KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
614 DIVISION STREET MS-36, PORT ORCHARD WA 98366-4682
(360) 337-7181 FAX (360) 337-4925 www.kitsapgov.com/dcd/

CONDITIONAL USE PERMIT APPLICATION

FEES:

DCD:	**$2,500.00**
Health District:	**$92.50**
Concurrency:	**$200.00**

All fees must accompany this application.
These fees are non-refundable and subject to change.
Make check(s) payable to Kitsap County Department of Community Development (DCD).

FOR OFFICIAL USE ONLY

Received by:_____

Receipt #:_____

The following items shall be submitted to Kitsap County DCD in order for the application to be accepted and for review of the application to commence:

One (1) original application and fifteen (15) copies of the application form; sixteen (16) folded copies of the site plans, plus three (3) copies of the site plan reduced to 8½ x 11 inches; one (1) original Concurrency Application and two (2) copies of the Concurrency Application form; a copy of the Pre-application Meeting Checklist (PMC) and information indicated in the PMC and/or Kitsap County Code (KCC) 17.420 (CUP); six (6) copies of the Environmental (SEPA) Checklist; and three (3) copies each of availability letters from the appropriate sewer and water provider.

Project Name: **Ueland Tree Farm Mineral Resource Development**

Pre-application Project Name: **Ueland Tree Farm Mineral Res. Development** No. **07-44975**

Assessor's Tax Account No: **Multiple - See Attachment A**

Location: Section(s) **13, 18, 19, 24** Township **24N** Range **01N, 01E**

Specific Location of Property:

Lebers Lane vicinity, west of Bremerton

Legal Description of Property (No abbreviations; may be attached):

See Attachment A

Applicant: **Ueland Tree Farm**

Applicant's Mailing Address: **16419 Maplewild Ave SW**

Seattle	**WA**	**98166**
City	State	Zip

Applicant's Phone No. Work: **253-439-3555** Home: **206-243-4016**

Owner(s) of Record: **Ueland Tree Farm**

Owner(s) of Record Mailing Address: **16419 Maplewild Ave SW**

Seattle	**WA**	**98166**
City	State	Zip

Owner(s) of Record Phone No. Work: **253-439-3555** Home: **206-243-4016**

Project Representative (if applicable): **Craig Ueland**

Representative's Mailing Address: **16419 Maplewild Ave SW**

Seattle	**WA**	**98166**
City	State	Zip

Representative's Phone No. Work: **253-439-3555** Fax: **253-439-5646**

Engineer (if applicable): **Parametrix, Inc. Attn: John Burk, P.E.**

Engineer's Mailing Address: **4660 Kitsap Way, Ste. A**

Bremerton	**WA**	**98312**
City	State	Zip

Engineer's Phone No. Work: **360-377-0014** Fax: **360-479-5961**

Description of Proposed Use:

The Ueland Tree Farm Mineral Resource Development project consists of two sand and gravel mines, three basalt quarries and a concrete batch plant on a 152.3 acre portion of UTF's 1,716 acre working forest property located west of Bremerton in central Kitsap County. Approximately 11,700,000 cubic yards of aggregate material is proposed to be removed from the site over an estimated 50 year period. Plans include phased development and reclamation of the mine sites, road improvements, monitoring and preservation of critical areas.

Parcel Size: **407.9 ac** Total Project Area: **152.3 acres**

Existing Zone Classification: **Rural wooded, Forest Resource Lands**

Comprehensive Plan Designation: **Rural Wooded, Forest Resource Lands**

Sewage Disposal Method: **On-site septic system**

state name of sewer provider if applicable

Water Source: **City of Bremerton**

state name of water provider if applicable

Are there any critical areas (shorelines, creeks, lakes, wetlands, slopes over 30%)on-site? ◉ Yes ○ No

Has the property been logged in the past six (6) years? ◉ Yes ○ No

If yes, Forest Practice Application Number: **COHA #04-19775; FPA #2410265**

If your project site will be logged, a Forest Practice Application must be obtained from Kitsap County and issued by the Department of Natural Resources prior to logging. Kitsap County Forest Practices Administrator may be reached at (360) 337-7181, extension 4993.

