

| 2018 Comprehensive Plan Amendments - Planning Commission Consideration - Comment Matrix |                         |   |   |
|---|-------------------------|---|---|
| #   | Name, Org               | Comment   | Staff Response  |
| <b>AMENDMENT: CPA 18-00490 (CULBERTSON)</b>   |                         |   |   |
| 25.   | Susan Peterson          | I own the property at 3265 Bartolatz Rd. W. which is south and adjacent to the parcels owned by Ronald Culbertson. Our water (in the well) is fed from a spring that is on the neighboring Culbertson land. (The house is currently vacant) The spring also feeds a large pond on my property (frequented by eagles, bear, deer). The house built in 1939 by my father was actually built on the property line (which goes through the dining room, etc). I would be worried about the future blasting on the 40 acres north on the existing house.   | Thank you for this comment. The Department understands your concerns regarding the potential impacts associated with mineral resource extraction. The Department is recommending a change to Kitsap County Code that would require the applicant to receive a conditional use permit prior to mineral resource extraction on the site. The conditional use permit process will ensure public participation and that environmental impacts are identified and evaluated based on the development activities proposed for the site. The conditional use permit process and State Environmental Policy Act (SEPA) process typically results in conditions that address or mitigate identified environmental impacts. |
| 26.   | Brittany N Gordon, WDFW | On question 3(a)(1) of the SEPA checklist, the staff correction states that according to Kitsap County, there is a non-fish habitat stream located on the northeast corner of the subject property. I suggest adding a sentence that mapped stream types are subject to field verification and prior to development application, the stream type should be verified by a team consisting of representatives from the County, WDFW, and affected tribes.<br><br>I would recommend including something like this for all SEPAs that have mapped streams nearby. I have gone out to many sites where I determined a stream to be fish habitat, only to have the property owner upset because | The Department has received a lot of public comment regarding this proposed amendment. We are following up on comments and gathering additional information that will be provided for the Planning Commission's deliberations, which is anticipated to occur on September 18, 2018.<br><br>Thank you for this comment. We will incorporate a note to that effect into the next version of the staff report for the Board of County Commissioners.<br><br>We have also shared this comment with DCD permitting and SEPA staff for their consideration.   |

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|   |                          | the County had indicated (based on the map) that the stream was non-fish habitat.  |  |
| 27.   | Sally and Blake Harrison | <p>Summary of Oral Testimony (7/17/2018) and attached comment:</p> <ul style="list-style-type: none"> <li>• Wishes to share experience living next to a quarry. Bought and cleared land in 1992; after completing a geotechnical study they built a home in 1994 with hopes to recoup some investment at retirement.</li> <li>• Some of the initial blasting shook the home rattling windows, doors and things inside, like a single percussion earthquake. Realized it was not an earthquake but blasting from the quarry.</li> <li>• Less than 10 years after moving in, settling and cracks are forming on their structure now (in the house and on deck). See Attachment. Flooding occurred in basement.</li> <li>• Concerned with their well, located at the corner of the property (182 ft from Culbertson property). If blasting continues and ruins their water supply, what measures will be in place or available to help repair or at least mitigate the damage. More concerned about well than cracks.</li> <li>• Hopes were to build an additional single-story home on the lower portion of their property, but that planned location is directly next door to the new proposed site.</li> </ul> | <p>Thank you for this comment.<br/>See response #25.</p> <p>We understand the desire to develop your property. In addition, once mining has been completed, the site will need to be reclaimed in a manner that will allow future development on the site consistent with the land uses permitted in the Rural Protection zone (see Attachment C4 in the Staff Report to review a comparison of land uses allowed in the zone).</p> <p>The existing KRM Quarry was approved in 1995 and conditions were placed on the permit to mitigate impacts related to noise and blasting. The County is following up with the quarry operator to evaluate how current operations are complying with approved conditions regarding these issues.</p> <p>See response #25.</p> |
| 28.   | Mark Sandridge           | <p>Summary of Oral Testimony (7/17/2018):</p> <ul style="list-style-type: none"> <li>• Moved to the area for the quiet and solitude, existing quarry has ruined the enjoyment of property. Sounds like bombs going off when blasting occurs now.</li> <li>• Bought property in 2009 and began building with incorrect information that there was to be no blasting in quarry.</li> <li>• Concerned about impact of the proposed site and the possibility of additional expansion in the future.</li> <li>• Does not have dates or records on a calendar for how often blasting occurs. Believes he might feel the smaller ones from his property. Sally Harrison approached to add that blasting occurs during the day once or twice per week.</li> </ul>  |  |

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| 29.   | Elfie Zach | <p>Summary of Oral Testimony (7/31/2018):</p> <ul style="list-style-type: none"> <li>• Owns the property adjacent to the 65 acres. Has lived on the property since the mid 80's. Wildlife in the area is abundant.</li> <li>• They opened as Kitsap Reclamation and Material's and only heard noise on few occasions. Ten years ago, began blasting issues, and at the time her husband spoke with them and it made a difference.</li> <li>• Has dealt with noise pollution, cracking sheetrock, cracked concrete and concern for their well. Main concerns are the aquifer, environment, and damage to homes.</li> <li>• Concerned about the quarry being attached to wetlands and bogs. Worried about salmon spawning ground and sediment deposition. Wants the wildlife to stay around her property rather than relocating due to the quarry.</li> <li>• Asking for a SEPA environmental impact assessment before any permit is issued. Recommending to please not enlarge the quarry.</li> </ul> <p>Follow-up Email Comment:<br/>The gentleman who represented KRM failed say anything about the out of state people that bought KRM who's now trying to make it a quarry not a reclamation. Who will police them? In addition, once it is rezoned and it becomes a quarry. Kitsap code 17.170. last paragraph in the code rules state that it allows them to do whatever they want to do as well as it will be added to my selling Documents. The land owners have no recourse with the blasting, noise pollution, trucks, mud/ sediment and whatever else that results from their actions. When the new owners of the quarry start mining Right Out My Backdoor. I will listen to this all day long, all week long, 11 hrs a day, except on Sunday; how did they get the rock out of the ground without blasting and then truck it to where they grinded which is a mile away. This entire area has had many septic tanks refused because of the springs, bogs and water bubbling out of the ground which all feed into Gorst Creek. Even the developers are having an issue with the sediment that washes down into the sound and the Creek. This is becoming a high density residential. The</p> | <p>Thank you for this comment.<br/>See response #25.</p> <p>The existing KRM Quarry was approved in 1995 and conditions were placed on the permit to mitigate impacts related to noise and blasting. The County is following up with the quarry operator to evaluate how current operations are complying with approved conditions regarding these issues.</p> |

