

TAB 11



Kitsap County Department of Community Development

Staff Report and Recommendation Annual Comprehensive Plan Amendment Process for 2018 Site-Specific Amendment 18-00490 (Culbertson)

Report Date 6/25/2018
Hearing Date 7/17/2018 and 7/31/2018
Amendment Type Site-specific Amendment
Landowner Roland Culbertson
Applicant Kitsap Reclamation & Materials, Inc
Request Change from Land Use: Rural Protection
 Zoning: Rural Protection (1 DU/10 Ac) Change to Land Use: Rural Protection with
 Mineral Resource Overlay
 Zoning: Rural Protection with
 Mineral Resource Overlay

Geographic Area Affected

Rural South Kitsap



<u>Parcel Tax Acct #</u>	<u>Acres</u>
292401-4-029-2003	29.38
292401-4-005-2001	39.85

Total 69.23

TDRs Required n/a
SEPA Determination of Non-Significance
Department Recommendation Adopt with revisions to the Kitsap County Code to change categorical use 602, aggregate extraction site, from a permitted use to a conditional use in the Mineral Resource Overlay zone (see Attachment C3).

This report and recommendation are based on information available at the time of publication. If new relevant facts are discovered, this staff report will be revised, and the department recommendation may change.

1. Background

The Kitsap County Comprehensive Plan describes the 20-year vision for unincorporated Kitsap County and how that vision will be achieved. The plan covers land use, economic development, environment, housing and human services, transportation, capital facilities and utilities as well as parks, recreation, and open space. The Comprehensive Plan is mandated by the Washington State Growth Management Act (GMA, RCW 36.70A).

A. Authority

The GMA mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years [RCW 90.70A.130(5)]. The most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016. The GMA also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation, allowing for annual amendments to the Comprehensive Plan and development regulations [RCW 36.70A.130(1)].

Kitsap County Code sets forth a process and criteria for making amendments to the Comprehensive Plan [KCC 21.08]. In making amendments, the County must consider:

- Whether the proposed amendments are consistent with and supports other plan elements and or development regulations, and if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency;
- Whether the proposed amendment to the plan and/or regulation will more closely reflect the goals and policies of the Comprehensive Plan;
- Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policies; and
- Whether the proposed amendment complies with the requirements of the GMA.

The final docket adopted by the Board of County Commissioners on April 4, 2018 (Resolution No. 064-2018) allows for consideration of this amendment during Kitsap County's annual Comprehensive Plan amendment process for 2018.

B. Proposed Amendment

1. Change from Current (see Attachment A – Map 4A & Map 5A)

Comprehensive Plan Land Use Designation: Rural Protection
 Zoning Classification: Rural Protection

The rural protection designation and classification is intended to promote low-density rural development and agricultural activities that are consistent with rural

character and protects environmental features such as significant visual, historical and natural features, wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas.

2. Change to Proposed (see Attachment A – Map 4B & Map 5B)

Comprehensive Plan Land Use Designation: Rural Protection with a Mineral Resource Overlay
 Zoning Classification: Rural Protection with a Mineral Resource Overlay

The mineral resource overlay designation and classification is intended to be a temporary designation and classification to protect lands with identified mineral resources. The mineral resource overlay is also used to ensure the continued or future use of mineral resource lands without disrupting or endangering adjacent land uses, while safeguarding life, property, and the public welfare. The Kitsap County Code (Section 17.170.065) establishes a framework for removing the Mineral Resource designation once mineral resource extraction has completed. Upon confirmation that the surface mining permit has been closed by the Washington State Department of Natural Resources (DNR), Kitsap County will include the site on the next scheduled Comprehensive Plan amendment docket. The Board of County Commissioners will rescind the Mineral Resource Overlay designation and zoning classification, reverting the site back to the underlying Rural Protection designation and classification.

C. Geographic Description

The site is located approximately 1,400 feet northwest of West Sherman Heights Road in rural unincorporated Kitsap County (see Attachment A - Map 1). The proposed amendment involves two parcels (292401-4-029-2003 and 292401-4-005-2001) that total 69.23 acres. The site is adjacent to the Gorst Urban Growth Area boundary on the east and the City of Bremerton boundary on the north and west.

An existing overhead utility transmission line is located along the eastern boundary of the site. A parcel containing a wireless telecommunication tower is land-locked by the site. In 2014, the site was issued a forest practices application (FPA #2416624) by the Washington Department of Natural Resources and the timber was harvested in 2012 and 2013. The forest practice application establishes a six-year development moratorium on the site which expires January 3, 2020. Additional permits and environmental review will be required prior to a mineral resource extraction use being permitted to develop on the site (see Attachment C2).

The general vicinity includes a mix of land uses. Vacant forest land owned by the City of Bremerton is located north and west of the site. A utility substation, rural residential

uses, and additional vacant forest land is located south of the site. An existing basalt quarry, Kitsap Reclamation and Materials, Inc. (KRMI), is located southeast of the site. A residential neighborhood is located on Quarry Street and West Ridge Rock Way, approximately 1,200 feet east of the site, and 300 feet from the existing KRMI basalt quarry. In addition, residential uses are located along West Sherman Heights Road.

The site is located within the Gorst Creek watershed. A non-fish habitat stream runs through the northeast portion of the site. In addition, a wetland is located north of the site and an unnamed Type F stream is located east of the site (see Attachment A – Map 3). The eastern portion of the site contains Category II Critical Aquifer Recharge Areas (See Attachment A – Map 6).

2. Department Recommendation

Having analyzed the proposed amendment and other alternatives, if applicable, the Department recommends:

- Adoption of the amendment:
 - as proposed above
 - as described in Alternative ___ below
 - with revisions described below
 - with conditions described below
- Deferral of the amendment to a future docket
- Denial of the amendment

A. Revisions

Categorical use 602, aggregate extraction site, is currently a permitted use within the Mineral Resource Overlay zone (Section 17.410.042). To ensure public participation throughout the permit review process and consideration of project-specific environmental impacts, the Department believes categorical use 602 should require a conditional use permit in the Mineral Resource Overlay zone. (see Attachment C3).

B. Conditions

None.

C. Rational

The applicant has demonstrated the site contains significant, commercial quality basalt rock deposits and the proposed amendment is consistent with the provision of the Washington State Growth Management Act, the Washington Administrative Code, Kitsap County-wide Planning Policies, and Kitsap County Comprehensive Plan.

3. Other Alternatives Considered

The Department determined that consideration of alternatives was not needed for this application.

4. Analysis

Amendments to the Comprehensive Plan must be consistent with the criteria outlined in Kitsap County Code (KCC) Chapter 21.08. Applicable criteria are analyzed below. A summary of the State Environmental Policy Act (SEPA) review of this amendment is located at the end of this section.

A. General Decision Criteria (KCC 21.08.070.A)

For each proposed amendment to the Comprehensive Plan, the Planning Commission in reaching its recommendation, and the Board of Commissioners in making its decision, shall develop findings and conclusions, which demonstrate:

1. *How circumstances related to the proposed amendment and/or the area in which the property affected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;*

Staff Analysis: The site is located adjacent to the Kitsap Reclamation and Materials, Inc. (KRMI) quarry which has been in operation for over 20 years. Since adoption of the 2016 Comprehensive Plan, basalt rock at the existing KRMI quarry has depleted. The applicant has stated that approximately 5 years of reserves remain available for extraction on the KRMI quarry site. The entire KRMI quarry site is currently being mined, so expansion of operations within the existing quarry footprint is not feasible. The applicant has stated the proposed amendment is necessary to allow adequate time to develop plans, obtain permits and complete site development activities on the site which is estimated to take approximately 5 years to complete.

2. *How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations; and*

Staff Analysis: The applicant completed a geological assessment in February 2018 to determine the presence and extent of commercial quality mineral deposits on the site. The geotechnical report identifies that basalt rock extends 400-ft below the ground surface throughout the site (see Attachment C1). Depending on future site development activity permit approvals, basalt quantities on the site could be expected to range from 1.5 to 2.5 million cubic yards. Given the information

supplied in the geotechnical report, the assumptions upon which the 2016 Comprehensive Plan was based have changed.

3. *How the requested redesignation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.*

Staff Analysis: The applicant's request will identify and designate significant, commercial quality rock deposits as mineral resource lands. Pursuant to the Washington Administrative Code (WAC), the designation of mineral resource lands should be based on the geology and the distance to market of potential mineral resource lands. The applicant has stated the site is located close to major transportation networks and water supply infrastructure and has the potential to provide significant long-term mineral reserves. The applicant has also stated the proposed amendment will designate significant mineral resources and help to ensure that affordable rock-related building materials continue to be available in Kitsap County.

B. Additional Decision Criteria (KCC 21.08.070.D)

In addition to the findings and conclusions above, a proposed site-specific map amendment may be recommended for approval by the Planning Commission and may be approved by the Board of Commissioners if the following findings are made:

1. *All Site-Specific Amendment Requests. Each of the following requirements must be satisfied for a recommendation for approval.*
 - a. *The proposed amendment meets concurrency requirements for transportation, sewer and water, and will not result in significant adverse impacts on adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services;*

Staff Analysis: The proposed amendment will not have significant adverse impacts on adopted level of service standards. Future site development activities will have to avoid impacts to the overhead utility transmission lines that run along the east boundary of the site.

The 2016 Capital Facilities Plan identifies West Sherman Heights Road as a deficient roadway segment based on the existing level of service. The applicant anticipates that traffic generation associated with the site will be consistent with existing KRMI quarry operations except for potentially extending the hours of operation. The applicant has stated that the KRMI quarry has operated for 20 years and the existing transportation infrastructure has proven to be suitable for the existing and proposed use. In addition, the applicant has stated that a traffic study will be conducted, if necessary, as part of future site development activity

permit requests to determine potential impacts and mitigation measures to ensure safe and efficient transportation infrastructure to support the proposed use.

The 2016 Capital Facilities Plan identifies level of service deficiency for the South Kitsap School District deficiency within the 20-year planning horizon. The identified deficiency is not applicable to the proposed amendment because the Mineral Resource Overlay designation and classification will not generate new households.

Table 1 – Public Facilities

Public Facility	Provider	Concurrency Standard	Level of Service Standard
Transportation	Kitsap County	OK	OK Deficient road segment along West Sherman Heights Road
Water	City of Bremerton	OK	OK
Sewer	City of Bremerton	OK	OK
Solid Waste	Kitsap County	<i>n/a</i>	OK
Police	Kitsap County Sheriff	<i>n/a</i>	OK
Fire/EMS	South Kitsap Fire & Rescue	<i>n/a</i>	OK
School	South Kitsap School District #402	<i>n/a</i>	OK Deficiency identified within 20-year planning horizon
Transit	Kitsap Transit	<i>n/a</i>	OK
Parks	Kitsap County	<i>n/a</i>	OK
Gov. Admin.	Kitsap County	<i>n/a</i>	OK

- b. The proposed amendment is consistent with the balance of the goals, policies and objectives of the Kitsap County Comprehensive Plan and reflects the local circumstances of the county;*

Staff Analysis: The amendment is consistent with goals and policies of the Kitsap County Comprehensive Plan and reflects the local circumstances of the County. The Kitsap County Comprehensive Plan generally encourages appropriate mineral resource lands be identified by landowners, until such time that a more comprehensive geologic study of county-wide mineral resources is completed. In

addition, the proposed amendment will promote a healthy and diverse economy by supporting a land use that provides living-wage jobs. The Gorst Subarea plan discusses the existing KRMI quarry and recommends it be designated Neighborhood Mixed-Use once mining and reclamation has been completed. The Gorst Subarea Plan states the following:

In 2013, several parcels currently zoned by Kitsap County for industrial use are identified for mixed uses in the preferred alternative plan. The current population growth allocation to Gorst is small, and would need to be amended in Countywide Planning Policies to allow for new zoning that would accommodate more residences and population growth. The primary capacity for residential growth is anticipated to be the current quarry on Sherman Heights Road designated as a mineral resource lands with industrial zoning. Reclamation permit information indicates that active mining could be complete during the 20-year period of the Gorst Subarea Plan. Over the 20-year planning period, when mineral extraction ceases and reclamation occurs, residential uses could be desirable. First, the property is a relatively large site located near job centers (e.g. Naval Shipyard and SKIA). Second, sewer service is available in the immediate vicinity. Third, with the gravel mine's location along Sherman Heights Road and with views of Sinclair Bay, residential uses may be attractive (demonstrated in nearby Sinclair Heights development).

The proposed amendment could potentially defer reclamation of the existing KRMI quarry site, as it is anticipated to support the future operations on the site. However, as stated above the Gorst Subarea plan goals and policies recognize and support continued operation of mining activities until population allocations increase for the Gorst Urban Growth Area (UGA). Current population allocations identified in County-wide Planning Policies do not indicate that a significant population increase is anticipated through 2036.

Consistent Goals and Policies

The amendment is particularly consistent with the following goals and policies:

- Land Use Policy 54. In accordance with RCW 36.70A.070(5)(c)...
 - ...protect against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.
 This policy is implemented through Comprehensive Plan Land Use designations, zoning designations, and zoning code provisions.
- Land Use Goal 15. Develop strategies for future use and compatibility for properties used for minerals.
- Land Use Policy 77. Require that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as mineral resource lands, contain a notice that the site is within or near designated mineral resource lands on which a variety of commercial activities may occur that

are not compatible with residential development for certain periods of limited duration. The notice for mineral resource lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

- Land Use Policy 78. Kitsap County should determine if adequate mineral resources are available for projected needs from currently designated mineral resource lands.
 - Land Use Policy 79. Coordinate with the Washington State Department of Natural Resources (DNR) to ensure that future reclamation plans are consistent with the comprehensive planning for the site and surrounding area, as well as any permits issued by the Department of Natural Resources.
 - Economic Development Goal 1. Promote a healthy and diverse economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional business and employment opportunities to attract new business to the County.
 - Economic Development Policy 3. Provide a diverse mix and appropriate range of commercial, industrial and business land uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.
 - Gorst Policy 17. Allocate population to the Gorst UGA based on the Gorst Subarea Plan. Ensure allocations are also consistent with Countywide Planning Policies. Until such time as population is available for allocation to Gorst to support mine site redevelopment following reclamation, the mineral resource overlay will continue.
- c. *The subject parcel(s) is suitable for the requested land use designation based upon, but not limited to, access, provision of utilities, consistency with existing and planned uses, environmental constraints and compatibility with the neighborhood;*

Staff Analysis: The site is accessed from an existing road approach located on West Sherman Heights Road on the adjacent KRMI quarry. The applicant anticipates that traffic generation associated with the site will be consistent with existing KRMI quarry operations. In addition, the applicant has stated that the KRMI quarry has operated for 20 years and the existing transportation infrastructure has proven to be suitable for the existing and proposed use.

The applicant has stated that water, sewer, stormwater facilities and electrical power are currently available at the existing KRMI quarry site. The applicant does not anticipate that utility service will be extended to the site. Basalt rock

extracted from the site will be transported to the existing KRMI quarry for processing.

According to available environmental data, the site contains high and moderate hazard areas due to the steep slopes and a high risk of erosion (see Attachment A – Map 3). In addition, Category II Critical Aquifer Recharge Areas appear to be present on the eastern portion of the site (see Attachment A – Map 6). Prior to development activities occurring on the site, Kitsap County Code (Section 19.600.615) requires a hydrogeological assessment be completed to identify any impacts the proposed land use will have on both the quality and quantity of the water transmitted to the aquifer. A non-fish habitat stream runs through the northeast corner of the site. The applicant has stated that the stream intermittently contains water depending on precipitation levels. Potential environmental impacts and associated mitigation measures will be further evaluated and addressed prior to development activities occurring on the site.

As indicated in Table 2, the general vicinity includes a mix of land uses that are compatible with the proposed land use designation. Vacant forest land owned by the City of Bremerton is located north and west of the site. A utility substation, rural residential uses, and additional vacant forest land is located south of the site. An existing basalt quarry, Kitsap Reclamation and Materials, Inc., is located southeast of the site. A residential neighborhood is located on Quarry Street and West Ridge Rock Way, approximately 1,200 feet east of the site, and 300 feet from the existing KRMI basalt quarry. In addition, residential uses are located along West Sherman Heights Road.