☐ Single Family Project (SF) ☐ Multi-Family Project (MF)
☑ Commercial Project (C) ☐ Residential & Commercial Project (R&C)

Building Area:

Number of buildings: MF **0** C **2** R&C **0**

Number of dwelling units: SF **NA** MF **NA** R&C **NA**

Number of dwelling units per acre: **NA**

Number of dwelling units per net developable area (excluding critical areas & infrastructure): **NA**

Minimum lot area: **NA**

Square footage of each building: MF **0** C **2,500/5,000** R&C **0**

Square footage devoted to various uses: **7,500**

Lot coverage by buildings and structures: **0.2** % of site, **10,000** square feet

Building Description (height, number of stories, construction materials to be used, style, if known):

Buildings will consist of an approximate 2, 500 sq. ft. office and a 5,000 sq. ft. shop. Structures associated with the concrete batch plant will have a footprint of approximately 2,500 sq. ft. The site will also support a crushing and washing plant with a footprint of approximately 5,000 sq. ft.

Total Disturbed Area: **152.3 acres**

Earthwork Grading Quantity: **11,674.500 cubic yards**

Total New Impervious Area: **2.65 acres**

Area Landscaped: **0** % of site, _____ square feet

Common Open Space: **0** % of site, _____ square feet

Recreational Open Space: **0** % of site, _____ square feet

Number of Recreational Facilities: **0**

Number of Off-street Parking Spaces: MF _____ C **20** R&C _____

Days/Hours of Operation (if applicable): **Monday - Friday, 7:30 AM - 5:00 PM, No Holidays**

All of the following questions MUST be answered: (Additional information may be attached)

A. Explain why there is a need in the area for this activity.

Refer to Attachment B.

B. How will proposed development be compatible with the uses permitted in the surrounding zone?

Refer to Attachment B.

C. Describe how the subject property is physically suitable for the type, density and/or intensity of the use being proposed.

Refer to Attachment B.

D. What measures will be taken to ensure compatibility with the uses permitted in the surrounding zone (example: fences, planting, berms, etc.)?

Refer to Attachment B.

Signatures of Owner(s) of Record and Applicant are both required. Original notarized signature page must be submitted to Kitsap County Department of Community Development.

The owner(s) whose signature(s) appear below certify that they are the legal owner(s) of the property encompassed by this application. Signatures of Owner(s) of Record and Applicant(s), if different, are both required. Original notarized signature page must be submitted to Kitsap County Department of Community Development.

Signature of Owner

UELAND TREE FARM, LLC

THIS LINE NOT USED
Signature of Owner

STATE OF WASHINGTON)
)ss
KITSAP COUNTY)

On this 7th day of December, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CRAIG UELAND, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledge that N/A signed the same as N/A free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL this 7th day of December, 2007.

LOIS M. HARVEY NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 08-04-08

Lois M. Harvey
NOTARY PUBLIC in and for the State of Washington

Lois M Harvey
My Commission Expires: 08/04/08

Signature of Applicant

UELAND TREE FARM, LLC

THIS LINE NOT USED
Signature of Applicant

STATE OF WASHINGTON)
)ss
KITSAP COUNTY)

On this 7th day of December, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CRAIG UELAND, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledge that N/A signed the same as N/A free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL this 7th day of December, 2007.

LOIS M. HARVEY NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 08-04-08

Lois M Harvey
NOTARY PUBLIC in and for the State of Washington

Lois M Harvey
My Commission Expires: 08/04/08

Attachment A to Conditional Use Permit Application

UELAND TREE FARM MINERAL RESOURCE DEVELOPMENT

Legal Description

Lots 3, 4, 6, 7, 8, 9, 10, 21, 22, 25, 26, 32, 32, 40, 41, 43, 44, 46, 47, 48 and 54 listed under Kitsap Tract on Page 4 of 11 of the Special Warranty Deed filed under Recording No. 200404150505, Records of Kitsap County, Washington and as shown in the Parcel Summary table below.