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|   |                 | <p>1950s short plats have been bought out by developers and they are placing homes on them. This is due to the water and sewer both being brought into this area, as well as zoning protection keeping from short plating. That Hillside would be better used for residential, it's all view property you can see Mount Rainier, Sinclair Inlet, as well as a View of the Cascade Range (territorial View).</p> <p>This is not supposed to be a quarry or a mining operation, they're not following your rules. Running out of materials in 5 years is a good thing. They were only supposed to be for Reclamation of materials. Please let's not reward them by allowing them to ruin our peaceful and beautiful community as well as our well-being.</p> |  |
| 30.   | David Galligan  | <p>I oppose the approval of the amendment because of its negative impact on my property value. Currently there is no view of the quarry. Expansion may expose the quarry. Heavy equipment and blasting noise will increase. Air quality from dust may decrease. Quality of our well water may be compromised. I urge the county to consider these concerns and if approved require mitigation of these issues.</p>   | See response #25.  |
| 31.   | Douglas Lambert | <p>Summary of Oral Testimony (7/31/2018):</p> <ul style="list-style-type: none"> <li>• Opposed to the amendment.</li> <li>• Staff report does not adequately address the true nature of where the new proposed quarry will be. The references address Sherman heights and existing entrance. This is located on Sand Dollar Road.</li> <li>• Concerned with dust, blasting, changing the zoning, noise, and property value. I am within a mile of the quarry currently and already experience all these concerns. Do we have any protection from the noise and dust that this may generate?</li> <li>• Believes the plan should be looked at again. Sherman heights road is a long way away from the quarry.</li> </ul>                                    | <p>Thank you for your comment.<br/>See response #25.</p> <p>In addition, the applicant has stated in their application that all truck traffic will access the site from West Sherman Heights Road.</p> |
| 32.   | Debra Lambert   | <p>Summary of Oral Testimony (7/31/2018):</p> <ul style="list-style-type: none"> <li>• Resident of Bremerton and has been her whole life. Representing the community on Skipping Stone Lane and is opposed to the proposed</li> </ul>  | Thank you for this comment.<br>See response #25.   |

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|   |                                      | <p>amendment.</p> <ul style="list-style-type: none"> <li>• Several homes will be 300-1200ft from blasting, heavy trucks, the noise, the pollution. Very upset. The community already experiences noise pollution and home damage during operating hours of the quarry.</li> <li>• Concerned about the extending hours, the community already hears it every day for the duration of open hours.</li> <li>• Concerned about the environment and the animal living in these areas near the quarry.</li> <li>• The large power substation is several acres and concerned about it. Are there any impact statements that have been done? How will the blasting effect the substation?</li> <li>• Worried about the Bremerton watershed.</li> <li>• Concerned about traffic caused by quarry use.</li> <li>• How are they going to be accountable for all the possible impacts?</li> <li>• Our sheetrock and foundations are cracking. These are retirement homes, people cannot afford fixes or to move.</li> <li>• Would request EIA and SEPA before application and another public hearing.</li> </ul> |   |
| 33.   | Phil Struck, Representing KRM Quarry | <p>Summary of Oral Testimony (7/31/2018):</p> <ul style="list-style-type: none"> <li>• I would like to respond to a few of the comment made earlier.</li> <li>• The access should continue to be Sherman Heights road. The crushing plant is intended to stay in the existing quarry.</li> <li>• KRM just completed an air quality study in accordance with EPA standards.</li> <li>• There is a non-fish bearing tributary, but the site does not discharge into a salmon stream or Gorst creek.</li> <li>• Have an easement which requires notifications for blasting, which is followed. Every blast is monitored and compared to the blasting standards. There was one measurement that was barely over the standard.</li> <li>• The mine has tried to be a good neighbor. Has met all the standards.</li> </ul>   | <p>Thank you for this comment. The Department has received a lot of public comment regarding the proposed amendment. We are following up on comments and gathering additional information that will be provided for the Planning Commission's deliberations, which is anticipated to occur on September 18, 2018.</p> |

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|   |              | <p>Believe it is an appropriate site and is committed to do the required studies.</p> <p>Summary of attached comment:</p> <ul style="list-style-type: none"> <li>• Noise and Dust: Future quarry would be approximately 1,000-ft from adjacent existing residences (see attached Exhibit I)</li> <li>• Blasting: Each blast is monitored by seismographs located on the perimeter of the quarry and over the last four years met the federal standard that is based on prevention of plaster cracking.</li> <li>• Environmental Resources: There are no fish bearing streams on the site and the site is not located in the Gorst Creek watershed. An adjacent wetland would only encroach onto a small area on the west side of the site, if at all, and would be buffered pursuant to Kitsap County standards.</li> <li>• Groundwater resources: groundwater is discontinuous within the basalt formation and is typically encountered only in localized fractures. The quarry setback would provide significant protection of localized groundwater that is used for potable supply.</li> <li>• Site Suitability: The existing quarry has been in operation for over 20 years and has complied with applicable standards, and responsive to neighbor concerns. Adjacent residential use is very low density and separated from existing residential structures by approximately 1,000-ft of natural vegetation and slopes.</li> <li>• Consistency with Kitsap County Policy: KRM is committed to conducting the necessary assessments and studies to ensure that future operations mitigate impacts in accordance with applicable policies, standards and regulations.</li> </ul> |
| 34.   | Eric Bennett | <p>Thank you for your comment.<br/>See response #25.</p>   |