Table 2 – Adjacent Land Uses & Zoning

	Current Categorical Use of the Land (KCC 17.410)	Current Land Use Designation	Current Zoning Classification
North	Undeveloped; 608. Forestry; 124. Dwelling, single family detached (includes manufactured homes)	Rural Protection, Public Facility, and Incorporated City (Bremerton)	Rural Protection and Incorporated City (Bremerton)
South	Undeveloped; 602. Aggregate extraction sites; 124. Dwelling, single family detached (includes manufactured homes)	Rural Protection and Mineral Resource	Rural Protection and Industrial
East	602. Aggregate extraction sites; 410. Electrical substation	Rural Protection and Mineral Resource	Rural Protection and Industrial
West	608. Forestry	Incorporated City (Bremerton)	Incorporated City (Bremerton)

The following uses will be newly allowed upon the approval of this amendment:

- recreational/cultural uses – race track, minor; and
- industrial uses including rock crushing and transshipment facilities.

The following uses will be newly prohibited upon the approval of this amendment:

- residential uses including new dwelling units and home businesses;
- commercial uses including day cares, kennels, nurseries, and veterinary clinics;
- recreational/cultural uses including golf courses, recreational facilities, and recreational vehicle camping parks;
- institutional uses including government structures, places of worship, and schools;
- industrial uses – cemeteries; and
- resource land uses – aquaculture practices.

For a full comparison of allowed uses, see Attachment C1.

Table 3 – Comparison of Key Density & Dimension Standards (KCC 17.420)

	Current Zone	Proposed Zone
Minimum density (DU/Ac)	n/a	n/a
Maximum density (DU/Ac)	n/a	n/a
Minimum lot size	10 acres	20 acres
Maximum lot size	n/a	n/a
Front setback	50 feet	n/a
Side setback	20 feet; 5 feet for accessory structures	n/a
Rear setback	20 feet; 5 feet for accessory structures	n/a
Maximum building height (feet)	35 feet	n/a

- d. *The proposed amendment does not materially affect the land uses and growth projections which are the basis for the Comprehensive Plan, and reflects local circumstances in the county;*

Staff Analysis: The proposed amendment will not materially affect the growth projections upon which the Comprehensive Plan is based. The proposed amendment is intended to be an interim designation to protect lands with identified mineral resources. The Kitsap County Code (Section 17.170.065)

establishes a framework for removing the Mineral Resource designation once mineral resource extraction has completed. Upon confirmation that the surface mining permit has been closed by the Washington State Department of Natural Resources (DNR), Kitsap County will include the site on the next scheduled Comprehensive Plan amendment docket. The Board of County Commissioners will rescind the Mineral Resource designation and zoning classification, reverting the site back to the underlying Rural Protection zone and designation. Based on the future reversion, the proposed amendment will not substantially affect the rural and urban population balance.

- e. *The proposed amendment does not materially affect the adequacy or availability of urban facilities and services to the immediate area or the overall area of the urban growth area; and*

Staff Analysis: The site is not located within an Urban Growth Area and will not materially affect the adequacy or availability of urban facilities and services (see Staff Analysis in Section F.1.c.).

- f. *The proposed amendment is consistent with the GMA, Kitsap County-wide Planning Policy, state and local laws and other applicable inter-jurisdictional policies or agreements.*

Staff Analysis: Staff reviewed and determined the amendment is consistent with the Growth Management Act (GMA) (RCW 36.70A), Kitsap County-wide Planning Policies, state and local laws, and other applicable inter-jurisdictional policies and agreements.

Consistent Goals and Policies

The amendment is particularly consistent with the following goals and policies:

- Revised Code of Washington 36.70A.131 for mineral resource lands review of related designations and development regulations.
 - Revised Code of Washington 36.70A.170 for natural resource lands and critical areas designations.
 - Revised Code of Washington 78.44 for surface mining.
 - Washington Administrative Code 332-18 for surface mine reclamation.
 - Washington Administrative Code 365-190-70 for minimum guidelines to classify agriculture, forest, mineral lands, and critical areas.
2. All Site-Specific Amendment Requests Regarding Parcels located within an associated Urban Growth Area (Including UGA Expansions of Associated Urban Growth Areas).

Staff Analysis: The criteria in KCC 21.08.070.D.2 are not applicable to the proposed amendment and are therefore not recited here.

3. Rural Commercial/Industrial and Type III LAMIRD Site-Specific Amendment Requests.

Staff Analysis: The criteria in KCC 21.08.070.D.3 are not applicable to the proposed amendment and are therefore not recited here.

4. Requests Within the Rural Area Not Pertaining to Commercial or Industrial Requests.

If applicable, each of the following requirements must be satisfied for a recommendation of approval:

- a. *Any proposed amendments to rural and natural resource areas shall not substantially affect the rural/urban population balance;*

Staff Analysis: The proposed amendment will not materially affect the growth projections upon which the Comprehensive Plan is based. The proposed amendment is intended to be an interim designation to protect lands with identified mineral resources. The Kitsap County Code (Section 17.170.065) establishes a framework for removing the Mineral Resource designation once mineral resource extraction has completed. Upon confirmation that the surface mining permit has been closed by the Washington State Department of Natural Resources (DNR), Kitsap County will include the site on the next scheduled Comprehensive Plan amendment docket. The Board of County Commissioners will rescind the Mineral Resource Overlay designation and zoning classification, reverting the site back to the underlying Rural Protection designation and classification.

- b. *Any proposed change to land designated as natural resource land shall recognize that natural resource designations are intended to be long-term designations and shall further be dependent on one or more of the following:*

- i. *A substantial change in circumstances pertaining to the Comprehensive Plan or public policy;*

Staff Analysis: Not applicable.

- ii. *A substantial change in circumstances beyond the control of the landowner pertaining to the subject site;*

Staff Analysis: Not applicable.

- iii. *An error in initial designation; and/or*

Staff Analysis: Not applicable.

iv. *New information on natural resource land or critical area status.*

Staff Analysis: The February 2018 Geotechnical Report presents new information that demonstrates the presence and extent of commercial quality mineral deposits on the site. The report identifies that basalt rock extends 400-ft below the ground surface throughout the site. Depending on site development activity permit approvals, basalt quantities on the site could be expected to range from 1.5 to 2.5 million cubic yards.

C. State Environmental Policy Act (SEPA)

The Kitsap County SEPA official issued a SEPA threshold determination of non-significance (DNS; Attachment B1) for this amendment after having reviewed the SEPA environmental checklists prepared for this amendment (Attachment B2) and all of the other proposed Comprehensive Plan amendments. The SEPA official's review found that this amendment is not related to or dependent on any of the other amendments and therefore an independent SEPA threshold determination was made regarding this amendment.

Notice of this SEPA threshold determination was:

- Filed with the Washington State Department of Ecology [SEPA Register](#);
- Published in the Kitsap Sun newspaper (6/29/2018); and
- Mailed to property owners within 800 feet of the subject properties;
- Posted on the subject property; and
- Integrated with other public announcements described in Section 5 below.

The SEPA threshold determination and environmental checklist was also distributed to agencies with jurisdiction, the Department of Ecology, affected tribes, and each local agency or political subdivision whose public services would be changed as a result of implementation of the proposal.

The SEPA comment period will run concurrently with the public comment period for the proposed amendment as described in Section 5 below.

5. Public Involvement and Outreach

Kitsap County's public involvement and outreach in support of this proposed amendment has exceeded the requirements of the Growth Management Act (RCW 36.70A) and Kitsap County Code (KCC 21.08).

Public involvement and outreach in support of this proposed amendment has included the following:

- An [Online Open House](#) with information about previous, current, and upcoming phases of the 2018 amendment process.
- A public comment period (11/27/2017 – 12/15/2017) and a public hearing by the Kitsap County Board of Commissioners (12/11/2017) while setting the initial docket of proposed amendments. Based on public comments, the Board of Commissioners added a review of affordable housing policies to the docket of proposed amendments. Notifications and announcements regarding this comment period and public hearing included the following:
 - Legal notice published in the Kitsap Sun newspaper (11/27/2017);
 - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com; and
 - Formal letters to Tribes with usual and accustomed area in Kitsap County.
- Legal notice announcing the docket of proposed amendments was published in the Kitsap Sun newspaper (1/8/2018).
- Presentations to various Kitsap County advisory groups and community groups.

Comment Period and Public Hearing

A new comment period regarding the proposed amendment (Attachment A), this staff report, and the SEPA determination (Attachment B1) will run through Tuesday, August 7, 2018.

- During this public comment period, the public may learn more about this and other amendments by:
 - Visiting an [Online Open House](http://tinyurl.com/kitsap2018cpa) (<http://tinyurl.com/kitsap2018cpa>);
 - Attending one of the following Open Houses:
 - July 10, 2018 (5:30-7:30 PM) at the Village Green Community Center (26159 Dulay Rd NE, Kingston)
 - July 11, 2018 (5:30-7:30 PM) at the Givens Community Center (1026 Sidney Ave Rm # 115, Port Orchard)
 - July 12, 2018 (5:30-7:30 PM) at the Silverdale Water District (5300 NW Newberry Hill Rd #100, Silverdale)
 - Attending applicable Planning Commission meetings; or
 - Contacting the staff listed in Section 6 below.
- To be included in the official record, written comments must be submitted to the Department of Community Development before 11:59 PM on Tuesday, August 7, 2018 using one of the following methods:
 - Entered [online via computer or mobile device](#);
 - Emailed to CompPlan@co.kitsap.wa.us;
 - Mailed to 614 Division St - MS36, Port Orchard, WA 98366;
 - Dropped off at the Permit Center at 619 Division St, Port Orchard; or
 - Dropped off at one of the open houses listed above.
- Oral and written testimony may also be made to the Kitsap County Planning Commission at the following public hearings in the Commissioner's Chambers on the 3rd Floor of the Kitsap County Administration Building (619 Division St, Port Orchard):

- 7/17/2018 (5:30 PM); and
- 7/31/2018 (5:30 PM).
- Notifications and announcements regarding this comment period and public hearing include the following:
 - Legal notice published in the Kitsap Sun newspaper;
 - Broadcast announcements via email, text message, Facebook.com, Twitter.com, and Nextdoor.com;
 - Notice signs posted on site-specific amendment properties;
 - Notices mailed to property owners near site-specific amendments and other geographically specific amendments; and
 - Formal letters to Tribes with usual and accustomed area in Kitsap County.

Additional public involvement and outreach will occur in October through December when the Kitsap County Board of Commissioners will be considering the amendments.

6. Staff Contact

Report prepared by:



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Report approved by:



Jim Bolger, Assistant Director
Department of Community Development

7. Attachments

A. Maps

1. Vicinity
 2. Aerial Photo
 - 3A. Critical Areas
 - 3B. Critical Aquifer Recharge Areas
 - 4A. Current Land Use Designation
 - 4B. Proposed Land Use Designation
 - 5A. Current Zoning Classification
 - 5B. Proposed Zoning Classification
- Map Legends

B. State Environmental Policy Act (SEPA)

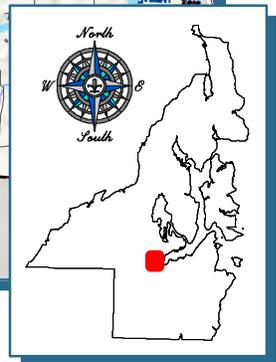
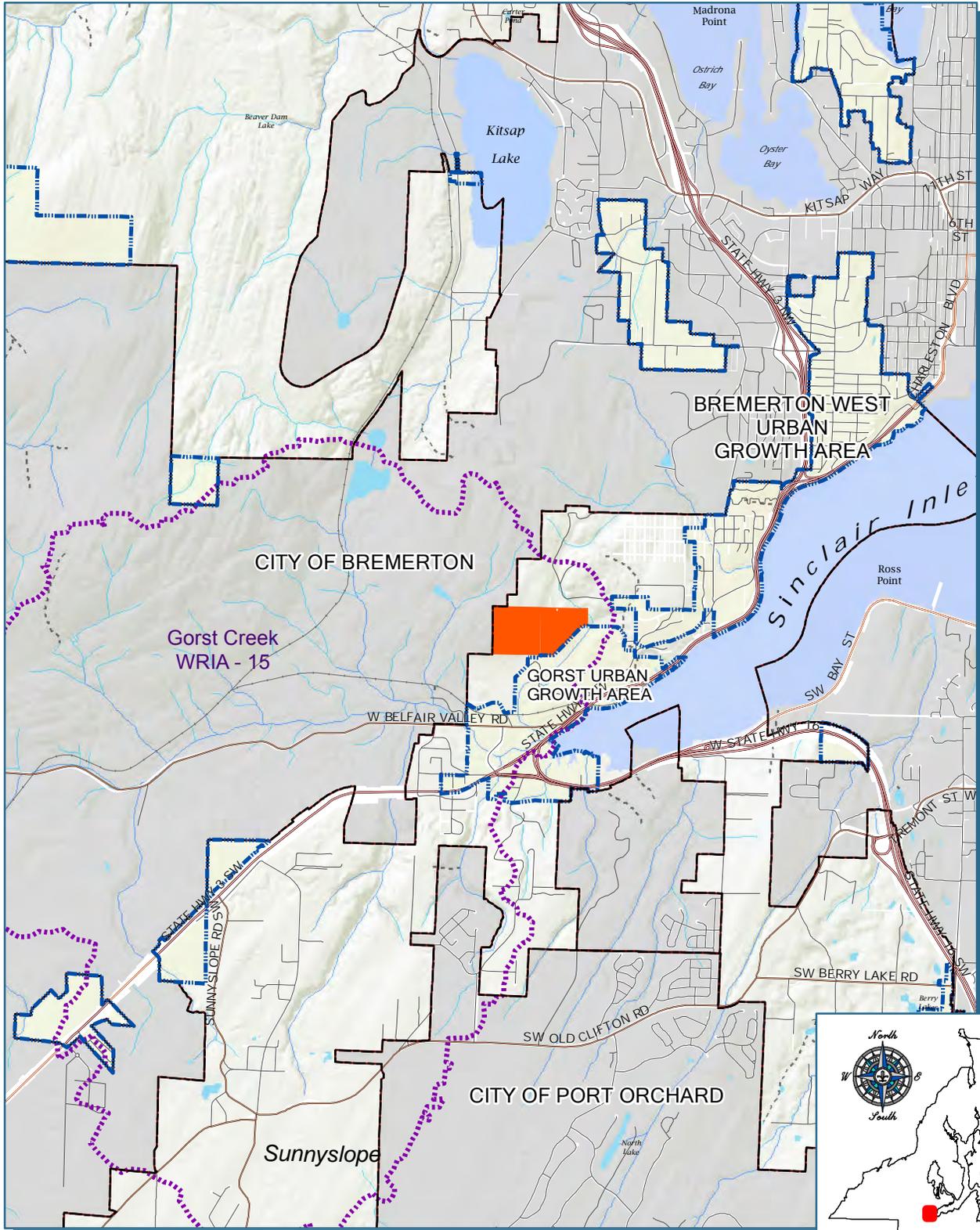
1. SEPA Determination
2. SEPA Checklist

C. Supplemental Materials

1. Geotechnical Report
2. Washington Department of Natural Resource Surface Mine Permit Process
3. Proposed Amendment to the Kitsap County Code
4. Comparison of Allowed Uses