Parcel No.	Assessors No.	Size (acres)	Zoning
3	182401-3-010-2009	21.17	RW
4	192401-2-002-2000	20	RW
6	192401-2-005-2007	16.41	RW
7	242401-4-005-1008	20	FRL
8	192401-3-005-2005	16.57	FRL
9	192401-3-004-2006	16.57	RW
10	192401-3-010-2008	20.41	RW
21	242401-4-008-1005	20	FRL
22	242401-4-007-1006	20	FRL
25	242401-4-006-1007	20	FRL
26	242401-4-005-1008	20	FRL
31	192401-2-004-2008	16.26	RW
32	192401-2-003-2009	16.26	RW
40	182401-1-014-2009	23.08	RW
41	072401-4-105-2006	20	RW
43	182401-2-002-2004	20	RW
44	182401-1-015-2008	20.03	RW
46	182401-2-001-2002	20	RW
47	072401-3-008-2006	20	RW
48	072401-3-007-2007	20	RW
54	072401-4-123-2004	20.33	RR, RW
	TOTAL	**407.09**	

RW = Rural Woods
FRL = Forest Resource Lands

Attachment B to Conditional Use Permit Application

UELAND TREE FARM MINERAL RESOURCE DEVELOPMENT

A. Explain why there is a need in the area for this activity.

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 the region. There are currently only two permitted basalt quarries in Kitsap County, both of which have finite reserves.

The UTF site contains over 11 million cubic yards of commercial quality mineral deposits and is located on property with land use zoning that encourages commercial resource production. The UTF site is located in a rural zone adjacent to the Bremerton Urban Growth area providing a convenient location to supply a needed resource material to support planned development (figure 1-1 and 1-2, attached).

The larger size of the UTF property (1,716 acres) will allow the mines to be developed in a coordinated manner that avoids critical areas and minimizes impacts to adjacent land use and the environment. This results in efficient use of the site's mineral resources in a manner that also minimizes impacts to the environment. On a regional scale, the larger size of the UTF proposal may help to reduce the need to develop multiple, smaller sites that collectively result in greater land use and environmental impacts.

The Kitsap County Comprehensive Plan (Plan) recognizes commercial mineral quality deposits as non-renewable resources that should be managed accordingly. The Plan encourages the preservation of lands that are identified as containing commercial quality aggregate deposits. The UTF site contains significant quantities of commercial quality aggregate resources. The development will also contribute to a diversified economy that provides living wage jobs for residents, and that encourages accomplishment of local economic development goals. Development of mineral resources on the UTF property in a manner that is compatible with adjacent land use will help to ensure that Kitsap County has adequate quantities of building materials at reasonable prices today and in the future.

B. How will the activity be compatible with uses permitted in the surrounding zone.

The site is located in an area generally compatible with the proposed activities. The UTF property is surrounded almost entirely by forested lands that are managed for timber production or resource protection. Attached Figure 1, Existing Development Map, shows the location of existing buildings in the project area and illustrates the lack of development surrounding the majority of the UTF site. The closest existing development in the immediate vicinity of the UTF site is a rural residential enclave along the northeast border of the property with that has a mix of residential development types with lot sizes

ranging from approximately 0.33 acres to over 2.5 acres in size. This residential enclave is separated from the UTF site by an existing railroad track. This development pattern was created prior to the current zoning for this area, Rural Residential (RR), which allows for a minimum residential density of one dwelling unit per five acres. Compatibility with specific adjacent properties is summarized below.

North and West Property Boundary

The forested properties to the west and north of the UTF site are zoned Rural Wooded (RW) and Forest Resource Lands (FRL) by Kitsap County (Figure 2, attached). The FRL and RW properties bordering the UTF site are owned entirely by the Washington State Department of Natural Resource and the Mountaineers Foundation (Figure 3, attached). UTF has contacted the Mountaineers Foundation to discuss the project and no significant issues have been identified.

Property zoned RW along the north border of the UTF site permits residential development at one dwelling unit per 20 acres. Mineral extraction is an allowed use in the RW zone with a conditional use permit. Mineral resource extraction on the UTF site should have minimal impact on potential residential development on adjacent RW property due to the relativity low density and distance of over 2,000 ft from the proposed mine sites.

South and West Property Boundary

The City of Bremerton owns property bordering the west and south of the UTF site split almost equally between property zoned watershed (WS) and city utility lands (CUL). The intent of the WS zone is to protect the Bremerton public water supply by controlling activities and maintaining high water quality at the source, consistent with state and federal regulations. Permitted uses in the WS zone include educational and resource activities compatible with public water supply; forest and wildlife management activities, and forest practices; groundwater development and aquifer protection; hydropower activities and facilities; and location of wireless telecommunications facilities.