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| #   | Name, Org                                | Comment  | Staff Response   |
|   |  | <ul style="list-style-type: none"> <li>From what I understand the proposed route for all the trucks will be up and down Quarry street which directly effects my family and I. Disregarding the fact this road isn't large enough for trucks and trailers to be running up and down the road all day and has a 90 degree blind corner, we have serious safety concerns for the families living in the impacted area. There are about 20-30 new houses built up on Sand Dollar Rd. There families with children, grandchildren, pets. People walk and ride bikes along Quarry all day long, I worry for the safety of everyone on this road.</li> <li>We have submitted multiple noise complaints to Kitsap county regarding the noise levels of the Quarry. Noise levels often times were WELL above the permissible levels of the Kitsap County Noise Ordinance. We've even met with the previous owner of Kitsap Reclamation and Materials. I find it hard to believe that a mining operation on top of that will be within 17.170.030.H.</li> <li>Although it's not documented I'm sure the blasts from the quarry have structurally affected my house and houses around me. Now we'll have even more to deal with? Are there any safeguards for us?</li> <li>How can 17.170.070 even be legal? If they throw a rock through my roof or I get some sort of health issue from all the dust and smoke, tough luck?</li> <li>We're angry we weren't made aware of this until now, as I would've liked to have gone to the open house or public hearing but we're finding out second hand from a Sand Dollar resident. And we're angry that something like this is even being considered.</li> </ul> | <p>The Department reviewed the mailing list for the postcards that were sent out to property owners and it appears that your property was more than 800 feet from the site which is why you did not receive a postcard. Public notice regarding the proposed amendment was also posted online, on the site, and in the Kitsap Sun. Your email address will be added to Kitsap County's electronic notification system so that you can stay informed moving forward.</p> <p>The applicant has stated in their application and at the 7/17/2018 Public Hearing that all truck traffic will access the site from West Sherman Heights Road.</p> |
| 35.   | Oliver Hanley,<br>Hanley<br>Property LLC | <p>Summary of Oral Testimony (7/31/2018):</p> <ul style="list-style-type: none"> <li>Loves Kitsap Reclamation</li> <li>Supports Culbertson</li> <li>Asset to the community</li> <li>Benefit – Recycling (believes it is wonderful)</li> </ul> <p>Summary of attached comment:</p> <ul style="list-style-type: none"> <li>Lived on Quarry St since 1976, built their home in 1984 after the former quarry was permanently shut down</li> <li>Not provided notices regarding proposed amendment and the sale of KRM</li> </ul>   | <p>Thank you for your comment.</p>   |
| 36.   | Peggy Bishop                             |  | <p>Thank you for your comment.<br/>See response #25.</p>   |

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|   |                         | <p>to a mega corporation</p> <ul style="list-style-type: none"> <li>• States history of the quarry. 1983, prior operation shut down. 1986 US Navy request to dump dredged waste is denied. 1993, KRM began recycling center. 2005, KRM started mining operations. 2008, given notice that the quarry was expanding operation.</li> <li>• Numerous complaints sent to Pat Lockhart. Has emailed commissioner Garrido.</li> <li>• Attachments with letters to Kitsap County and Parametrix (KRM's expert) addressing concerns about the adjacent residential neighborhood</li> <li>• Requests to review enclosed information and deny the proposal.</li> <li>• Cannot sell home next to rock quarry</li> <li>• Taxes should be reduced due to location of home</li> <li>• Pat Lockhart should be made culpable for the damages to our homes, loss of quiet use and enjoyment, nuisance, etc.</li> </ul>  | <p>The Department reviewed the mailing list for the postcards that were sent out to property owners and it appears that your property was more than 800 feet from the site which is why you did not receive a postcard. Public notice regarding the proposed amendment was also posted online, on the site, and in the Kitsap Sun. The Department will add your email to Kitsap County's electronic notification system so that you can stay informed moving forward.</p> <p>The existing KRM Quarry was approved in 1995 and conditions were placed on the permit to mitigate impacts related to noise and blasting. The Department is following up with the quarry operator to evaluate how current operations are complying with approved conditions regarding these issues.</p> |
| 37.   | Edward and Evelyn Solis | <p>Summary of attached comment:</p> <ul style="list-style-type: none"> <li>• Writing on behalf of entire Solis family.</li> <li>• Extended family owns several developed and undeveloped parcels on Skipping Stone Ln and Sand Dollar Rd.</li> <li>• Allowing the expansion of mineral resource overlay will greatly affect our property values, water, land use, watershed/retention, and wildlife.</li> <li>• Residents of Sand Dollar Rd and Skipping Stone Ln are on wells. If our well water is negatively affected will the mining company fix and compensate surrounding home owners? Will they repair damage to homes from continued blasting?</li> <li>• Yes, we bought land and a home close to a mine. This decision was based on current land use and a new home site development. How could a mine expand with 30-50 new homes being built very close to said mine?</li> <li>• Power substations are also very close to mine, not to mention the cascade natural gas pipeline.</li> </ul> | <p>Thank you for this comment.<br/>See response #25.</p>  |

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|   |  | <ul style="list-style-type: none"> <li>We have a wide array of wildlife in the area. These hills are home to black bear, bobcat, coyote, deer, bald eagles, great heron, wood ducks, mallards, owls, western tanager, american goldfinch, (believe it or not) turkey vultures, etc.</li> <li>Please be advised that Kitsap Reclamation-Materials was acquired by ACG Materials based out of Oklahoma owned by H.I.G. Capital based out of Miami FL. KRM is no longer a family owned business, it only serves to line the pockets of ACG Materials and H.I.G. Capital. Many of the surrounding houses are owned by KRM Real Property Investment LLC and Lockhart. The people living in those homes will not speak out in fear of reprisal. Is that really how you want the people of Bremerton to live?</li> <li>Allowing the mine to expand will create irreversible damage to this land, to our homes, and wildlife habitat. Once it is allowed there is no turning back. This project is not right for our community.</li> </ul> |  |
| 38.   | Blake Harrison, Elfie Zach, Debra Lambert, Douglas Lambert, Evelyn Solis, Edward Solis, Mark Sandridge, Christine Read, Gabriel Serrato, John Izudman, Robert Chate, Earl L. Veach, Ronnie | Home owners in the area are requesting the Culbertson amendment not be approved. Concerns of proximity to quarry, property value, property damage, safety, traffic, watershed, habitats, loss of peace, noise pollution, and Mineral Reasource overlay issues are all addressed in attachment.   | Thank you for your comment.<br>See response #25. |

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|   | Quitugua,<br>David Rouse,<br>Peggy Bishop,<br>Mary<br>Erickson, Eric<br>Bennett, Jose<br>Delona, Juan<br>Carlos Serrato |   |  |
| 39.   | Sally Harrison  | Having accessed the audio recording of the July 31st Planning Commission open house, I would like to submit a rebuttal to Mr. Struck's noise mitigation plan. Our property at 2957 and 2987 Sand Dollar Rd. W. is directly north of the Culbertson property. We are also uphill from the site. There is no berm high enough or setback far enough to reduce the noise of blasting and rock crushing that the proposed quarry will generate. | Thank you for this comment. The existing KRM Quarry was approved in 1995 and conditions were placed on the permit to mitigate impacts related to noise and blasting. The Department is following up with the quarry operator to evaluate how current operations are complying with approved conditions regarding these issues. |

August 5, 2018

This statement is regarding the Site-Specific Amendment involving Roland Culbertson and Kitsap Reclamation & Materials, Inc. request for Land Use Change from Rural Protection to Mineral Resource Overlay.