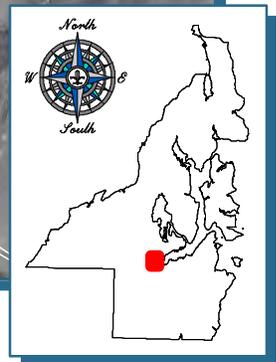
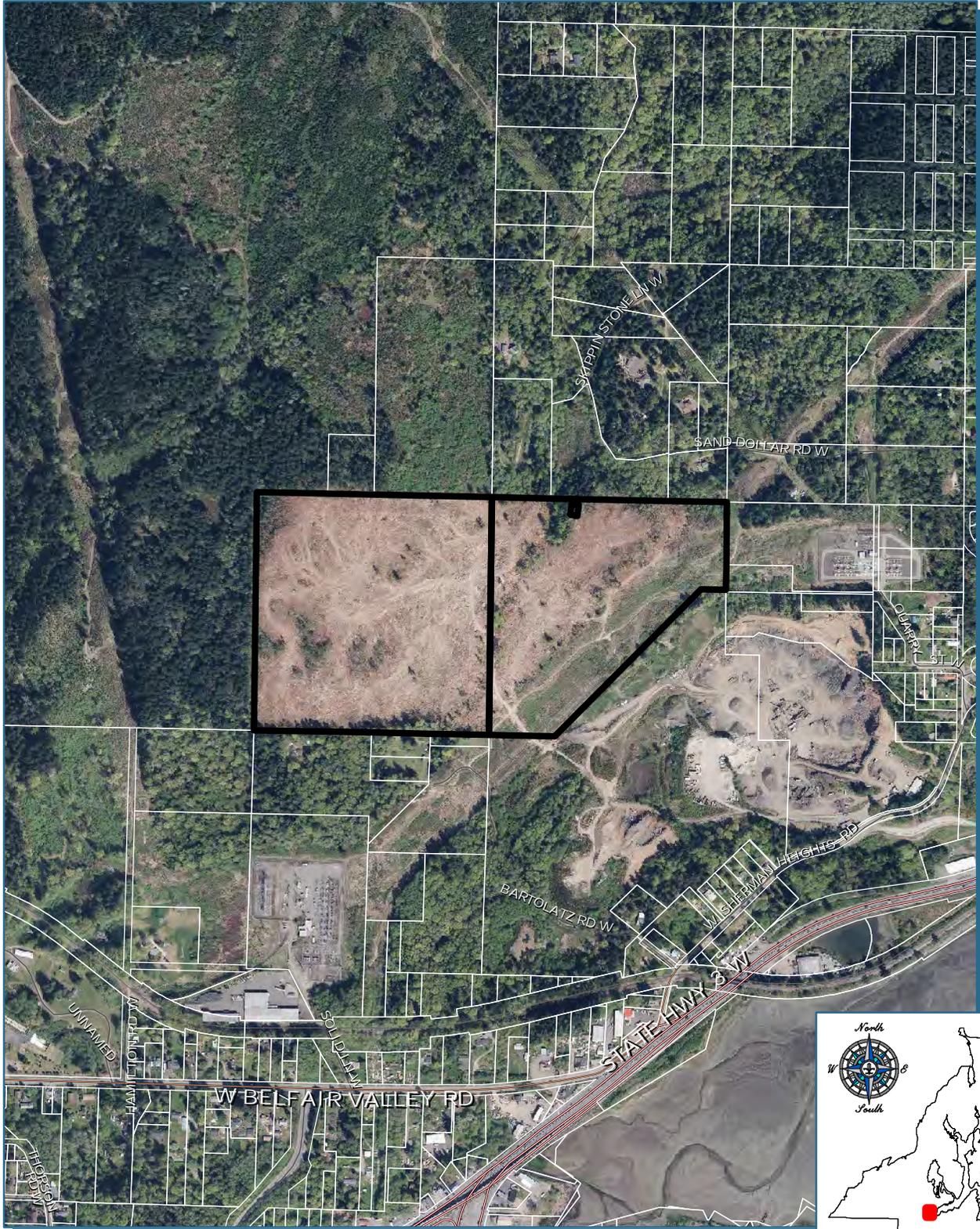


Map 1 - Vicinity 18-00490 (Culbertson)



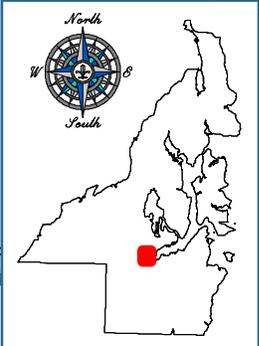
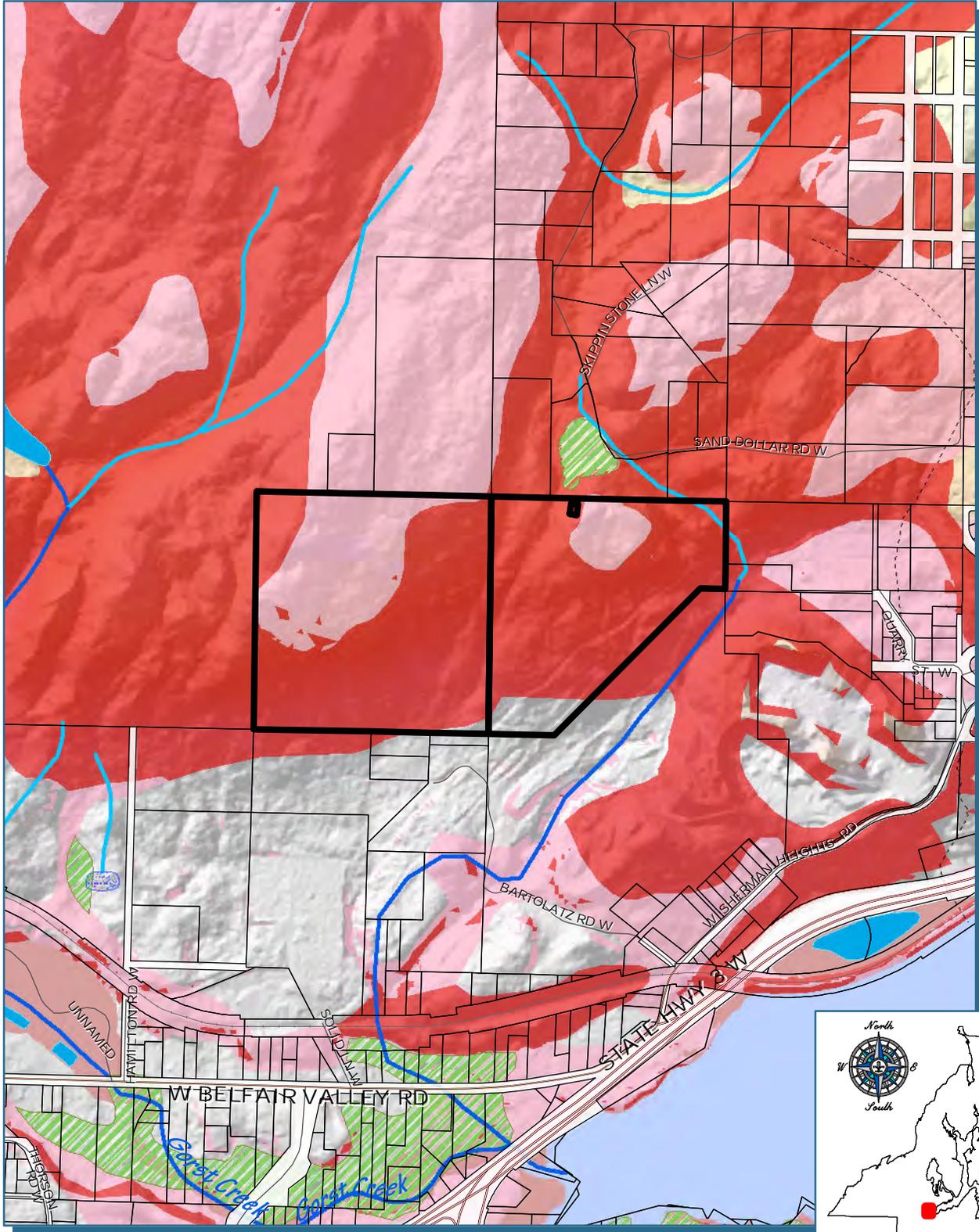


Map 2 - Aerial Photo (2015) 18-00490 (Culbertson)



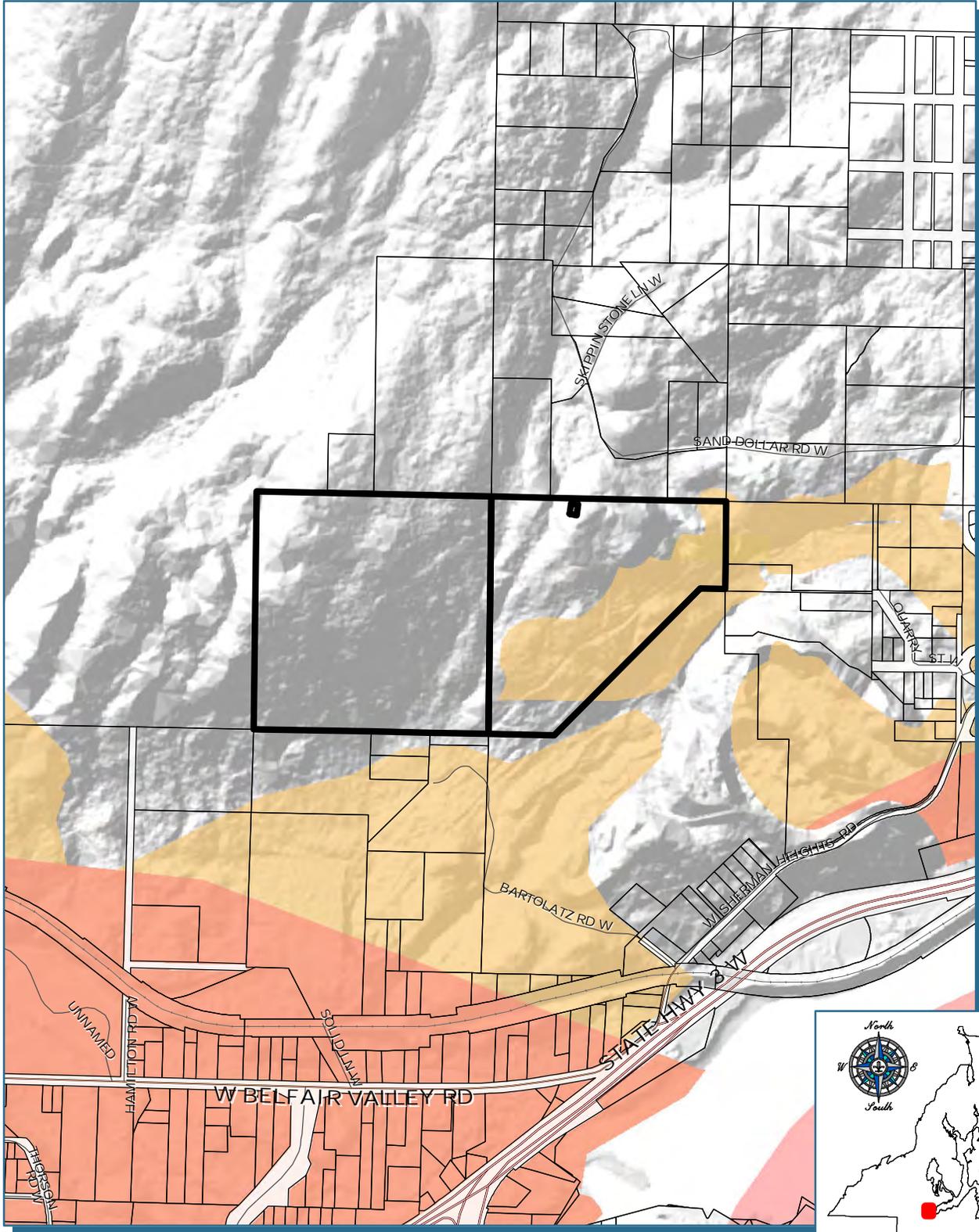


Map 3A - Critical Areas 18-0049 (Culbertson)



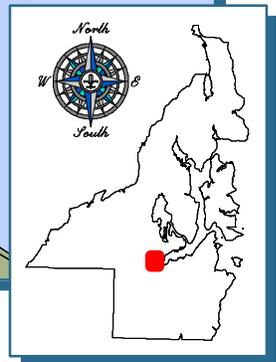
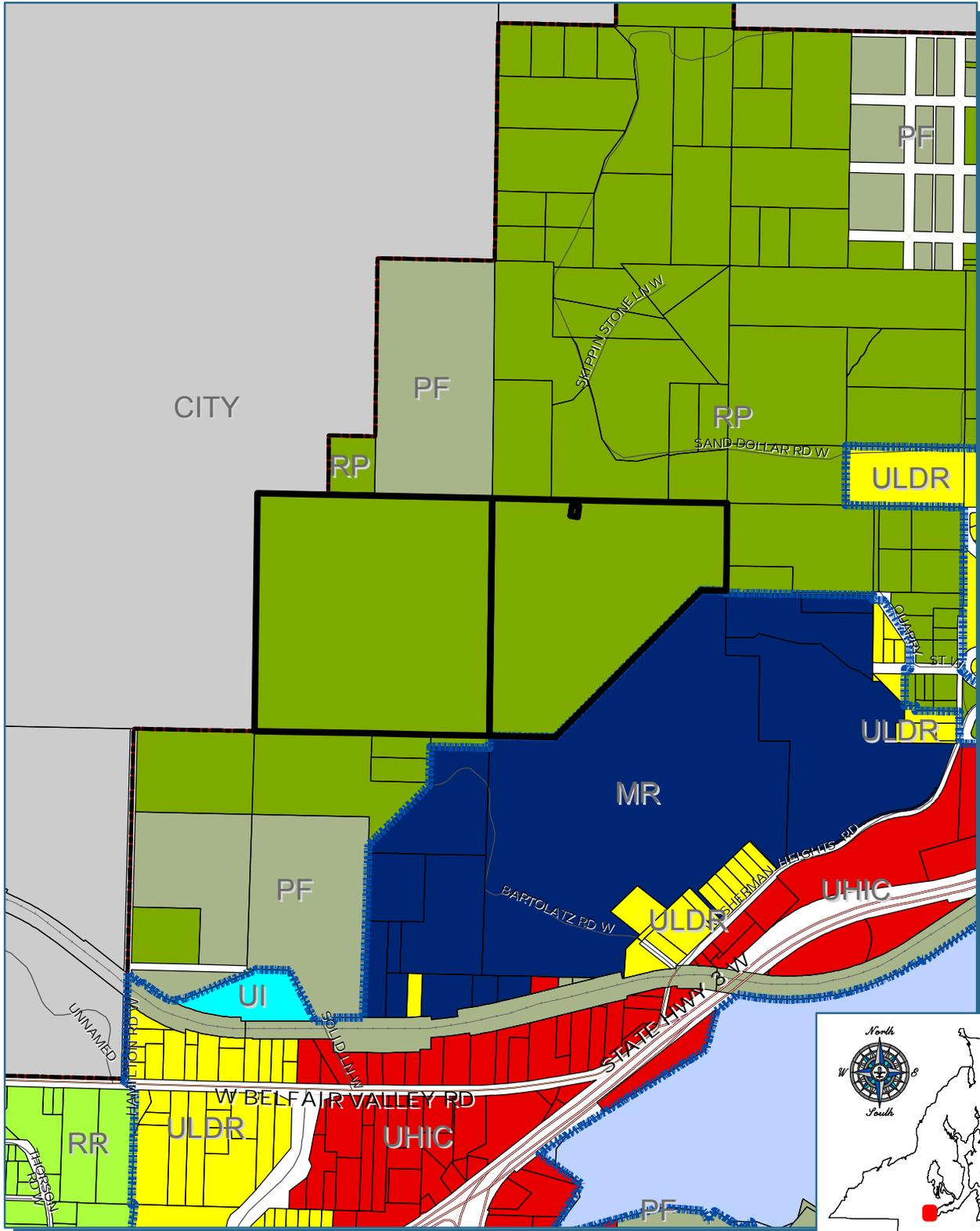


Map 3B - Critical Aquifer Recharge Areas 18-00490 (Culbertson)



