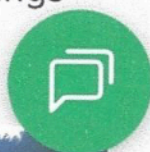
LINE STRIPE AND CURB PAINT GALLERY

Note Size
of debris field



WORK FAST

By mixing abrasive media with a low volume of water, Dustless Blasting is highly effective at removing pavement markings and line striping.



DECIBEL READINGS

July 25, 2026

At the blasting site 85.8 decibels

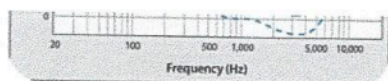
At our gate 61.0 decibels

7645 Sunnyside 50.0 decibels closets corner to blasting

Thompson property 38.0 decibels

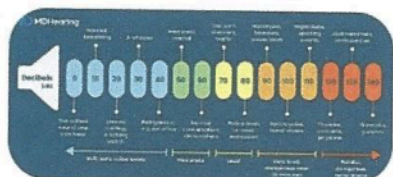
These readings are shown in video form and were sent to Marion County via email and are from the same locations that Marion County Code Enforcement made their conclusions.

9:30



OSHA Technical Ma...
OSHA

Noise-Induced Heari...
CDC



Decibel Chart: All Yo...
MDHearing

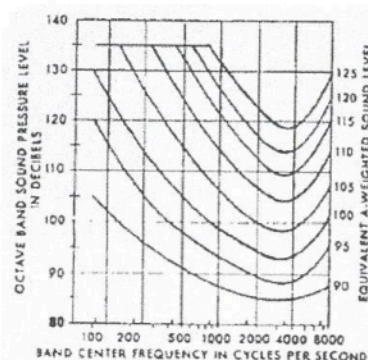


FIGURE G-9

OSHA Safe noise lev...
Hearing Aid Forum

Quick Field Test

If you must **shout to be heard** by a coworker standing an arm's length (**3 feet**) away, the noise environment is likely **above 85 dBA** and requires hearing protection.

Ask anything



Home

Search

Images

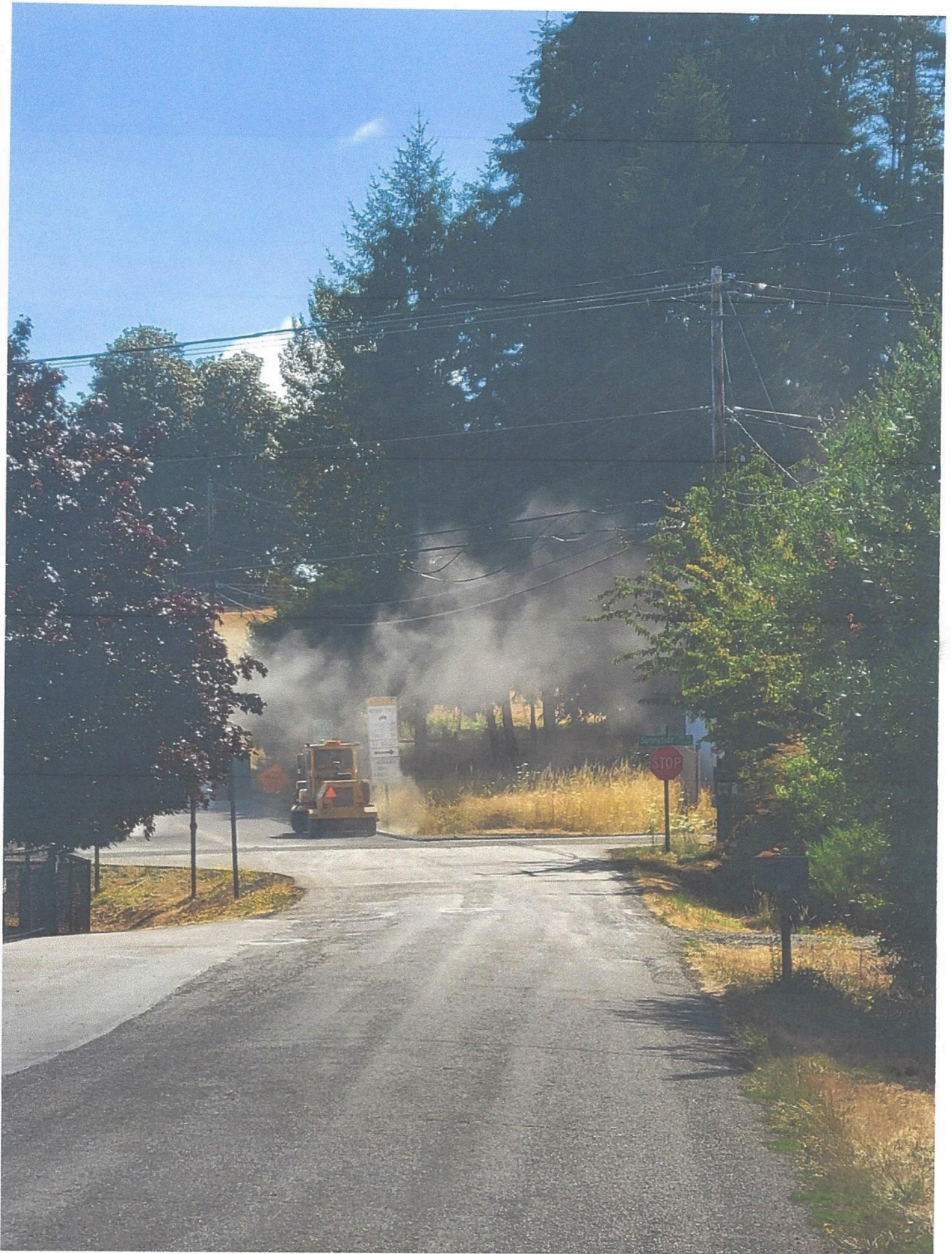
Notifica...