Submitted by Sally and Blake Harrison, landowners of 2987 and 2957 Sand Dollar Road West, Bremerton, WA.

We understand the need for additional gravel resources in our county. Kitsap County is growing and needs a reliable source of gravel. From a business perspective, it makes sense to expand the former reach of the KRM quarry since it is already established. However, we need to illustrate the consequences of what we've been dealing with for the past 25 years living as close as we are to this property.

Since speaking at the first open house last month, we have done research into the sale of KRM to ACG Materials who is ultimately owned by the global private equity/alternative assets investment firm HIG. It feels to us like a David vs. Goliath situation. Although significant, the neighborhood voice is small compared to the assets of big business. It's very difficult - to say the least - to have our life-long investment plans threatened with annihilation.

When we bought our land in 1992, we didn't realize KRM would soon be starting operations but they did and we dealt with the disruptive blasting and rock crushing that ensued. The Culbertson property was listed in the tax records as forest land, and has been so for most of our time here. We made attempts to contact the Culbertson family shortly after building our home to find out what their long-term plan for their property was at that time. It was part of our investment planning strategy. We never heard back from them.

When the quarry at the end of Werner Road shut down operations and business increased at KRM, settling issues increased for us as I mentioned at the first open house, and illustrated with photos.

We've been considering building a single-level retirement home on the property at 2957 Sand Dollar Rd. West, which is directly adjacent to the to the property being considered for rezoning. We thought we'd be able to continue enjoying the natural environment and wildlife that we've become accustomed to over the years. We've always considered ourselves informal protectors of the watershed next to us.

We had no inkling heading toward retirement that we'd be facing the challenge of having to spend the time and energy fighting to protect our property value. We've already spent a significant amount of money on maintenance and repairs due to settling over time. Even without the quarry expanding next to us, we are still legally bound to disclose to any potential buyers the settling issues we've experienced.

It's given us a very slim ray of hope to hear about the resolution of a similar situation playing out in Mason County with Grump Ventures.

In essence, if this land use change is approved and the quarry is expanded, our property value will be significantly devalued. Even if operations are well monitored and regulated, with strong legal assurances in place to rectify further property damage, including possible damage to the aquifer we rely on for water, the resale value will be negatively impacted from what we hoped to recoup on our investment.

Another impact we'd like to see addressed is in regard to the existing wildlife population. It doesn't seem like very acceptable wildlife management to simply have them chased out of their habitat by destruction of said habitat.

There are more questions occurring to us as this process proceeds. We feel that the time allotment we've been given to respond to this rezoning situation has been inadequate to fully address all issues.

We strongly urge the business interests involved in this situation to consider a more remote location for a quarry site, perhaps more like this area was 25+ years ago. It is pointed out in the geological survey that there are extensive basalt resources in the Green and Gold Mountain areas which, while less accessible, are less populated.

Thank you very much for your time, attention and consideration of our plight.

Sincerely,

Sally and Blake Harrison



Eastern face  
of house

Concrete Deck Looking South

CPA 18-00490 Culbertson  
Attachment C4



NE Corner of Deck ①



NE Corner of Deck  
rotated left of ①



Deck Door ↗

Middle of Deck



loft  
- Repaired w/ spackle + paint



Support Beam @  
bottom of stairway



Garage



## Struck Environmental, Inc.

P.O. Box 2168, Poulsbo, WA 98370

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*Submitted Via Email to [CompPlan@co.kitsap.wa.us](mailto:CompPlan@co.kitsap.wa.us)*

August 7, 2018

Kitsap County Planning Commission  
Kitsap County Department of Community Development  
614 Division Street, MS-36  
Port Orchard, WA 98366

**Subject: Proposed Culbertson Site Specific Comprehensive Plan Amendment 18-00490  
Additional Information Submitted in Response to Public Comments**

Dear Planning Commission Members:

This letter is being submitted in response to public comments on the above referenced site-specific amendment proposal. Struck Environmental, Inc. (SEI) is providing this letter on behalf of the applicant Kitsap Reclamation and Materials, Inc. (KRM).

### **Response to Specific Concerns Expressed by Area Residents**

Adjacent residential land owners have expressed concern about potential noise, dust, blasting and environmental impacts from the proposal. The following information is provided in response to these comments:

- **Noise and Dust:** The future quarry would be approximately 1,000-ft from adjacent existing residences (see attached Exhibit I) based on information from the Kitsap County GIS parcel mapper. This separation will significantly mitigate impacts from quarry operations including noise and dust.
- **Blasting:** Each blast is monitored by seismographs located on the perimeter of the quarry. All monitoring results from locations over 300-ft from the quarry over the last four years met the federal standard that is based on prevention of plaster cracking, which is the building feature typically considered most sensitive to ground movement.
- **Environmental Resources:** there are no fish bearing streams on the site and the site is not located in the Gorst Creek watershed. An adjacent wetland would only encroach onto a small area on the west side of the site, if at all, and would be buffered pursuant to Kitsap County standards.
- **Groundwater resources:** groundwater is discontinuous within the basalt formation and is typically encountered only in localized fractures. The quarry setback would provide significant protection of localized groundwater that is used for potable supply.

Kitsap County Planning Commission  
August 7, 2018  
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**Site Suitability**

The existing quarry has been in operation for over 20 years and has an excellent history of compliance with applicable standards, and responsiveness to neighbor concerns. The four attached letters from adjacent property owners, all located within 300-ft of the site, attest to KRM's effective mitigation of impacts from blasting and other quarry operations.