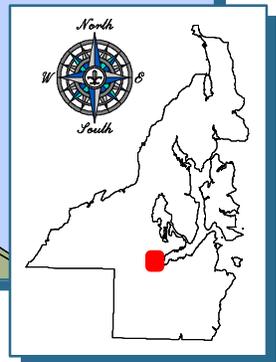
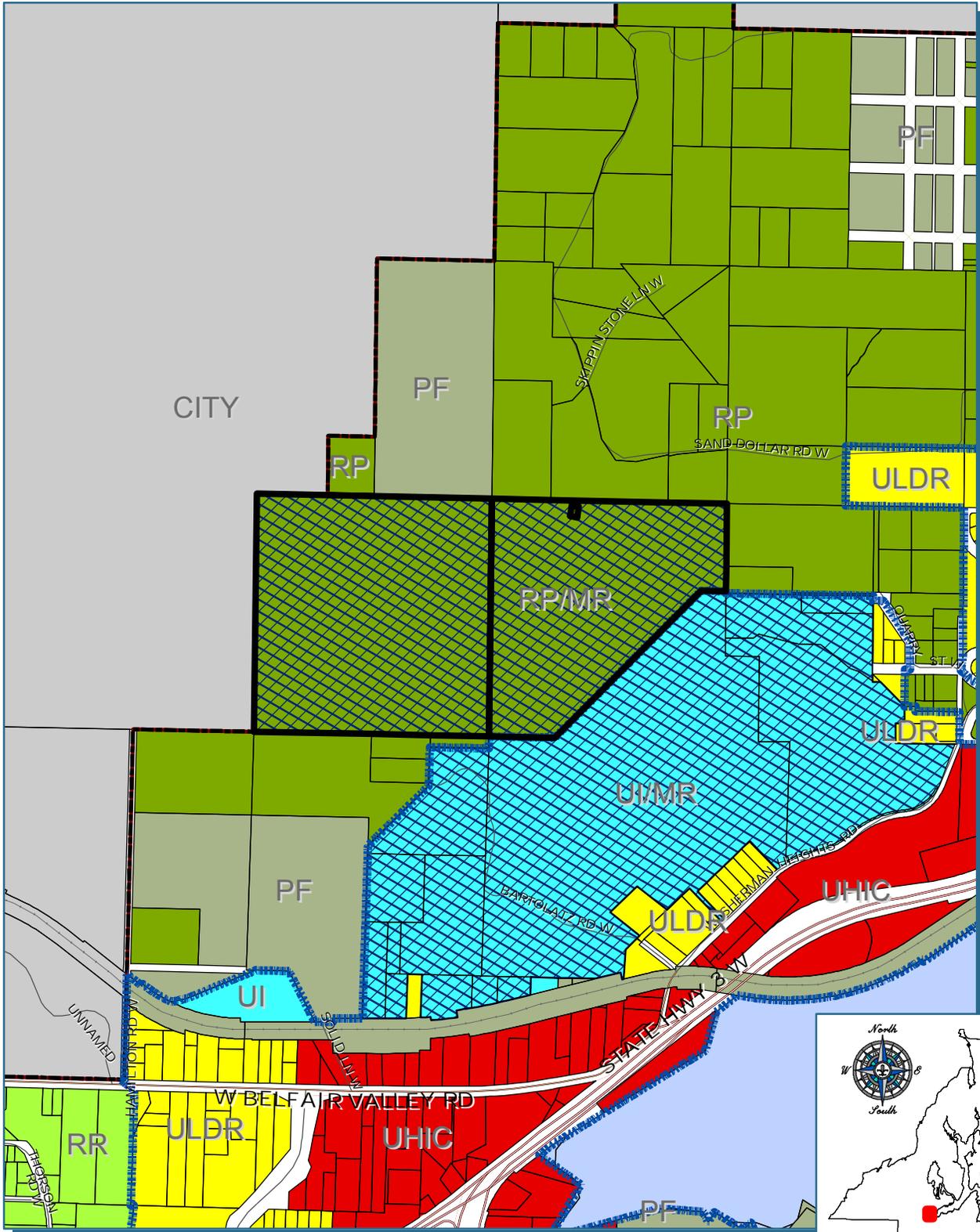


Map 4A - Current Land Use Designation Map 18-00490 (Culbertson)



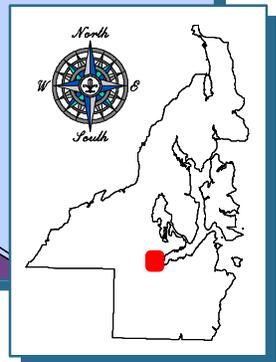
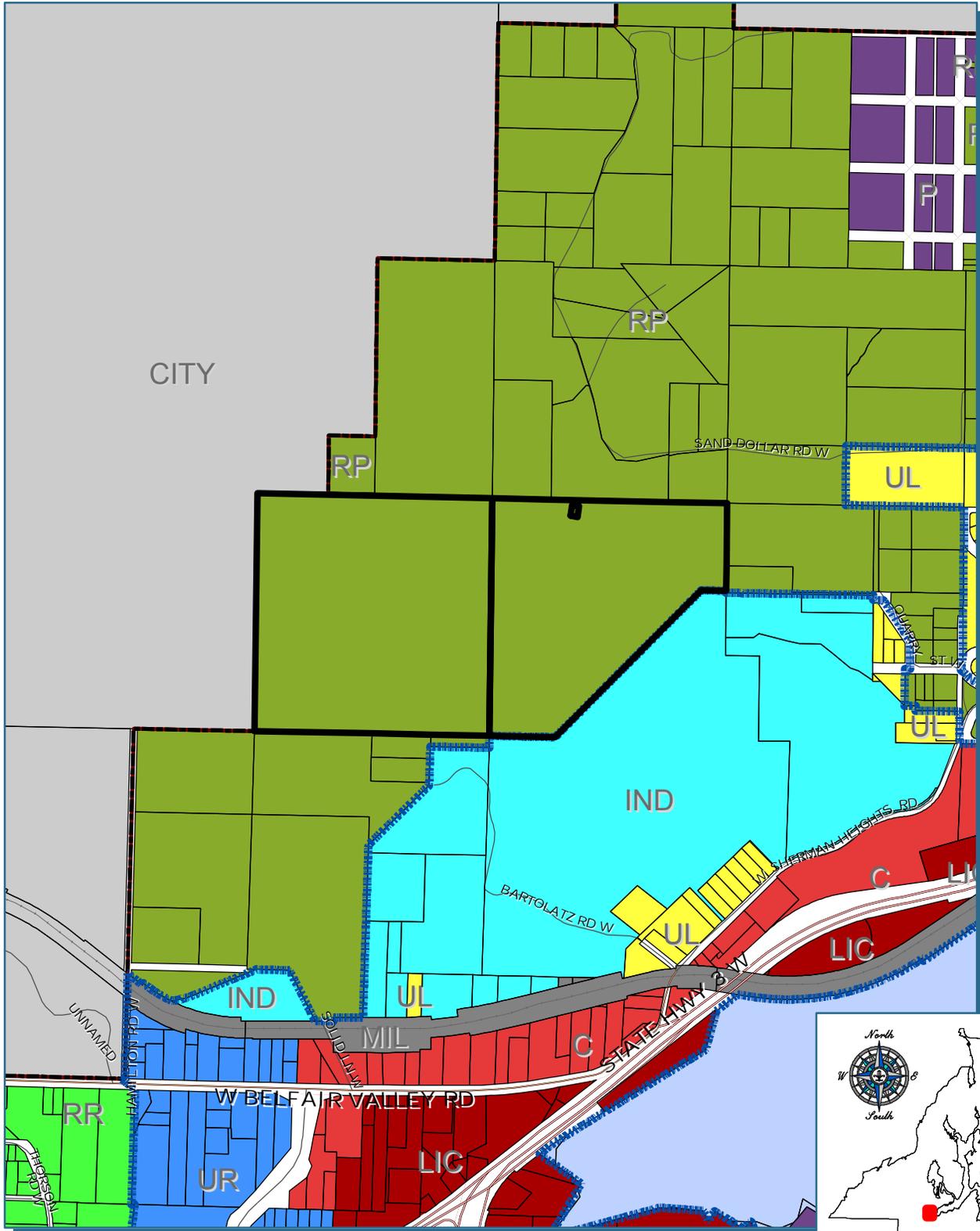


Map 4B - Proposed Land Use Designation Map 18-00490 (Culbertson)



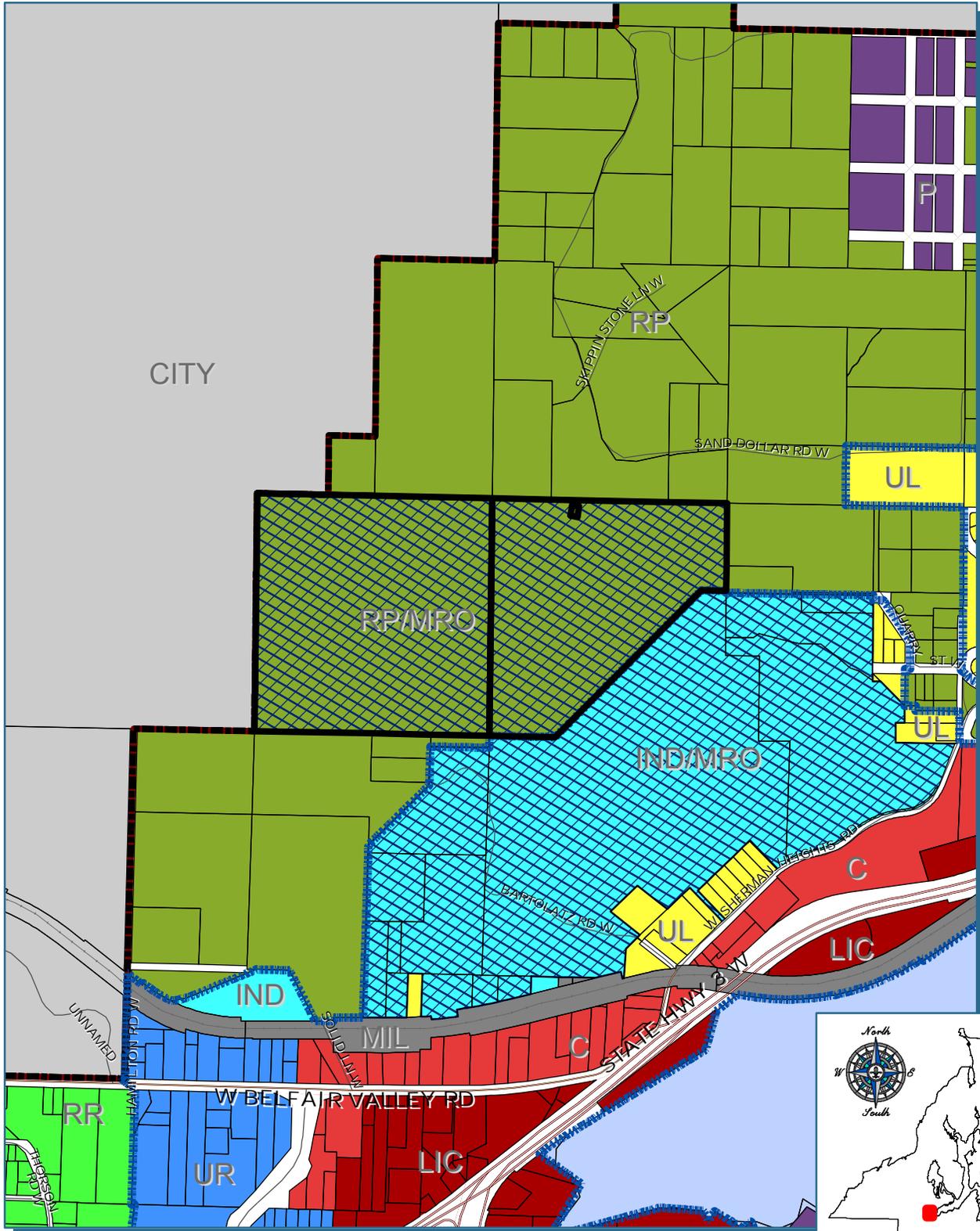


Map 5A - Current Zoning Classification Map 18-00490 (Culbertson)





Map 5B - Proposed Zoning Classification Map 18-00490 (Culbertson)



Legend for Maps 1 - 3

Waterbodies (defined in WAC 222-16-030)

-  Greater Puget Sound Hydrology
-  Bay or estuary
-  Lake, Pond, Reservoir, Gravel pit or quarry filled with water
-  Marsh, wetland, swamp, bog

Fish Habitat Water Type Code

-  (S) Designated Shoreline of the State
-  (F) Fish Habitat
-  (N) Non-fish Habitat
-  (U) Unknown, unmodeled hydrographic feature
-  No Channel found

-  Potential Wetlands

FEMA Flood Hazard Zone

-  High Risk - Coastal Area Zones
-  High Risk Areas Zones

Geohazards

-  High Hazard Area
-  Moderate Hazard Area

Critical Aquifer Recharge Areas

-  Category I
Critical aquifer recharge areas are those areas where the potential for certain land use activities to adversely affect groundwater is high.
-  Category II
Critical aquifer recharge areas are areas that provide recharge effects to aquifers that are current or potentially will become potable water supplies and are vulnerable to contamination based on the type of land use activity.

Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

-  Subject Parcel(s)
-  Tax Parcels

-  Major Watershed Boundary

Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City

Legend for Maps 4A & 4B

Comprehensive Plan Designations

RURAL

-  RR - Rural Residential
-  RP - Rural Protection
-  RW - Rural Wooded
-  FRL - Forest Resource Lands
-  MR - Mineral Resource Lands
-  RCO - Rural Commercial
-  RI - Rural Industrial

URBAN

-  UI - Urban Industrial
-  UHIC - Urban High-Intensity Commercial/Mixed Use
-  ULIC - Urban Low-Intensity Commercial/Mixed Use
-  ULDR - Urban Low-Density Residential
-  UMDR - Urban Medium-Density Residential
-  UHDR - Urban High-Density Residential
-  UTA - Poulsbo Urban Transition Area

LAMIRD

-  Limited Area of More Intense Rural Development-I
-  Limited Area of More Intense Rural Development-III

OTHER

-  CITY - Incorporated City
-  MIL - Military
-  T - Tribal Land
-  PF - Public Facility
-  Lake
-  Greater Puget Sound Hydrology

Designated Urban Growth Areas

-  Unincorporated Urban Growth Area
-  Incorporated City

-
-  Subject Parcel(s)

-  Tax Parcels

Street Center Lines

- State Highway
- Major Road
- Collector / Arterial
- Local Access; Local Road

Legend for Maps 5A & 5B

RURAL

-  FRL - Forest Resource Lands (1 DU/40 Ac)
-  RP - Rural Protection (1 DU/10 Ac)
-  RR - Rural Residential (1 DU/5 Ac)
-  RW - Rural Wooded (1 DU/20 Ac)
-  MRO - Mineral Resource Overlay

COMMERCIAL

-  BC - Business Center
-  BP - Business Park
-  Commercial (10-30 DU/Ac)
-  IND - Industrial
-  Low Intensity Commercial (10-30 DU/Ac)
-  NC - Neighborhood Commercial (10-30 DU/Ac)
-  Regional Center (10-30 DU/Ac)
-  RCO - Rural Commercial
-  REC - Rural Employment Center
-  RI - Rural Industrial
-  TTEC - Twelve Trees Employment Center

URBAN

-  Greenbelt (1-4 DU/Ac)
-  UCR - Urban Cluster Residential (5-9 DU/Ac)
-  UR - Urban Restricted (1-5 DU/Ac)
-  UH - Urban High Residential (19-30 DU/Ac)
-  UL - Urban Low Residential (5-9 DU/Ac)
-  UM - Urban Medium Residential (10-18 DU/Ac)
-  UVC - Urban Village Center (up to 18 DU/Ac)

KEYPORT VILLAGE

-  KVC - Keyport Village Commercial
-  KVLR - Keyport Village Low Residential
-  KVR - Keyport Village Residential

MANCHESTER VILLAGE

-  MVC - Manchester Village Commercial
-  MVLR - Manchester Village Low Residential
-  MVR - Manchester Village Residential

RURAL HISTORIC TOWN

-  RHTC - Rural Historic Town Commercial
-  RHTR - Rural Historic Town Residential
-  RHTW - Rural Historic Town Waterfront

SUQUAMISH VILLAGE

-  SVC - Suquamish Village Commercial
-  SVLR - Suquamish Village Low Residential
-  SVR - Suquamish Village Residential

OTHER

-  CITY - Incorporated City
-  MIL - Military
-  Park
-  T - Tribal Land
-  Greater Puget Sound Hydrology

CITY OF POULSBO

-  RL - Residential Low
-  LI - Light Industrial

Designated Urban Growth Areas

-  Incorporated City
-  Unincorporated Urban Growth Area

-  Subject Parcel(s)
-  Tax Parcels (Full Ownership)

Street Center Lines

-  State Highway
-  Major Road
-  Collector / Arterial
-  Local Access; Local Road

Placeholder For:
SEPA Determination

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Kitsap Reclamation and Materials, Inc. (KRMI)
Mineral Resource Overlay, Comprehensive Plan Amendment

2. Name of applicant:

Kitsap Reclamation and Materials, Inc.