Activity















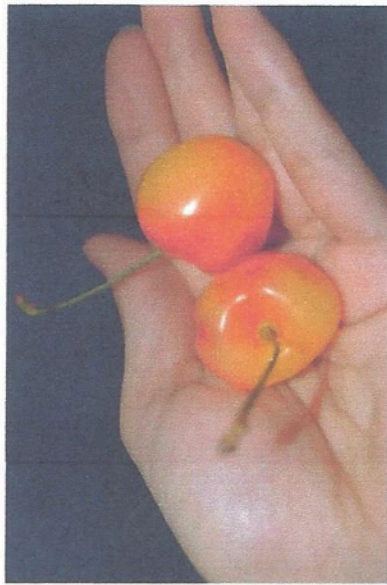
Church Greenhouse 7/26/26



Church Play Set

Solutions?

- I'm not here to try to destroy someone's business, I'm here to protect my own business and my health. This business cannot be allowed to operate where it is the way it has for the past 6 years. It is not dustless; it is toxic dust that can cause serious health issues in the long run and it has been blowing around the neighborhood for way too long now.



Natural Resources Conservation Service
U.S. DEPARTMENT OF AGRICULTURE

7 UN Authorized

Options?

Enclose the open-air blast shed, operating per the MCC Home Occupation guidelines only in a fully enclosed structure and start following the manufacturer's guidelines for the proper cleanup and disposal of the blast material. Place the compressor and blast unit in a well-insulated structure to mitigate the noise.

Maybe there are grants available to help this business not have an adverse impact on neighboring farms?



Ken Pappas <kenpappas22@gmail.com>

FW: [External Email]NRCS Hazardous metals testing

1 message

Langenwalter, Kellie - FPAC-NRCS, OR <Kellie.Langenwalter@usda.gov>
To: Ken Pappas <kenpappas22@gmail.com>

Fri, Jul 24, 2026 at 10:34 AM

Hi Ken,

Hope this answers your question.

Kellie Langenwalter, P.E.
Civil Engineer | Project Management Engineer
Engineering | Watershed Projects
Oregon State Office



U.S. DEPARTMENT OF AGRICULTURE
Natural Resources Conservation Services
1201 NE Lloyd Blvd # 900, Portland, OR, 97232
c: (971) 806-3606

From: Kovach, Nicholle - FPAC-NRCS, OR <nicholle.kovach@usda.gov>
Sent: Friday, July 24, 2026 10:33 AM
To: Langenwalter, Kellie - FPAC-NRCS, OR <Kellie.Langenwalter@usda.gov>
Subject: RE: [External Email]NRCS Hazardous metals testing

Hi Kellie,

No we do not get involved in landowner disputes. I'm not sure why the orchard owner is using the NRCS logo, but this is something that they will need to work out or hire attorneys to assist in the matter.

-Nicholle

From: Langenwalter, Kellie - FPAC-NRCS, OR <Kellie.Langenwalter@usda.gov>
Sent: Friday, July 24, 2026 10:14 AM
To: Kovach, Nicholle - FPAC-NRCS, OR <nicholle.kovach@usda.gov>
Subject: FW: [External Email]NRCS Hazardous metals testing

Letter to Neighbors

7/13/2026

Dear Neighbor,

I am writing to you to express my concern about the proposed paint-blasting business. You may have seen the notice from the county that there is a Land Use Board decision coming up next week about this business.

I am concerned that this business is not as safe as it claims to be with the dustless technology. The carrier material that the blasting is done with is made of crushed glass and breathing that material over a period of time can cause serious health problems like COPD, silicosis, and lung cancer. I have seen and documented a lot of the material blowing offsite when the blasting is being done and the dry material being moved around and stockpiled with a leaf blower.

If you look at the hazmat determinations the testing was done for disposal in a landfill and not for what the neighbors could potentially be breathing in. In the report provided to the county it shows that the material being blasted has measurable levels of Lead, Chromium, Cadmium, and Barium. All of these materials are toxic to humans and some of them are cancer causing. The risk of having a business that blasts lead paint through the neighborhood is even more dangerous for kids as they are more susceptible to the effects of these dangerous heavy metals.

I am testifying next week at the land use board meeting about the dangers of this business to the health of people in the neighborhood. If they allow it to continue, my hope is that they require the blasting be done inside with proper containment measures so that we don't have to continue to breathe it in.

I am urging you, as a neighbor, to review the information sent by the county and decide for yourself if you think it is safe to have this business blowing crushed glass and heavy metals through the neighborhood. My thoughts are that this business needs to be done indoors and with proper environmental controls so we are not exposed to materials that could increase our risk of cancer or lung disease. I think we should all let the county know our concerns about the health effects and the effect this business could have on our property values if a crushed glass blasting business is polluting the neighborhood constantly.

If you have any questions about my concerns, I am happy to discuss them with you.

Sincerely,

Mark and Joleen

7645 Sunnyside Rd. SE

Salem, Oregon

(503)799-2725