Overall, KRM believes the Culbertson property is well suited for the proposed zoning designation. There is undeveloped forest land or industrial land use on three of four sides, and on approximately 80 percent of the site perimeter. Adjacent residential use is very low density and the portion of the site to be mined will be separated from existing residential structures by approximately 1,000-ft of natural vegetation and slopes.

**Consistency with Kitsap County Policy**

KRM understands that any future development proposal on the site would be reviewed through a conditional use process, and KRM is committed to conducting the necessary assessments and studies to ensure that future operations mitigate impacts in accordance with applicable policies, standards and regulations. The conditional use process will ensure that the site's significant mineral reserves would be developed in a manner that is compatible with existing adjacent land uses.

In closing, we trust that this letter demonstrates the proposed MR designation is appropriate for the site and consistent with Kitsap County policy for designation and protection of commercially significant and locally important mineral resource lands.

Thank you for your consideration of this letter. If you have any questions or need any information, please contact me any time.

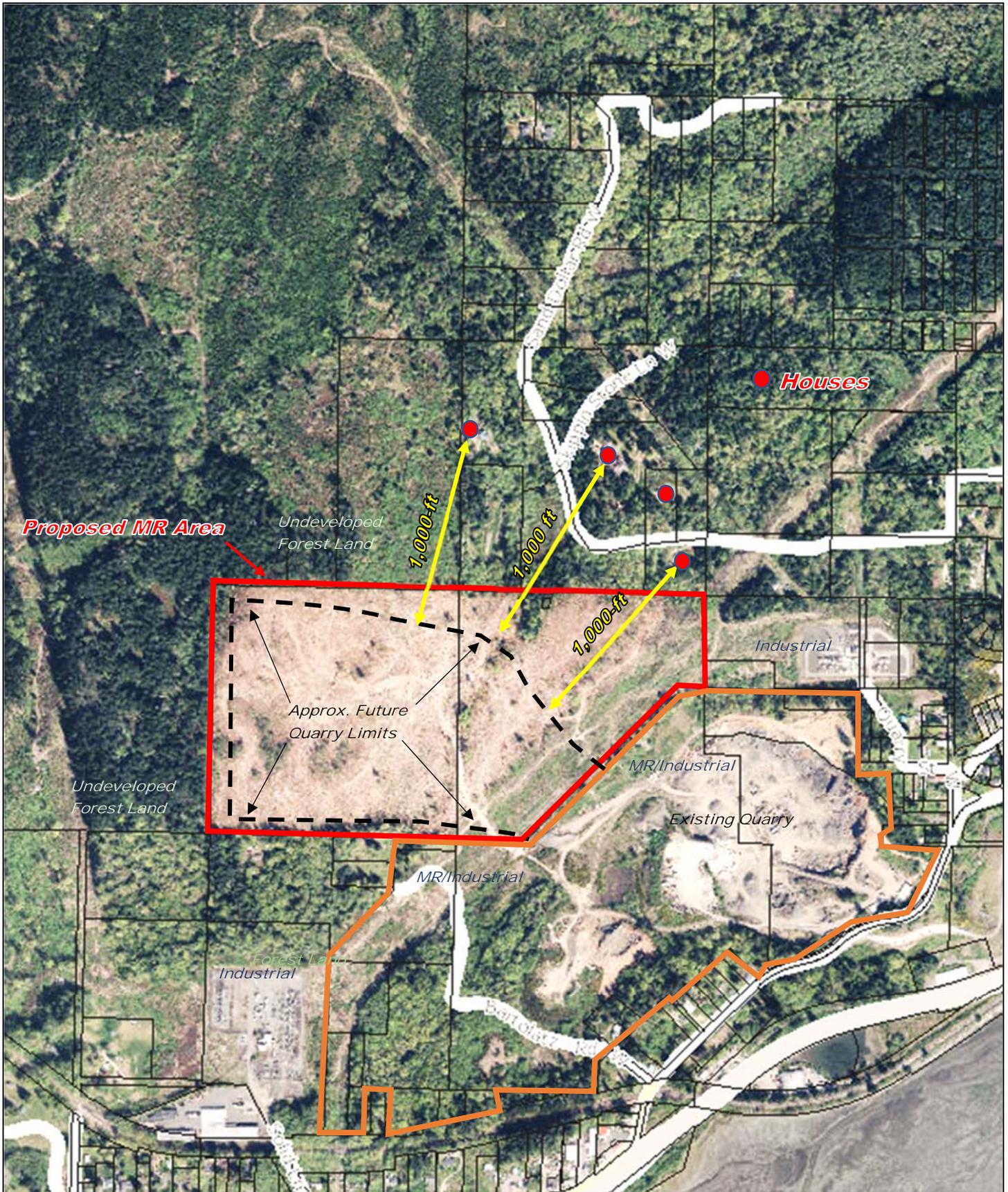
Sincerely,  
**STRUCK ENVIRONMENTAL, INC.**



Phil Struck  
Principal

Attachments

cc: Liz Williams, Kitsap County DCD  
Peter Best, Kitsap County DCD  
Pat Lockhart, KRM



**EXHIBIT I.**  
**Culbertson Site Specific Comprehensive Plan Amendment**  
**Mineral Resource Designation**  
**Adjacent Residential Land Use and Setbacks**

Lawrence Eder

5988 Sherman Hts Rd

Bremerton, WA

July 25, 2018

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

Subject: KRM Quarry Operations

Pat:

This letter is regarding quarry operations and impacts to my property. My property is located about 200-ft from the quarry.

Blasting at the quarry has not caused any structure damage to our buildings such as foundation, wall or window cracking. We have also not felt any ground vibrations from blasting. Overall, the quarry has been a good neighbor.

Sincerely,

Lawrence J. Eder

Kenneth Stearns

2723 Quarry St

Bremerton, WA 98312

July 25, 2018

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

Subject: KRM Quarry Operations

Pat:

This letter is regarding quarry operations and impacts to my property. My property is located about 200-ft from the quarry. The quarry has been a good neighbor and we have not had any impacts to our residence due to blasting at the quarry.