3. Address and phone number of applicant and contact person:

Pat Lockhart
Kitsap Reclamation and Materials, Inc.
3020 Sherman Heights Road
Bremerton, WA 98312
Ph. 360.479.4659

4. Date checklist prepared:

January 28, 2018

5. Agency requesting checklist:

Kitsap County Department of Community Development

6. Proposed timing or schedule (including phasing, if applicable):

Staff correction: Determination regarding the proposed Comprehensive Plan site-specific amendment would likely occur by December, 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Engineering plans and permit applications for the new mineral resource area would likely be developed in the 2019-2021 period, with final permits and approvals expected approximately 2023.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

KRMI Mineral Resource Overlay Geologic Report, 2018

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

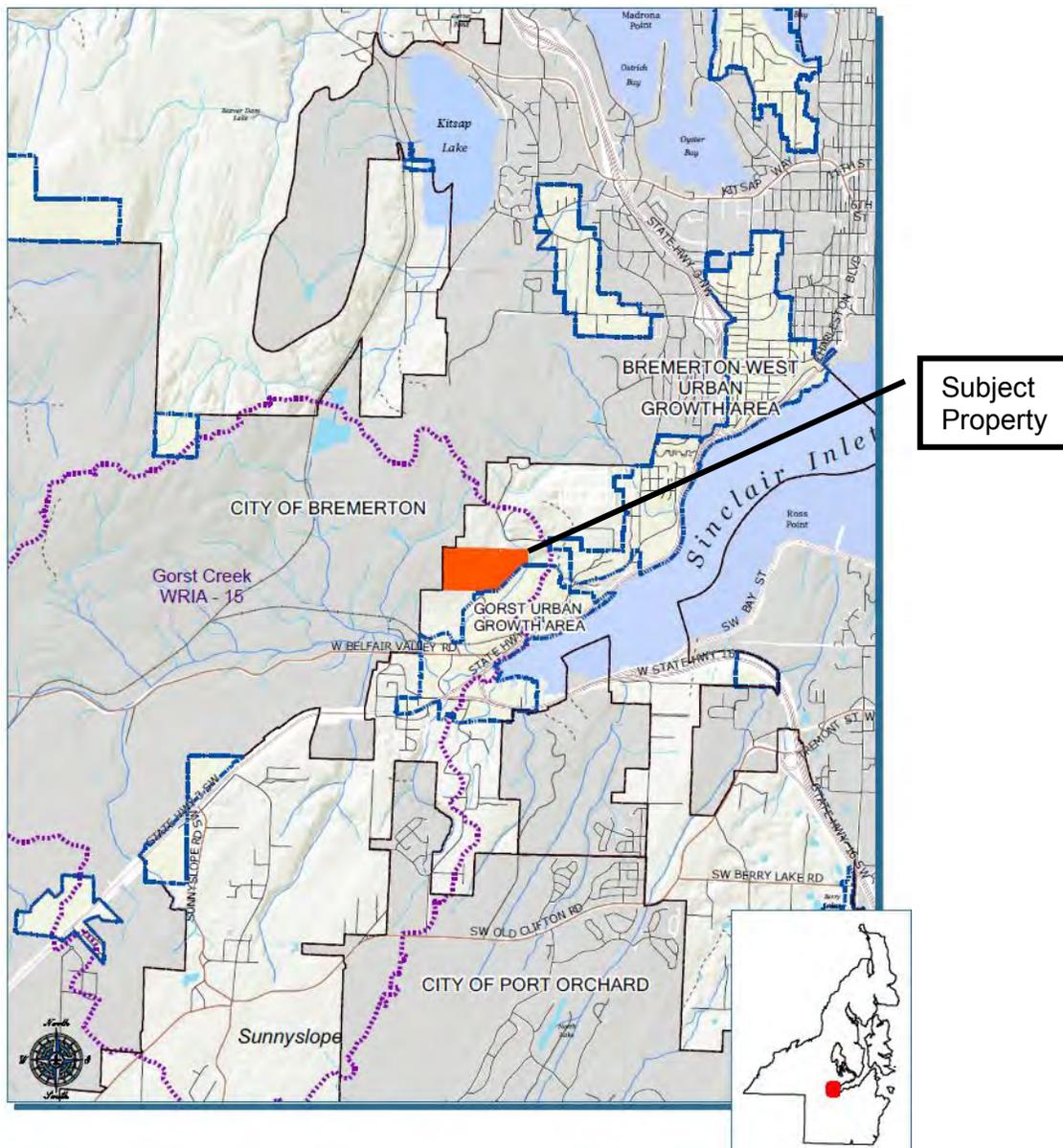
Staff correction: This is a non-project application. Future development activities would require permits and environmental review from Washington Department of Natural Resources and Kitsap County.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal consists of an amendment to the Kitsap County Comprehensive Plan for a 69-acre Mineral Resource (MR) overlay on two parcels of rural forest property located adjacent to the existing Kitsap Reclamation and Materials, Inc. (KRMI) basalt quarry located in the Gorst vicinity of Kitsap County, Washington.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is north of Sherman Height Road in Section 29, Township 24 North, Range 1 East, Willamette Meridian.



B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

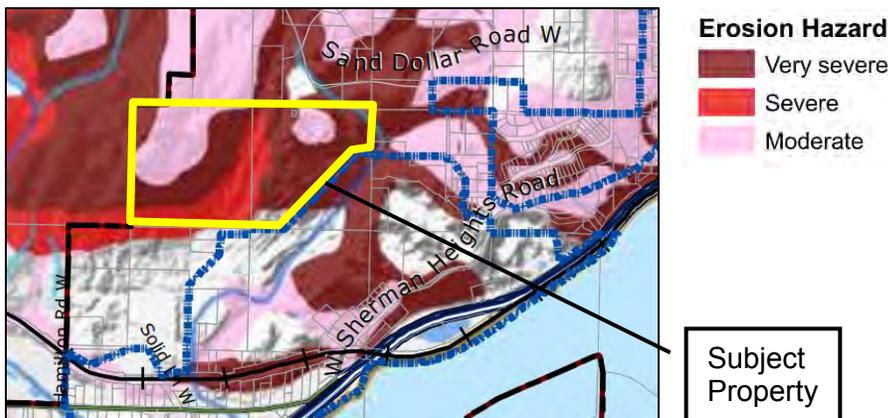
The steepest slopes on the site are approximately 30 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

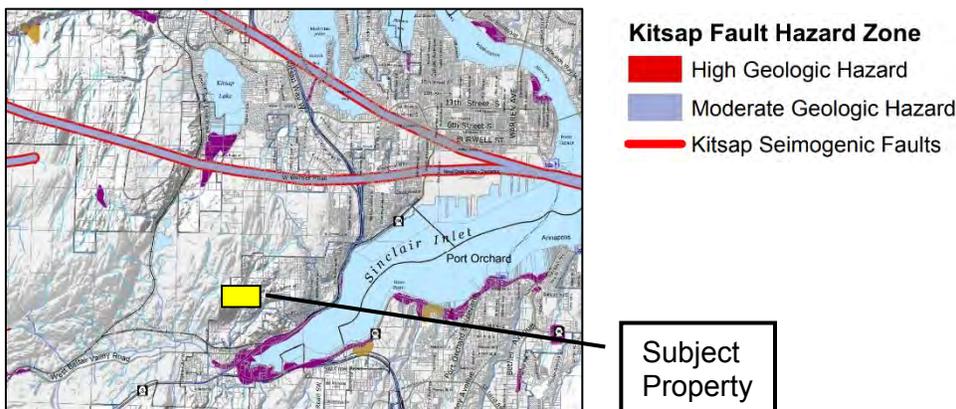
Basalt outcroppings occur throughout the site and typically extends to depths of more than 1,000-ft below the ground surface.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No. **Staff correction:** [Kitsap County Erosion Hazard Map dated February 23, 2017](#) identify potentially severe and very severe erosion hazard areas located on the subject site (see map below).



Staff correction: In addition, [Kitsap County Seismic Hazards Map dated February 23, 2017](#) identifies that the site is approximately 1 miles south of a fault line (see below).



- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There is no fill or excavation associated with the MR overlay amendment. Excavation would be associated with a future mine development proposal that would be developed at a later date. The MR overlay area is estimated to contain approximately 1.5 to 2.5 million cubic yards of mineral resources.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes. Excavation work conducted under the future development of the site would disturb earth and, consequently, there would be a potential for erosion to occur during rainfall.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Future development of the MR area may create approximately 0.5-ac of new impervious surfaces associated with a new access road. This new impervious surface represents less than one percent of the total site area.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

All stormwater runoff would be routed to on-site stormwater facilities that are designed, constructed, and operated in accordance with Kitsap County and NPDES stormwater permit requirements. The design of stormwater BMPs would address requirements for temporary sediment and erosion control during excavation operations, and after all mining phases are completed. A Water Quality Monitoring Plan would be developed and implemented at the site in accordance with NPDES Permit requirements.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions typical at heavy construction sites such as dust and diesel odors would be expected.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions or odor that would affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

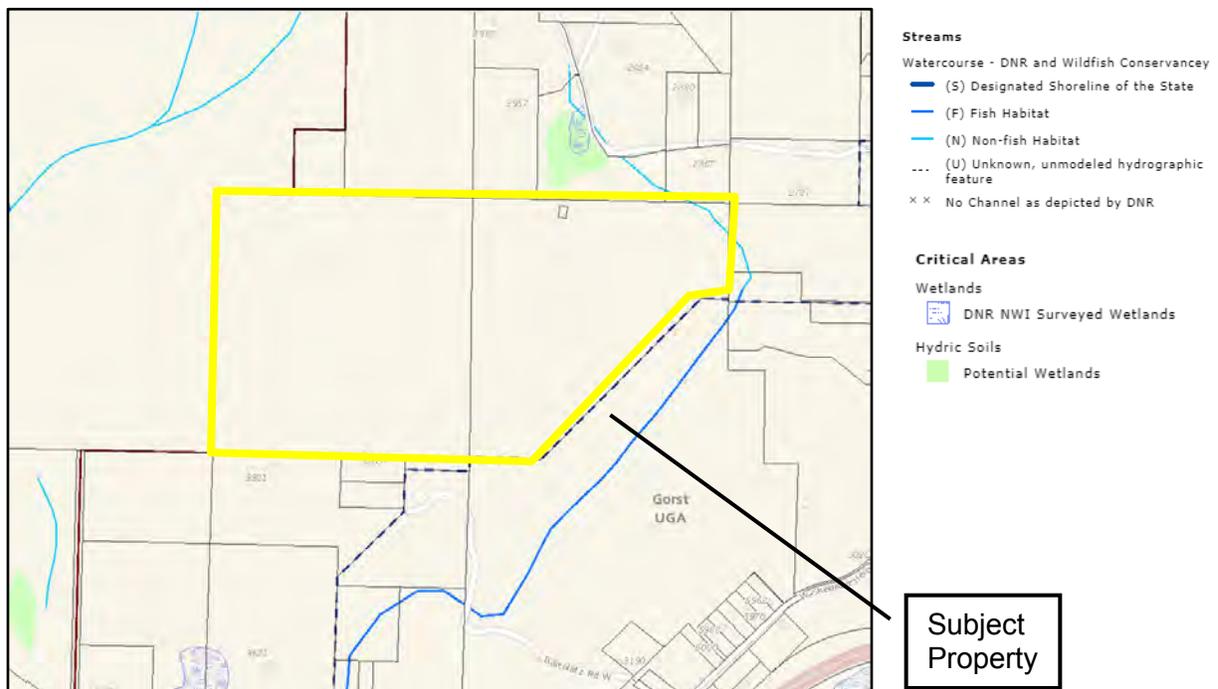
The site would comply with applicable air quality related regulations and guidelines. Unpaved access roads, the excavation area, stockpiles of bulk material would be watered to reduce dust as needed. Belt conveyors would be used to move material within the site in conjunction with trucks and loaders when possible. All equipment would meet current emission standards.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The site is located in the basin of an unnamed independent tributary to Sinclair Inlet that is not known to support salmonids. An intermittent stream and wetland are located adjacent to the site. Because of the intermittent flow, small size, and the separation by culverts to other stream systems, the wetlands and streams adjacent to the site have a low rating for fish habitat. **Staff correction: In addition to the intermittent stream and wetland off-site, according to Kitsap County there is a non-fish habitat stream that is located on the northeast corner of the subject property (see below).**



Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts. Undisturbed natural vegetation within the permanent site buffer areas would be maintained. Following reclamation, the site would be re-vegetated with trees, shrubs and native grasses consistent with the surrounding area.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No .

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None .

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No .

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No .

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No .

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No .

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None .

c. Water runoff (including stormwater):

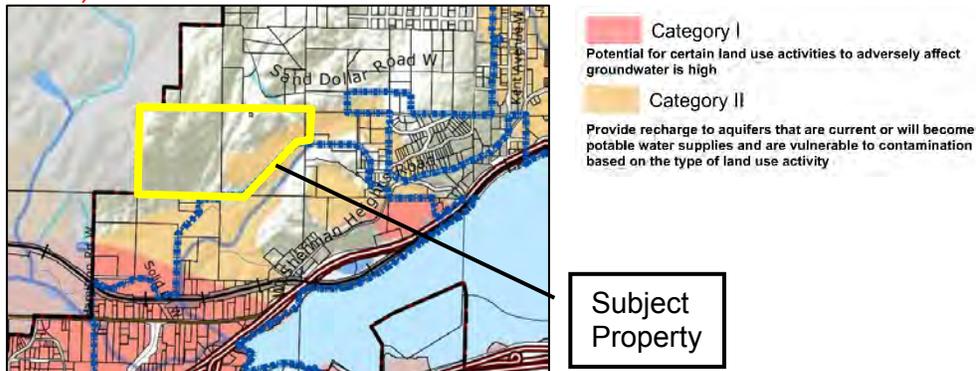
- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff would be generated from precipitation falling on the site. Permanent and temporary ditches, swales, sediment traps and other stormwater best management practices (BMPs) would be used through out the site to provide stormwater collection, conveyance, treatment and control. Stormwater would be treated prior to discharge to the intermittent stream that passes through the site and eventually

discharges to Sinclair Inlet approximately 1 mile downstream. All stormwater would be treated prior to discharge. No stormwater would discharge to Gorst Creek.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Contaminants may be introduced into the ground or surface water from mining related activities such as the use of mechanical equipment that uses fuel, oil and lubricants. There is potential for these chemicals to be released to the surface water and shallow groundwater during routine equipment operations and maintenance, or during an accidental spill. The SWPPP that would be prepared for the site would contain BMPs for regular inspection and maintenance of equipment to reduce the potential for contamination of surface water and groundwater. The SWPPP would also include a spill prevention and emergency cleanup plan describing the response procedure to an emergency in case a spill does occur. **Staff correction: Kitsap County Critical Aquifer Recharge Areas Map identifies a Category II Critical Aquifer Recharge Area on the east portion of the subject property (see below).**



3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

Development of the future mine site would comply with all applicable Kitsap County and state NPDES Stormwater Permit requirements including water quality and quantity control, pollution prevention, spill control, monitoring and BMP operation and maintenance.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture

- ____ crop or grain
- ____ Orchards, vineyards or other permanent crops.
- ____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ____ water plants: water lily, eelgrass, milfoil, other
- ____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing trees, grass and shrubs would be removed from the site as part of mining and excavation. The majority of the project area is vegetated primarily with shrubs due to recent logging. All natural vegetation in permanent critical area and perimeter property buffers would be preserved.

c. List threatened and endangered species known to be on or near the site.