Sincerely,

Kenneth Stearns

Karin J. Stanley  
5712 Sherman Hts. Rd.  
Bremerton, WA

July 25, 2018

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

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Blasting at the quarry has not caused any structure damage to our buildings such as foundation, wall or window cracking. We have also not felt any ground vibrations from blasting. Overall, the quarry has been a good neighbor.

Sincerely,

Karin J. Stanley

6000 W Sherman Heights

Bremerton, WA 98312

Tyler Miller

July 25, 2018

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

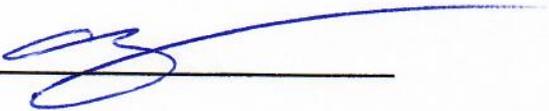
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Sincerely,

  
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# FW: Mineral Resource Overlay at KRM/ACG

Liz Williams

Tue 8/7/2018 9:47 AM

To: Rhea Canas <rcanas@co.kitsap.wa.us>;

Hi Rhea,

Can you please add the comment below from Mr. Bennett to the public comment matrix?

Thanks,

Liz

---

**From:** Liz Williams  
**Sent:** Monday, August 6, 2018 5:17 PM  
**To:** ericmbennett12@gmail.com  
**Cc:** Comp Plan <compplan@co.kitsap.wa.us>  
**Subject:** RE: Mineral Resource Overlay at KRM/ACG

Hi Eric,

Thank you for reaching out to the Department of Community Development regarding the Culbertson Comprehensive Plan amendment.

We strive to provide public notification in a number of ways to ensure public participation in this important process. For this amendment notification was provided via:

- Our Online Open House: <https://spf.kitsapgov.com/dcd/Pages/2018-Comprehensive-Plan-Amendments.aspx>
- 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;
- Postcard notices mailed to property owners located 800 feet from site-specific amendments and other geographically specific amendments; and
- Formal letters to Tribes with usual and accustomed area in Kitsap County.

We took a look at our records and it appears your property is located more than 800 feet from the subject site which is why you did not receive a post card mailing regarding the request. Kitsap County does have an electronic notification system which you can sign up for at the following link: <https://public.govdelivery.com/accounts/WAKITSAP/subscriber/new>. You will want to select the "Comprehensive Plan Announcements" list to ensure you receive all future project announcements regarding the proposed amendment.

You mentioned that the proposed truck route will be on Quarry Street. Based on the application materials submitted it is our understanding that all truck traffic will utilize the existing quarry entrance on West Sherman Heights Road. To address potential impacts associated with future development, the Department is recommending changes to the Kitsap County Code that would require the applicant to obtain a conditional use permit prior to a "mineral resource extraction" development occurring on the site. The conditional use permit process will allow public participation in identifying impacts and proposed mitigation measures to address the impacts associated with any future site development activities.

We understand that you missed the open house and public hearing. Please note that public comment for the Planning Commission's consideration is currently being accepted until 11:59 PM on August 7<sup>th</sup>. We encourage you to provide public comment on the proposed amendment using one of the following means:

- Online comment form: <https://app.smartsheet.com/b/form/d542ec4c01a44275943da3c983473b50>
- Emailed to [CompPlan@co.kitsap.wa.us](mailto:CompPlan@co.kitsap.wa.us);
- Mailed to 614 Division St - MS36, Port Orchard, WA 98366; or
- Dropped off at the Permit Center at 619 Division St, Port Orchard.

I am available via phone or email to discuss the proposed amendment in greater detail.

Thanks,

**Liz Williams**

Planner

Planning and Environmental Programs

Kitsap County Department of Community Development

(360)337-5777 ext. 3036

[lwilliam@co.kitsap.wa.us](mailto:lwilliam@co.kitsap.wa.us)

---

**From:** Peter Best **On Behalf Of** Comp Plan  
**Sent:** Monday, August 6, 2018 10:25 AM  
**To:** Liz Williams <[lwilliam@co.kitsap.wa.us](mailto:lwilliam@co.kitsap.wa.us)>  
**Subject:** FW: Mineral Resource Overlay at KRM/ACG

Liz,

Can you provide a response to Mr. Bennett regarding the notification issue. Clarification regarding the truck route and process might also be helpful.

Peter

**From:** Eric Bennett <[ericmbennett12@gmail.com](mailto:ericmbennett12@gmail.com)>  
**Sent:** Sunday, August 5, 2018 12:57 PM  
**To:** Peter Best <[pbest@co.kitsap.wa.us](mailto:pbest@co.kitsap.wa.us)>; Comp Plan <[compplan@co.kitsap.wa.us](mailto:compplan@co.kitsap.wa.us)>  
**Subject:** Mineral Resource Overlay at KRM/ACG

My wife and I are homeowners on Quarry Street. First, I'm curious as to why we didn't receive any type of notice regarding this proposed mining operation? From what I understand the proposed route for all the trucks will be up and down Quarry street which directly effects my family and I. Disregarding the fact this road isn't large enough for trucks and trailers to be running up and down the road all day and has a 90 degree blind corner, we have serious safety concerns for the families living in the impacted area. There are about 20-30 new houses built up on Sand Dollar Rd. There families with children, grandchildren, pets. People walk and ride bikes along Quarry all day long, I worry for the safety of everyone on this road.

We have submitted multiple noise complaints to Kitsap county regarding the noise levels of the Quarry. Noise levels often times were WELL above the permissible levels of the Kitsap County Noise

Ordinance. We've even met with the previous owner of Kitsap Reclamation and Materials. I find it hard to believe that a mining operation on top of that will be within 17.170.030.H.

Although it's not documented I'm sure the blasts from the quarry have structurally affected my house and houses around me. Now we'll have even more to deal with? Are there any safeguards for us?

How can 17.170.070 even be legal? If they throw a rock through my roof or I get some sort of health issue from all the dust and smoke, tough luck?

We're angry we weren't made aware of this until now, as I would've liked to have gone to the open house or public hearing but we're finding out second hand from a Sand Dollar resident.

And we're angry that something like this is even being considered.

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PB

Peggy Bishop &lt;pegb2852@hotmail.com&gt;

Mon 8/6, 8:57 PM

Comp Plan; elz850@yahoo.com; Peter Best ▾

[↻](#) Reply all | ▾Fw\_\_zip  
11 MB

Download Save to OneDrive - Kitsap County

My husband and I have resided at [2708 Quarry St., Bremerton 98312](#), since 1976. We built onto our home in 1984 after the former mining company (Pioneer Quarry) was permanently shut down in 1983.