None .

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts. Site re-vegetation would be done as part of reclamation and would consist of grasses, native trees and shrubs. Measures to protect plants include minimizing the amount of vegetative disturbance, and replacing vegetation through site reclamation activities.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry and Scots Broom.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: coyote, racoon, rabbit

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None .

c. Is the site part of a migration route? If so, explain.

No . **Staff correction: The Pacific Flyway is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Flyway route stopover sites typically include wetlands, shorelines, or beaches.**

d. Proposed measures to preserve or enhance wildlife, if any:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

Wildlife would be protected by maintaining and protecting the permanent natural vegetation buffer on the perimeter of the site, and by implementing BMPs to control silt or sediment. Mining activities would likely cause wildlife in the immediate vicinity to relocate.

- e. List any invasive animal species known to be on or near the site.

None known.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Petroleum products to operate excavation and hauling equipment.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Environmental health hazards could result from a spill of fuel and/or oil from operating equipment or released during an accident. **Staff correction: Emissions typical at heavy construction sites such as dust and diesel odors would be expected. In addition, potential future land uses could create noise from potential blasting and crushing operations associated with mineral resource extraction.**

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None. Petroleum storage would occur on the adjacent KRMI quarry site.

4) Describe special emergency services that might be required.

None.

5) Proposed measures to reduce or control environmental health hazards, if any:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

Environmental health hazards that could result from a spill of fuel and/or oil from operating equipment would be addressed within the SWPPP that would be prepared for the site. The SWPPP would include a preventative maintenance plan, a spill prevention and control plan, and specifications for on-site spill containment equipment and emergency reporting procedures that would be implemented in the event of a spill. Equipment accidents would be reduced through conformance with federal Mine Safety and Health Administration (MSHA) and state Labor and Industries safety requirements.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None. Noise from the adjacent KRMI quarry would not affect this proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise would result from heavy equipment, principally excavating equipment and dump trucks. There would be an increase in noise on adjacent properties from initial construction and ongoing mining operations. **Staff correction: The Kitsap County Code (Section 17.170.030) restricts hour of operations to between 7:00 a.m. and 6:00 p.m. unless otherwise authorized by the director.**

3) Proposed measures to reduce or control noise impacts, if any:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

The future design of the site would help to control noise by ensuring that noise-generating equipment is shielded from adjacent properties by earthen berms, slopes, and natural vegetation. The excavation area would be separated from the majority of adjacent residential properties by existing industrial operations. Berms, slopes, and buffers would be used to help reduce noise to adjacent properties.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

The proposed MR overlay area is undeveloped brush and trees and is crossed by several roads and electrical power lines. About 90 percent of the existing site has been recently logged.

To the east is the existing KRMI basalt quarry and related activities. Adjacent property to the south and north is generally Industrial (electrical substations) and Rural Protection zoning. The surrounding property to the west is undeveloped forest owned by the City of Bremerton.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

69-acres of forest land would be converted to Mineral Resource land.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

None.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

Rural Protection. **Staff Correction: This zone promotes low-density rural development and agricultural activities that are consistent with rural character and protects environmental features such as significant visual, historical and natural features, wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas. The subject property contains steep slopes and a non-fish habitat stream and is adjacent to a mapped wetland and fish habitat stream.**

- f. What is the current comprehensive plan designation of the site?

Rural Protection.

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Portions of the site have been classified as Geologic Hazards due to steep slopes.

i. Approximately how many people would reside or work in the completed project?

None .

j. Approximately how many people would the completed project displace?

None .

k. Proposed measures to avoid or reduce displacement impacts, if any:

None .

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

Future mining would occur on a site if it is approved for mineral resource extraction. The site is located in an industrial area with a history of uses including surface mining, utility corridors and industrial activity. The proposed amendment would allow the property to be mined and developed in coordination with the adjacent quarry site resulting in a more efficient use of the site and its mineral resources.

The proposed amendment protects significant rock deposits via the land use designation of mineral resource land. The KRMI quarry is one of only two currently operating basalt quarries in Kitsap County. Kitsap County has few mineral resources that can be economically developed while also being compatible with area land use. This is particularly true for basalt quarries, which are relatively uncommon geologic features in this region.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. **Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.**

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, mid- dle, or low-income housing.

None .

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None .

c. Proposed measures to reduce or control housing impacts, if any:

None. **Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.**

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable.

b. What views in the immediate vicinity would be altered or obstructed?

None.

b. Proposed measures to reduce or control aesthetic impacts, if any:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

Aesthetic considerations would consist of retaining native vegetation in buffer areas, ensuring the proposed facilities are consistent and compatible with adjacent land use, and designing appropriate site reclamation.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light and glare could be produced by equipment operation, primarily during daylight hours. Light and glare could also be produced by traffic on Sherman Heights Road during daylight hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None. **Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.**

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No .

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None . **Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.**

13. **Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No .

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None .

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of State Department of Archaeology and Historic Preservation on line database .

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

If archaeological remains of any kind are encountered during the project, work would be halted in the immediate vicinity until the significance of the resource could be evaluated by a qualified archaeologist. The Washington State Office of Archaeology and Historic Preservation and local tribal officials (Suquamish) would be consulted to determine an appropriate course of action.

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site would be accessible from an existing access on Sherman Heights Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The proposal would not require public transit. The site is served by a Kitsap Transit bus service in the Gorst vicinity, approximately one mile from the site. **Staff correction: The closest bus stop is on 3rd Avenue West & West Sunn Fjord Lane which is 1-mile (walking distance) north of the subject property.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Yes. The project site is located near an existing railroad. No railroad use is proposed as part of this proposal.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Traffic volumes are expected to remain consistent with current operations since the MR overlay would allow operations to continue for a longer period of time, but would not increase the average daily volume.

Based on existing operations, it is anticipated that approximately 60 truck/trailer trips (30 entering, and 30 exiting) would be generated on average per day with a peak hour estimated volume of about 18 truck/trailer trips (9 entering and 9 leaving). Based on existing operation, the project would generate peak hour trips between 8 AM and 9 AM as trucks stage at the site for the first daily haul.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.

None. Currently, trucks enter and exit the site from Sherman Heights Road. Truck crossing signs have been installed on both the east and west bound lanes of Sherman Heights Road. In addition, a flashing light has been installed to warn west bound traffic of truck activity.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None. **Staff correction: This is a non-project application. Future development activities will require additional permit and environmental review to determine and mitigate impacts.**

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

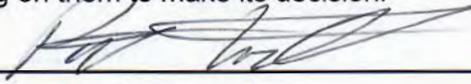
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None. Utilities would be provided on the adjacent KRMI quarry site.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee _____ Pat Lockhart _____

Position and Agency/Organization _____ Owner, KRMI _____

Date Submitted: 1-31-18

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Discharge to Water: Development of the site that would occur after the MR designation has potential to have discharges to water due to the land disturbing nature of mining operations. This potential is not considered significant however due to the lack of perennial surface water areas on the site and best management practices that would be implemented as described below. Based on existing information, a seasonal intermittent drainage and a wetland are located adjacent to the site.

Air Emissions: Emissions typical at heavy construction sites such as dust and diesel odors would be expected.

Production, Storage or Release of Hazardous Substances: Potentially hazardous substances at the site would consist of petroleum products for operation of machinery. Contaminants therefore have potential to be introduced into the ground or surface water from activities such as the use of mechanical equipment requiring fuel, oil, and lubricants. There is potential for these chemicals to be released to the surface water and shallow groundwater during routine equipment operations and maintenance, or during an accidental spill. However, this type of mining operation is essentially a simple process of loading materials and therefore does not pose a serious risk of introducing contaminants. No petroleum products or other hazardous substances are expected to be stored on the site.

Production of Noise: Noise would result from heavy equipment, principally excavating equipment and dump trucks. There would be an increase in noise on adjacent properties from initial construction and ongoing mining operations. **Staff correction: The potential future land uses could create noise from potential blasting and crushing operations. The Kitsap County Code (Section 17.170.030) restricts hours of operations to between 7:00 a.m. and 6:00 p.m. for land uses with a mineral resource overlay designation.**

Proposed measures to avoid or reduce such increases are:

Under the proposal, all stormwater runoff would be routed to on-site stormwater facilities that are designed, constructed, and operated in accordance with Kitsap County and NPDES stormwater permit requirements. The design of stormwater BMPs would address requirements for temporary sediment and erosion control during excavation operations and after all mining phases are completed. A Water Quality Monitoring Plan would be developed and implemented at the site in accordance with NPDES Permit requirements.

Unpaved access roads, the excavation area, stockpiles of bulk material would be watered to reduce dust as needed. Belt conveyors would be used to move material within the site in conjunction with trucks and loaders when possible. All equipment would meet current emission standards.

The Storm Water Pollution Prevention Plan (SWPPP) that would be prepared for the site would contain BMPs for regular inspection and maintenance of equipment to reduce the potential for contamination of surface water and groundwater. The SWPPP would also include a spill prevention and emergency cleanup plan describing the response procedure to an emergency in case a spill does occur.

The design of the site would help to control noise by ensuring that noise-generating equipment is shielded from adjacent properties by earthen berms, slopes, and natural vegetation. The excavation area would be separated from the majority of adjacent residential properties by existing industrial operations. Berms, slopes, and buffers would help to reduce noise to adjacent properties.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would result in the removal of most vegetation from the site as part of site excavation which would affect wildlife habitat.

Noise from mining activities would likely discourage most wildlife use of the site. The effect to habitat on the site is not expected to be significant based on the absence of streams and wetlands on the site, recent logging and the presence of extensive forest lands that surround much of the property. The habitat value of the site is considered relatively low due to slopes, electrical utility corridors, adjacent industrial activity, and presence of basalt bedrock at or near the soil surface.

The site is located in the basin of an unnamed independent tributary to Sinclair Inlet that is not known to support salmonids. An intermittent stream is located adjacent to the site. Because of the intermittent flow, small size, and the separation by culverts to other stream systems, the wetlands and streams adjacent to the site have a low rating for fish habitat.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Buffer areas would be maintained as required by County regulations. Undisturbed natural vegetation within the permanent site buffer areas would be maintained. Buffer areas may be enhanced with a screening berm and native plantings. Following reclamation, the site would be re-vegetated with trees and native grasses consistent with the surrounding area.

3. How would the proposal be likely to deplete energy or natural resources?

Petroleum products would be used to operate excavating equipment. Mineral resources would be removed from the site as part of mining activities.

Electricity would be used to power the conveyor system.

Proposed measures to protect or conserve energy and natural resources are:

The nature of the project is to remove a natural resource (rock) for beneficial use.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not applicable. As described in (2) above, there is no critical habitat for ESA listed fish species on or adjacent to the site.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not likely to affect land use in the area. The property is located in an area very compatible with mineral resource related activities. The existing quarry has operated immediately adjacent to the site for many years. Adjacent land uses are primarily industrial and rural forest. **Staff correction. Rural residential land uses are also located adjacent to the subject property.**

This proposed mineral resource overlay would provide consistency with the applicants' adjacent operating quarry property and allow the property to be mined and developed in coordination with the adjacent quarry site.

This would result in a more efficient use of the mineral resources available at the site.

Proposed measures to avoid or reduce shoreline and land use impacts are:

A detailed Reclamation Plan would be developed consistent with applicable local and state regulations and guidelines. This plan would describe the phased reclamation approach and schedule, topsoil conservation and replacement, erosion and slope stability control, and surface water and groundwater protection plans and facilities. The excavation plan for the site would be designed to shield mining operations from adjacent properties. The reclamation plan for the site would also provide for re-vegetation of mined areas. A permanent undisturbed buffer would be maintained between the site and the property boundary.

The reclamation concept for the site would be designed to provide a finished bottom grade that matches the elevation of the adjacent quarry. This would allow the site to be developed concurrent with or following reclamation of the existing quarry operations. Site reclamation would include re-vegetation of the excavated site to enhance drainage characteristics, control soil erosion, and present an attractive visual appearance. Re-vegetation would likely include planting of native trees, shrubs, and grasses.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The site is served by adequate infrastructure to support the proposed use. Site access is from an existing road, and has good access to the regional road system. The site has water service from the City of Bremerton, and can support stormwater facilities. No land use or development activities are contemplated at the site that would generate wastewater. Electrical power is located on the site.

Proposed measures to reduce or respond to such demand(s) are:

Public services and utilities are adequate to serve the proposed use. The existing road approach at Sherman Heights Road is adequate to support the proposed use of the site. No increase in traffic over existing conditions is expected. A traffic study would be conducted if necessary to identify potential impacts and mitigation measures to ensure safe and efficient traffic at the site. A fence would be constructed around the entire site for security control and safety.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no expected conflicts with local, state, or federal laws or requirements for the protection of the environment.

GEOLOGIC REPORT

Proposed Mineral Resource Overlay Kitsap Reclamation and Materials, Inc.

Prepared for:

Kitsap Reclamation and Materials, Inc.
3020 West Sherman Heights Road
Bremerton, WA 98312

Prepared By:

Struck Environmental, Inc.
P.O. Box 2168
Poulsbo, WA 98370

February 2018

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1.0 INTRODUCTION

This report summarizes the results of a geological evaluation to assess the presence and extent of commercial quality mineral deposits within the proposed Kitsap Reclamation and Materials, Inc. (KRMI) mineral resource overlay area (Figure 1, attached). The study is intended to meet the requirements of the Kitsap County Comprehensive Plan for geologic assessments of proposed mineral resource lands. The proposed mineral resource overlay area is two parcels, approximately 69 acres, presently zoned Rural Protection. These parcels are collectively referred to as the Site. Zoning and land-uses at and adjacent to the Site, which includes an active basalt quarry, are shown in Figure 2 (attached).

2.0 METHODOLOGY

This geologic assessment was performed using previously published literature and physical inspection at and adjacent to the Site. No intrusive testing, remote sensing (e.g., geophysical studies), or sampling of geologic materials was performed. The information reviewed is considered sufficient, valid and accurate for the scale it depicts and the needs of this assessment.

3.0 REGIONAL GEOLOGIC CONDITIONS

Generally, there are few mineral resource basalt reserves of significant commercial quality in economically suitable locations on the Kitsap Peninsula. Glacial deposits of sand and gravel that are found throughout the peninsula have typically been the most common mineral resource in Kitsap County. Basalt rock has historically been mined as a mineral resource in few locations on the Kitsap Peninsula, and is currently actively mined at only one other location in Kitsap County in addition to the KRMI quarry.

The oldest surficial geologic deposits in Kitsap County are the Tertiary basalt flows west of Bremerton that underlie Green and Gold Mountains (Figure 3). These flows consist of dark, fine-grained basalt with zones of vesicular texture. Individual flows can be identified and can measure up to 30 feet. The total thickness of the basalt units is unknown but are believed to be 3,000 to 5,000 feet. Groundwater flow in the basalt units is very small and what does occur is through fracture flow.

During the Late Pliocene and the Pleistocene epochs, there were multiple glaciations in the Puget Sound lowland. Streams and glacial ice sheets deposited sediments. The two recognizable glaciations observed on the Kitsap Peninsula are the Salmon Springs and the Frazier glaciations. The older deposits of the Salmon Springs Drift typically appear on the southern end of the peninsula, mainly as a coarse gravel with lenses of finer sand and till. These unstratified deposits are often differentiated from the younger Vashon Drift by rusty orange oxidation and lenses of pumice.

The Salmon Springs drift is overlain by the Kitsap Formation, which is predominantly clays and silts with minor amounts of sand and gravel. The unit is well stratified with distinguishing beds of peat and lignite occurring at intervals throughout.

The Vashon Drift overlays the Kitsap Formation and includes till, outwash sand and gravel deposits, and clay. Outwash material deposited near the front of the glacier is poorly sorted sand and gravel while further away there are stratified sands, silts and clay. Groundwater is present locally in the sand and gravel units. The Site is not within a major groundwater production area for Kitsap County (Hansen and Bloke 1980). Regional geologic conditions are depicted in attached Figure 3. Local area geologic conditions are shown in Figure 4.

4.0 SITE RECONNAISSANCE

Basalt rock outcroppings are present on the Site and are visible throughout the adjacent KRMI quarry. The Site was recently logged, and vegetation consists of a mixture of shrubs, small trees and grasses. Electric transmission lines cross the site. Extensive basalt outcroppings are present in the quarry area to the east of the Site. Basalt on the Site is overlain with typically 2 to 5-ft of topsoil and overburden.

The basalt has been extensively mined in the existing KRMI Quarry located immediately adjacent to the Site. Basalt consists of competent material of high quality for aggregate and mineral applications. To the south are lowland areas that appear to be dominated by glacial outwash and fluvial/alluvial deposits of the Gorst Creek flood plain. To the north and west are forest lands underlain by basalt.

5.0 MINERAL RESOURCE ASSESSMENT

Mineral resources at the Site were evaluated using Site information, geologic maps (Garling, Molenaar, Sceva et al) and geologic information derived from a previously published reports (Parametrix 2003). Figure 4 depicts geologic maps of the area prepared by Kitsap County and indicates basalt occurs at the surface over the entire Site, with glacial deposits occurring to the south. The basalt unit extends to adjacent areas to north, east and west of the Site, which is consistent with field observations and other available geologic reports.

The basalt is described as a series of continuous flow that cover the Gold Mountain area of southwestern Kitsap County. Figures 3 and 4 indicates that the entire Site consists of basalt with minimal topsoil and overburden. Figure 5 shows that basalt occurs to depths of at least 400-ft below the entire site.

6.0 RESOURCE EVALUATION

Cross-section A-A' (Figure 5) depicts the interpreted subsurface stratigraphy, which indicates a significant amount of viable basalt mineral resource on the Site. Basalt is present throughout the proposed Mineral Resource area to depths of at least 400-ft below the ground surface. Depending on final reclamation grades, basalt quantities could be expected to be in the range of 1.5 to more than 2.5 million cubic yards.

Based on basalt characteristics from the adjacent KRMI quarry, which is within the same geologic formation, the mineral resource provides commercial quality aggregate materials including

gravel base, quarry spalls, and a wide range of landscaping and structural rock. Some minor quantities of topsoil, sand and gravel may also be recovered from the shallow layer of glacial outwash overburden that overlies the Site.

7.0 REFERENCES

Garling, M.E., Molenaar, Dee, and others. 1965. Water Resources and Geology of the Kitsap Peninsula and Certain Adjacent Islands, Water Supply Bulletin No. 18.

Hansen, A. J. and Bloke, E.L. 1980. Groundwater availability on the Kitsap Peninsula, Washington. Open-file report USGS; 80-1186

HWA Geosciences. 2000. Geotechnical Report SR 3 Improvements Project Gorst RR Bridge to SR 304 Interchange Kitsap County, Washington. Prepared for Parametrix, Inc. February 17, 2000.

Kitsap County, 2017. Geologic Map Units. Map Created April 2017.

Parametrix, Inc. 2003. Geologic Assessment of Proposed Mineral Resource Area, Gorst Vicinity Kitsap County, Washington. Prepared for Kitsap Reclamation and Materials, Inc. February 2003.

Sceva, Jack E. (1957), Geology and Groundwater Resources of Kitsap County, Washington. Water-Supply Paper 1413, U.S. Geological Survey.

FIGURES



Source: USGS Bremerton West Quadrangle. NTS

FIGURE 1. LOCATION MAP.
Kitsap Reclamation and Materials, Inc. Quarry
Proposed Mineral Resource Overlay

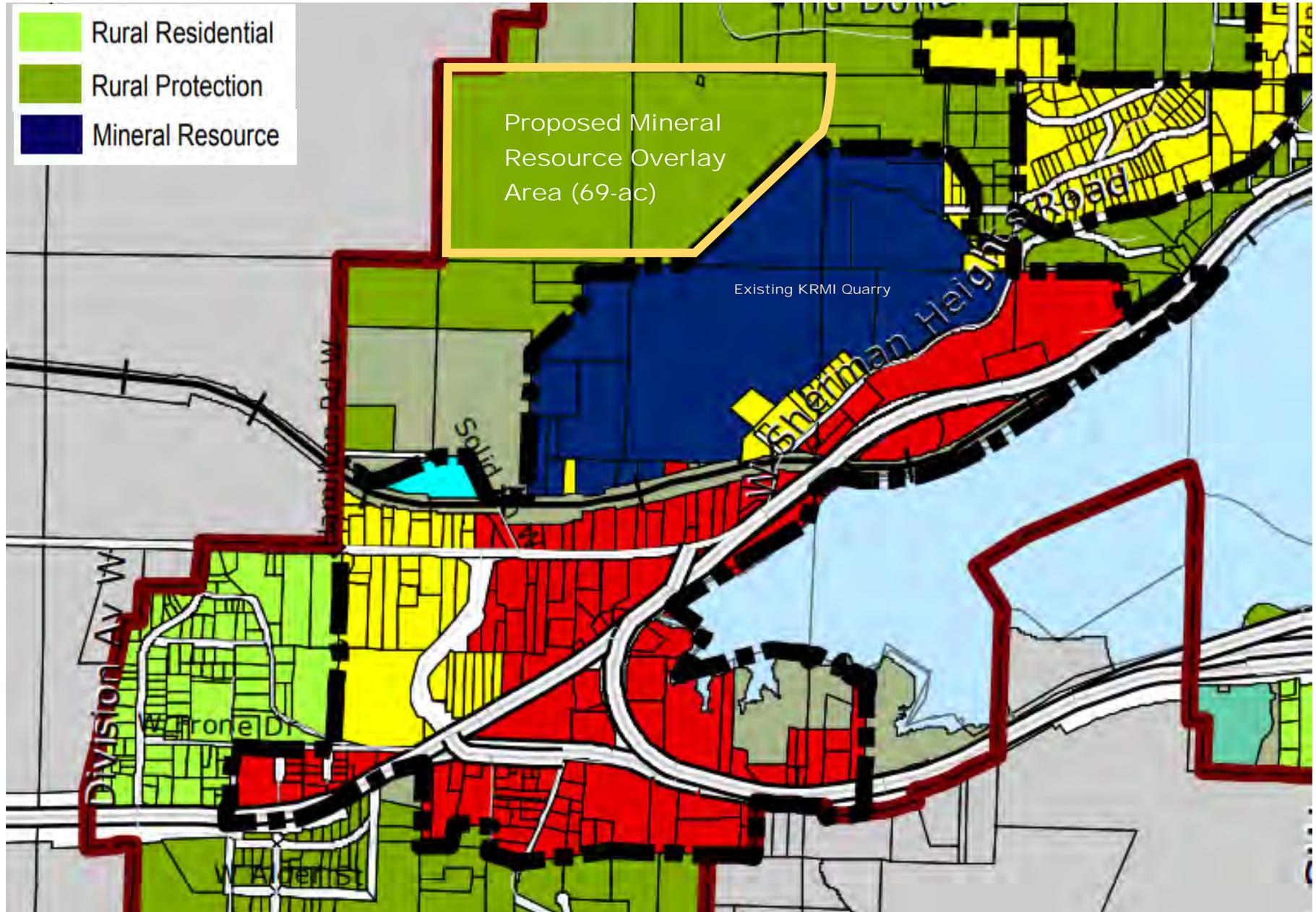
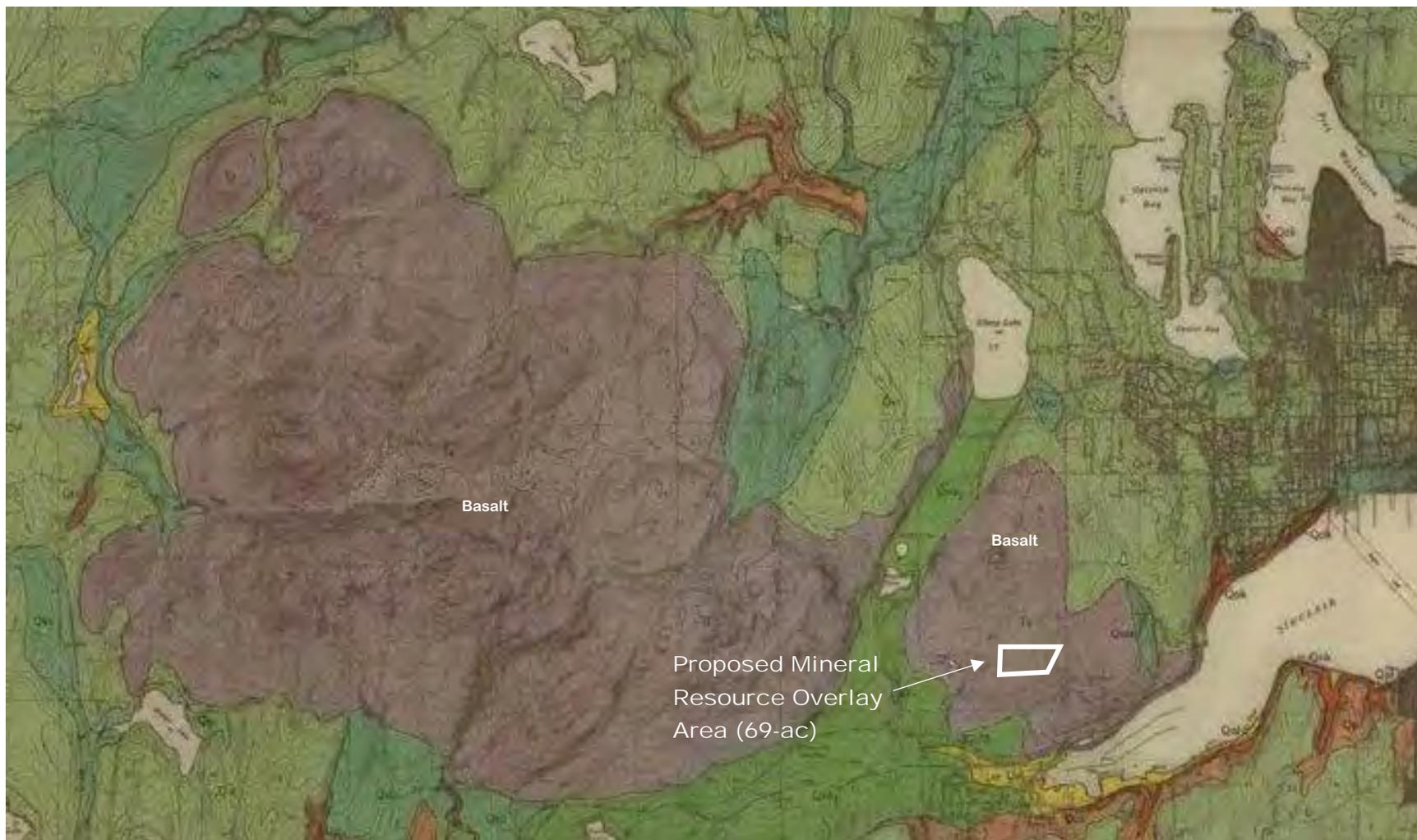
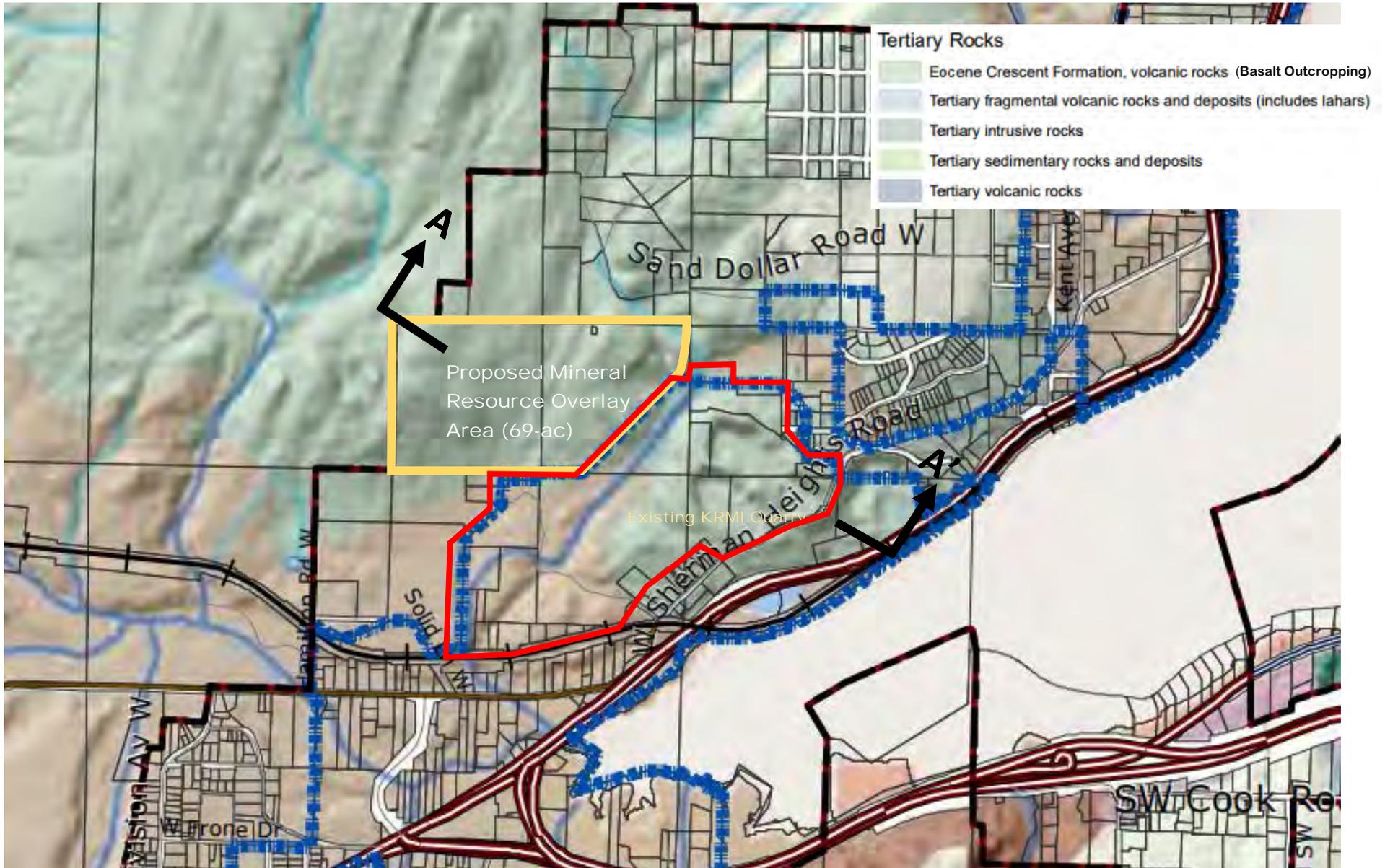


FIGURE 2. LAND USE MAP
Kitsap Reclamation & Materials, Inc.
Mineral Resource Overlay



Source: Seva 1957. NTS

FIGURE 3. REGIONAL GEOLOGIC MAP.
Kitsap Reclamation & Materials, Inc.
Mineral Resource Overlay



Source: Kitsap County GIS Databse. NTS

FIGURE 4. LOCAL AREA GEOLOGIC MAP.