We were not provided with any notices regarding the proposed amendment and the sale of the sale of KRM to a huge mega corporation. The quarry was to be forever shut down in 1983.

The history of the quarry is as follows:

1. April 14, 1983: Prior mining operation (Pioneer Quarry) permanently shut down via Kitsap County Superior Order. You should have a copy of the Order provided by Elfie Zaeh.
2. July, 1986: US Navy requested use of the prior quarry site to dump dredged waste and bury it at the site. After hearings, an article in the Kitsap Sun and a TV news interview with Bryan Johnson, the request was denied.
3. 1993: KRM quietly started business as a recycling center for brush, trees, natural vegetation, etc.
4. Approximately 2005? KRM started mining operations and shut down the recycling business.
5. 2008: We were given notice that the quarry operations were expanding their quarry operations.

I could not possibly give you all of the details of the county officials, the numerous complaints to KRM and Pat Lockhart that I have dealt with from the beginning. I have spoken with and emailed Commissioner Garrido (2 years or so ago), I have talked to the fire marshall, the department of public works, on and on.

I have attached copies of my letter to Kitsap County dated August 29, 2008 and a letter from Parametrix (KRM's expert) dated June 11, 2009, addressing the county's concerns about the adjacent residential neighborhood. My letter to the county should give more details of what we have put up with from Pat Lockhart all of these years. I have much more to tell, but too much to write here. I have copious hand written notes of the blasts, the drilling, and on and on. We also have PHOTOS of the equipment on the ridge in 2016, which clearly show how far down the ridge has been taken

I respectfully request that you review the enclosed and DENY this ridiculous proposal. I cannot sell my home next to a rock quarry, my taxes should be reduced due to the location of my home, and Pat Lockhart should be made culpable for the damages to our homes, loss of quiet use and enjoyment, nuisance, etc.

Thank you for your consideration. Peggy Bishop

Re: KRM QUARRY EXPANSION  
SDAP 05 30920  
Page 2

I called KRM in approximately May 2007, and believe I spoke with Travis Lockhart, to voice my objection to the blasting. Although I cannot recall exactly what he said, he basically told me that the quarry operations were well within what is allowed, and that he had previously placed some kind of monitor in our neighborhood to measure the impact of the blasts. A representative from the quarry came to my home while I was at work and spoke with my 19 year old daughter. My daughter was unable to relay what was said since the conversation was so technical.

The Quarry operations directly affect our neighborhood. Blasting shakes our homes and is damaging; the noise level is bothersome, not only from blasting, but from dumping, drilling, etc.; the large trucks entering and exiting the Quarry are a nuisance; dust is also a factor.

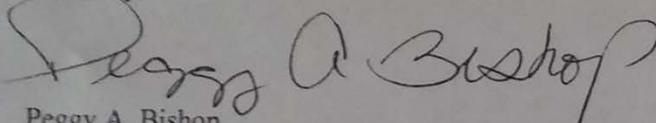
During the summer of 2007, from approximately August 20, 2007 through August 30, 2007, the quarry was jack-hammering and drilling on the west buffer which abuts our neighborhood. The jack-hammering and drilling went on some days all day long. The noise was absolutely deafening. In fact, I left my house on those days that I was off work because the noise was so loud and disrupting.

The map shows a 240 foot buffer – our homes range from approximately 240 feet to 375 feet from the west boundary of the quarry. Last summer, many of the very large long-standing fir and pine large trees sitting on top of the buffer abutting our neighborhood were blasted off of the buffer zone. I believe that the 240 foot buffer is less than what was supposed to be a 320-350 foot buffer.

We request that KRM mining operations be shut down entirely. Quarry operations were permanently closed down in 1983 by order of the Kitsap County Superior Court. Why should KRM be allowed to do now that which what was previously court ordered be permanently shut down?

We request copies of all written materials, notices of hearings, mitigation papers, and notice of all developments in this matter. Please advise if a hearing will be scheduled.

Sincerely,



Peggy A. Bishop  
John H. Bishop  
2708 Quarry St. W.  
Bremerton, WA 98312  
Email: [pegb2852@hotmail.com](mailto:pegb2852@hotmail.com)  
Home: 360-377-0941; Work: 360-876-4800

cc: Preston & Barbara Summers  
Earl & Vicki Veach  
Mary Ericksen

**Parametrix**

4660 KITSAP WAY, SUITE A  
BREMERTON, WA 98312  
T. 360 . 377 . 0014 F. 360 . 479 . 5961  
www.parametrix.com

June 11, 2009  
PMX No. 233-2704-002 02/05

Proposed buffers:

Description of proposal to  
mitigate quarry impacts to  
adjacent residential neighborhood  
to the east. D. Gutham 8/10/09  
(Extra copy attached).

Dennis Oost  
Kitsap County Department of Community Development  
614 Division Street, MS-36  
Port Orchard, WA 98366-4682

Re: Kitsap Reclamation and Materials, Inc. (KRMI), SDAP 05 30920  
Cross-Sections and Buffers to Adjacent Property

Dear Mr. Oost:

The purpose of this letter is to respond to your email dated June 2, 2009 that requested the following information:

*"To better help us understand the impact or lack of impact, please provide a couple of scaled sections of the working grades and final grade of the pit relative to the residential neighborhood that the ridgeline currently buffers."*

Pursuant to your request, attached please find three figures showing cross-sections through the east boundary of the site. Please note the following as you review these figures:

Section A-A: There is currently a 40-ft vertical buffer and 4300-ft horizontal buffer at this location (which is provided by adjacent property owned by KRMI property owners Pat and Cheryl Lockhart). At final grade, there will be a 70-ft vertical buffer and a 300-ft horizontal buffer.

Section B-B: There is currently a 100-ft vertical buffer and 300-ft horizontal buffer at this location to the nearest structure. At final grade, there will be an 80-ft vertical buffer and a 180-ft horizontal buffer.

Section C-C: There is currently a 100-ft vertical buffer and 700-ft horizontal buffer to the nearest structure at this location. At final grade, there will be a 70-ft vertical buffer and a 250-ft horizontal buffer.

The cross-sections demonstrate that significant vertical and horizontal buffers will be maintained between the quarry and adjacent residential areas. Potential impacts and mitigation measures associated with quarry operations adjacent to the east property boundary area are discussed below.

Potential Visual Impacts

The vertical buffer would be maintained throughout the project life; therefore, long term visual impacts are not expected. Short term visual impacts may occur due to land clearing activities during removal of the rock ridge; however, these impacts will be short-lived and will likely not exceed two construction seasons. No visual impacts

are associated with rock removal because this will occur by blasting benches from the working face on the inside of the quarry, which eliminates the need for excavating equipment on the eastern face of the rock ridge.

#### Potential Air Quality Impacts

The Puget Sound Clean Air Agency (PSCAA) is the regulatory agency for air quality and currently requires an air quality permit for the KRMI operation. As part of this permit, KRMI must provide on-going compliance with all local, state, and federal regulations, including the National Ambient Air Quality Standards (NAAQS) for PM10 and PM2.5 (particulate matter). KRMI controls fugitive dust emissions by using enclosed conveyors, wet suppression techniques, windbreaks, street sweeping and reducing the freefall distances for transferring materials. These controls, in conjunction with regulatory oversight by PSCAA, ensures that little if any fugitive dust leaves the project site.

#### Potential Noise Impacts

Potential noise impacts could be associated with clearing of the eastern face of the rock ridge in preparation for mining, blasting, and general operations within the quarry. Each of these potential impacts is discussed below.

Limited use of large equipment for clearing of the eastern face of the rock ridge may be needed to prepare the site for rock removal (i.e., vegetation removal and berms). This equipment could be working in locations not protected by existing topography, and noise from these activities would likely be audible at the nearest receivers. However, clearing and berm construction is a temporary construction activity, which is exempt from the County noise limits during daytime hours. These construction activities would occur only during daytime hours to minimize potential noise impacts. Therefore, construction-related noise is not expected to result in significant noise impacts.

Kitsap County's noise code identifies sounds created by blasting between the hours of 7 a.m. and 10 p.m. as exempt from the maximum permissible sound levels described in KCC 10.28.040. Blasting noise is therefore is not expected to result in significant noise impacts.

Noise impacts from general quarry operations are not expected to increase over existing levels due to several factors, including:

- The highest potential off-site noise impact would occur at residential property owned and controlled by the mine property owner. Noise impacts are a subjective response and may be influenced by relationships with a noise producer. Residents leasing property from KRMI would be allowed to move if they feel overly affected by noise related to the quarry.
- Blasting has been occurring at the site for over 15 years. Although blasting sound levels might be noticeable if they occurred in the absence of other noise sources (i.e., passing traffic, lawn maintenance activities, etc.), there is little potential for significant impact due to the short duration of each event coupled with the infrequency of the event (approximately once every month).
- Noise impacts from general quarry operations will not significantly change because large horizontal and vertical buffers will continue to be maintained, and the nature of quarry operations will remain essentially the same as under current conditions. Buffers will continue to shield adjacent properties and provide

Parametrix

Dennis Oo  
June 11, 200  
Page

significant noise dampening. While the quarry footprint is changing, it is occurring on property zoned for Mineral Resource use and that has also supported quarry operations for several decades.

In conclusion, although construction related noise may occur during clearing, this impact is very short-term and exempt from Kitsap County noise standards. Noise attenuation for quarry operations will be provided by both horizontal and vertical buffers and setbacks. Horizontal setbacks to adjacent residential areas range from 180-ft to 300-ft and consist of permanent buffers, reclamation setbacks, and adjacent property owned by the applicant. Permanent, undisturbed vegetation buffers to adjacent residential areas range from 50-ft to over 100-ft. Quarry operations are shielded by existing quarry walls, and will be occurring at depths of at least 70-ft below adjacent residential property. This combination of factors and mitigation measures will help prevent noise impacts.

We trust that this letter adequately responds to your comment. If you have any questions or need additional information, please contact me anytime at (360) 850-5340.

Sincerely,  
Parametrix, Inc.

*Phil Struck*

Phil Struck  
Project Manager

cc: Travis Lockhart, KRMI  
file

Attachments

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 Download [Show email](#)

ES eddy solis <esolis85623@yahoo.com>

 Reply all | 

Yesterday, 11:50 PM

Comp Plan; Evelyn Solis <esolis803@gmail.com>; E S <esolis85623@yahoo.cor >

To whom it may concern,

I am writing on behalf of the Solis family as a whole.

My wife and I live at 2608 Skippin Stone Ln W off of Sand Dollar Rd W parcel: 292401-4-028-2004

We also own approximately 8.9 acres of raw undeveloped land off Sand Dollar Rd W parcel: 282401-2-005-2006, 282401-2-002-2009, 282401-2-006-2005.

My father and mother also own parcel: 292401-1-003-2009, 292401-1-013-2007, 292401-1-012-2008

Allowing the expansion of mineral resource overlay will greatly affect our property values, water, land use, watershed/retention, and wildlife.

Residents of Sand Dollar Rd and Skippin Stone Ln are on wells. If our well water is negatively affected will the mining company fix and compensate surrounding home owners? Will they repair damage to homes from continued blasting?

Yes, we bought land and a home close to a mine. This decision was based on current land use and a new home site development. How could a mine expand with 30-50 new homes being built very close to said mine?

Power substations are also very close to mine, not to mention the cascade natural gas pipeline. <https://wutc.maps.arcgis.com/home/webmap/viewer.html?webmap=5a9ae27035b04680bf644f7ba39f5a9b>

We have a wide array of wildlife in the area. These hills are home to black bear, bobcat, coyote, deer, bald eagles, great heron, wood ducks, mallards, owls, western tanager, american goldfinch, (believe it or not) turkey vultures, etc.

Please be advised that Kitsap Reclamation-Materials was acquired by ACG Materials based out of Oklahoma owned by H.I.G. Capital based out of Miami FL. KRM is no longer a family owned business, it only serves to line the pockets of ACG Materials and H.I.G. Capital. Many of the surrounding houses are owned by KRM Real Property Investment LLC and Lockhart. The people living in those homes will not speak out in fear of reprisal. Is that really how you want the people of Bremerton to live?

Allowing the mine to expand will create irreversible damage to this land, to our homes, and wildlife habitat. Once it is allowed there is no turning back. This project is not right for our community.

Thank you for your time,

Regards,