Kitsap Reclamation & Materials, Inc.
Mineral Resource Overlay

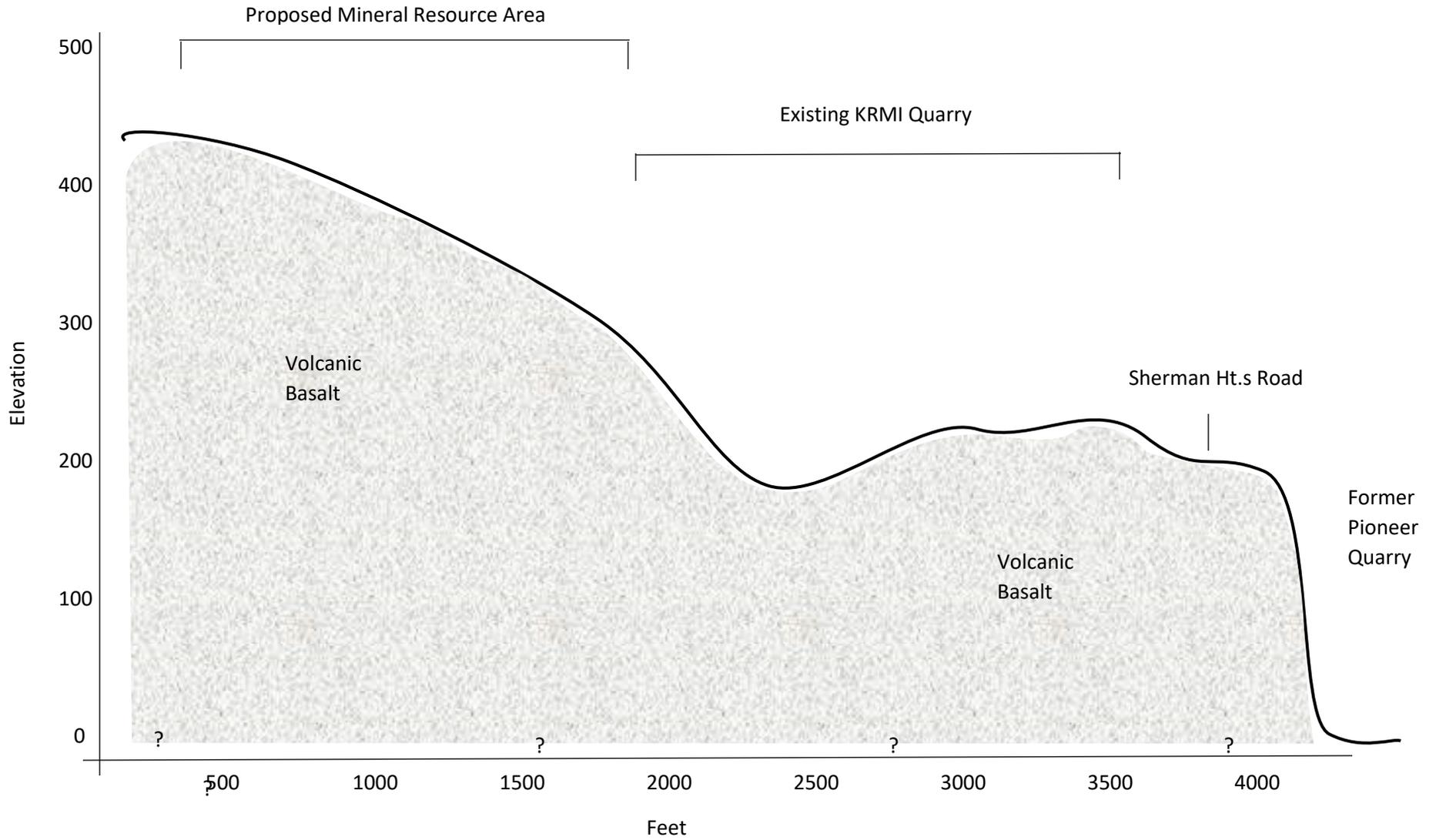
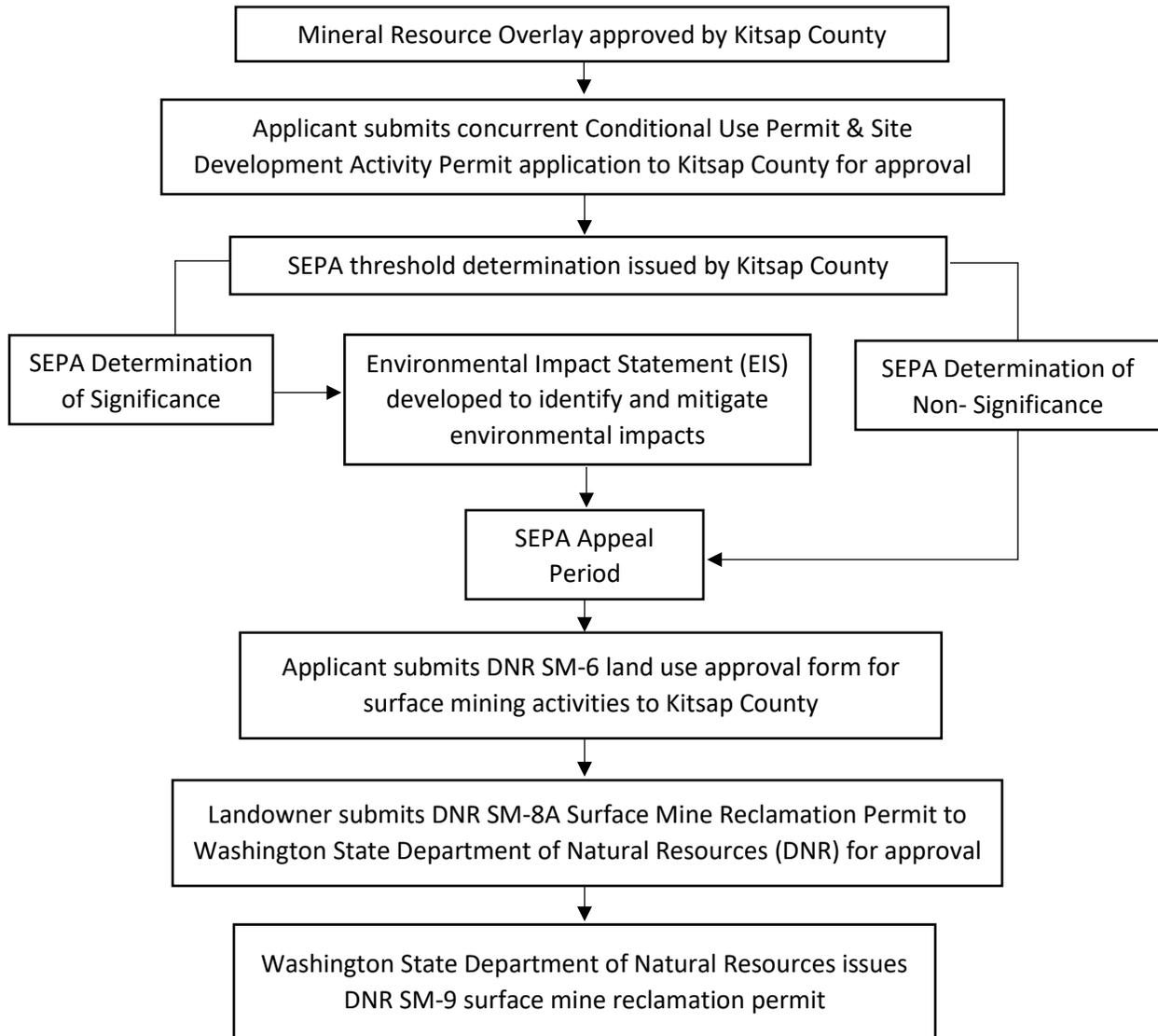


FIGURE 5. GEOLOGIC CROSS SECTION A-A'
Kitsap Reclamation and Materials, Inc.
Mineral Resource Overlay

Surface Mine Permit Review Process



1 **Amendment #1: Categorical Use 602 – Aggregate Extraction Site (KCC)**

2

3 Kitsap County Code Section 17.410.042 'Rural, resource, and urban residential zones use table',
4 Mineral Resource Overlay (MRO) zone categorical use 602, Aggregate extraction sites, last amended
5 by Ordinance 550 (2018), is amended as follows:

6

7 P

8 C

Comparison of Allowed Uses

Categorical Use		Proposed Zone (Rural Protection with Mineral Resource Overlay)	Current Zone (Rural Protection)
Residential Uses			
100	Accessory dwelling units	--	C
102	Accessory living quarters	--	P
104	Accessory use or structure	P	P
106	Adult family home	--	ACUP / P
108	Bed and breakfast house or vacation rental	--	ACUP / C
109	Boarding house	--	--
110	Caretaker's dwelling	--	--
112	Convalescent home or congregate care facility	--	--
114	Cottage housing developments	--	--
116	Dwelling, duplex	--	P
118	Dwelling, existing	P	P
120	Dwelling, multifamily	--	--
122	Dwelling, single-family attached	--	C
124	Dwelling, single-family detached (includes manufactured homes)	--	P
126	Guest house	--	P
128	Home business	--	ACUP
130	Hotel/motel	--	--
132	Mobile homes	P	P
134	Residential care facility	--	--
Commercial/Business Uses			
200	Accessory use or structure	P	P
202	Adult entertainment	--	--
204	Ambulance service	--	--
206	Auction house	--	--
208	Auto parts and accessory stores	--	--
210	Automobile rentals	--	--
212	Automobile repair and car washes	--	--
214	Automobile service station	--	--
216	Automobile, recreational vehicle or boat sales	--	--
218	Nonmotorized recreation rentals	--	--
220	Boat/marine supply stores	--	--

Categorical Use		Proposed Zone (Rural Protection with Mineral Resource Overlay)	Current Zone (Rural Protection)
222	Brew pubs	--	--
224	Clinic, medical	--	--
226	Conference center	--	--
228	Custom art and craft stores	--	--
230	Day-care center	--	C
232	Day-care center, family	--	P
234	Drinking establishments	--	--
236	Engineering and construction offices	--	--
238	Espresso stands	--	--
240	Equipment rentals	--	--
242	Farm and garden equipment and sales	--	--
244	Financial, banking, mortgage and title institutions	--	--
245	Fitness center	--	--
246	General office and management services – less than 4,000 s.f.	--	--
248	General office and management services – 4,000 to 9,999 s.f.	--	--
250	General office and management services – 10,000 s.f. or greater	--	--
252	General retail merchandise stores – less than 4,000 s.f.	--	--
254	General retail merchandise stores – 4,000 to 9,999 s.f.	--	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--
260	General retail merchandise stores – 25,000 s.f. or greater	--	--
262	Kennels or pet day-cares	--	C
264	Kennels, hobby	--	P
266	Laundromats and laundry services	--	--
268	Lumber and bulky building material sales	--	--
270	Mobile home sales	--	--
272	Nursery, retail	--	C
274	Nursery, wholesale	--	P
276	Off-street private parking facilities	--	--

Categorical Use		Proposed Zone (Rural Protection with Mineral Resource Overlay)	Current Zone (Rural Protection)
278	Personal services – skin care, massage, manicures, hairdresser/barber	--	--
280	Pet shop – retail and grooming	--	--
282	Research laboratory	--	--
284	Restaurants	--	--
286	Restaurants, high-turnover	--	--
288	Recreational vehicle rental	--	--
290	Temporary offices and model homes	--	ACUP
292	Tourism facilities, including outfitter and guide facilities	--	--
294	Tourism facilities, including seaplane and tour boat terminals	--	--
296	Transportation terminals	--	--
298	Veterinary clinics/animal hospitals	--	C
Recreational/Cultural Uses			
300	Accessory use or structure	P	P
302	Amusement centers	--	--
304	Carnival or circus	--	--
306	Club, civic or social	C	C
308	Golf courses	--	C
310	Marinas	--	--
312	Movie/performance theaters, indoor	--	--
314	Movie/performance theaters, outdoor	--	--
316	Museum, galleries, aquarium, historic or cultural exhibits	--	--
318	Parks and open space	P	P
320	Race track, major	--	--
322	Race track, minor	C	--
324	Recreational facilities, private	--	C
326	Recreational facilities, public	--	ACUP
328	Recreational vehicle camping parks	--	C
330	Zoo	--	--
Institutional Uses			
400	Accessory use or structure	P	P
402	Government/public structures	--	ACUP
404	Hospital	--	--
406	Places of worship	--	C
408	Private or public schools	--	C

Categorical Use		Proposed Zone (Rural Protection with Mineral Resource Overlay)	Current Zone (Rural Protection)
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots	C	C
Industrial Uses			
500	Accessory use or structure	P	P
502	Air pilot training schools	--	--
504	Assembly and packaging operations	--	--
506	Boat yard	--	--
508	Cemeteries, mortuaries, and crematoriums	--	C
510	Cold storage facilities	--	--
512	Contractor's storage yard	ACUP	C
514	Food production, brewery or distillery	--	--
516	Fuel distributors	--	--
518	Helicopter pads	--	--
520	Manufacturing and fabrication, light	--	--
522	Manufacturing and fabrication, medium	--	--
524	Manufacturing and fabrication, heavy	--	--
526	Manufacturing and fabrication, hazardous	--	--
528	Recycling centers	--	--
530	Rock crushing	ACUP	--
532	Slaughterhouse or animal processing	--	--
534	Storage, hazardous materials	--	--
536	Storage, indoor	--	--
538	Storage, outdoor	--	--
540	Storage, self-service	--	--
542	Storage, vehicle and equipment	--	--
544	Top soil production, stump grinding	C	C
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	P	--
548	Uses necessary for airport operation such as runways,	--	--

Categorical Use		Proposed Zone (Rural Protection with Mineral Resource Overlay)	Current Zone (Rural Protection)
	hangars, fuel storage facilities, control towers, etc.		
550	Warehousing and distribution	--	--
552	Wrecking yards and junk yards	--	--
Resource Land Uses			
600	Accessory use or structure	P	P
602	Aggregate extractions sites	P	C
606	Aquaculture practices	--	C
608	Forestry	P	P
610	Shellfish/fish hatcheries and processing facilities	--	--

Notice: Comprehensive Plan Amendment, SEPA Determination, & Public Comment/Hearing

Dear Property Owner or Resident:

This is to notify you that a proposed amendment to the Kitsap County Comprehensive Plan may potentially affect your property. Other proposed amendments may also be of interest to you. Staff reports and State Environmental Policy Act (SEPA) determinations regarding these amendments are available for your consideration. A public comment period is now open on the amendments and SEPA determinations. The Kitsap County Planning Commission will also hold two public hearings to receive public testimony before making recommendations regarding these amendments.

Site-Specific Map Amendment in Your Area

Landowner: Roland Culbertson

Address: None (Approx. 1,400 feet NW of West Sherman Heights Rd)

Parcels: 292401-4-029-2003; 292401-4-005-2001

Proposal: Add Mineral Resource Overlay next to existing rock quarry

Topics of Other Amendments

George's Corner LAMIRD boundary; Kingston UVC zone; Kitsap County Non-Motorized Facilities Plan; Kitsap County Parks, Recreation, & Open Space Plan; public facilities and parks mapping; affordable housing strategies; clarifying text and mapping edits

Open Houses - Learn more about the proposed amendments. Your County Commissioner will be attending the open house in your district.

NK: July 10, 2018 (5:30-7:30 pm) at the Village Green Community Center (26159 Dulay Rd NE, Kingston)

SK: July 11, 2018 (5:30-7:30 pm) at the Givens Community Center (1026 Sidney Ave Rm # 115, Port Orchard)

CK: July 12, 2018 (5:30-7:30 pm) at the Silverdale Water District (5300 NW Newberry Hill Rd #100, Silverdale)

Online Open House: <http://tinyurl.com/kitsap2018cpa>

Public Comment Period – Closes 11:59 pm August 7, 2018

You are encouraged to comment. Comments may be submitted via the Online Open House, emailed (CompPlan@co.kitsap.wa.us), mailed to or dropped off at our office, or submitted during an open house or public hearing.

Public Hearing before the Planning Commission

When: 5:30 pm on July 17, 2018 & 5:30 pm on July 31, 2018

Where: Kitsap County Administration Building
Commissioner's Chambers (3rd Floor)
619 Division Street, Port Orchard, WA 98366

Visit the Online Open House to also learn what has already happened during this process and subscribe to future digital notifications.

Contact staff at (360) 337-5777 or CompPlan@co.kitsap.wa.us

Kitsap County
Department of Community Development
614 Division St. MS – 36
Port Orchard, WA 98366

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