The intent of the CUL zone is to preserve resource-related functions of land, and to protect watersheds and timberlands. The CUL zone is also intended to ensure healthy forest cover and provide habitat for wildlife. The zone will accommodate limited commercial and recreational activities, which adhere to a high standard of environmental best management practices (BMPs), and low impact development. Permitted uses in the CUL zone are the same as the WS zone with the addition of residential development and passive outdoor public recreation such as trails, which require a Conditional Use Permit.

Mineral extraction on the UTF site is compatible with allowed uses on WS and CUL zoned lands located to the west and south of the site. These zones are intended to protect natural resource and encourage preservation of forested lands. The development proposal is located outside the watershed (Union River) that contributes surface water to the City's

water supply. UTF has also met with and informed the City of proposed development plans and no significant issues or concerns were identified by the City with the UTF proposal.

East Property Boundary

The property east of the UTF site is currently undeveloped forest land and is zoned low density residential (R-10) by the City of Bremerton, with an anticipated change in zoning with the completion of a master plan. The intent of the R-10 zoning district is to accommodate single-family housing by infilling at a range of lot sizes consistent with urban growth patterns. This 400 acre property, also referred to as the Port Blakely Central Kitsap Business District Subarea, is within the Bremerton Urban Growth Area (UGA) and allows urban mixed use residential, commercial and, industrial development.

Three of the proposed mine sites (Gravel Mine "A", Quarry "A" and Quarry "B") are within 100 ft of the border of the property that supports the R-10 zoning. If residential development were to occur in this area (instead of commercial or industrial) that permitted uses in the R-10 zone could potentially be affected by the operations of the proposed UTF development, including noise from machine operation, dust, odor, and truck traffic. Future development of the R-10 zoned property is contingent upon development of a master plan that identifies specific development types, areas and densities. UTF has met with the owners of the property (Port Blakely Tree Farms) to discuss the mineral resource development proposal and no major concerns have been expressed by Port Blakely.

Compatibility with the 400 acre site within the Bremerton UGA issues would be addressed through the future master planning process. Until this process is completed, continued coordination between UTF and the property owners, and mitigation measures listed in element (c) below should be sufficient to ensure compatibility with uses permitted in this area.

Northeast Property Boundary

Rural Resource (RR) zoned land in unincorporated Kitsap County is located to the northeast of the UTF site and allows for one dwelling unit per five acres for any future land subdivision, although the area has developed to a greater density prior to the implementation of the RR zone. Mineral extraction is an allowed use in the RR zone with a conditional use permit. This RR area borders the UTF site near the location of Gravel Mine "A" which also contains the concrete batch plant. Potential impacts of daily operations from the site to permitted uses in the RR zone include noise from machine operation, dust, odor, and truck traffic. Mitigation measures listed in (c) below are expected to be sufficient to ensure compatibility with uses permitted in the RR zone.

C. Describe how the subject property is physically suitable for the type, density and/or intensity of the use proposed.

Suitability of the subject property for the proposed use is summarized as follows:

- Commercial quality aggregate resources are located on the property. Kitsap County has relatively few commercial quality aggregate deposits that are in suitable locations and of sufficient extent to warrant the significant investment required to develop the site and associated infrastructure.

- The UTF site has been used for resource purposes for over 100 years. Mineral resource development is consistent and compatible with past and continued commercial forestry practices.

- The larger size of the UTF property (1,716 acres) allows the mines to be designed to avoid critical areas and minimize impacts to adjacent land use and the environment. This results in efficient use of the site's mineral resources in a manner that also minimizes impacts to the environment.

- Quarry sites are located in undeveloped areas approximately 4,000 ft from nearest residences. Existing development will not be effected by quarry operations.

- The Gravel "A" site will be buffered from adjacent residential property by berms and vegetation. The Gravel "A" site will meet all applicable noise and air quality standards, and the hours of operation will be restricted to Monday through Friday, 7:30 a.m. to 5:00 p.m. with no operations on holidays.

- The site is served by an existing road (Lebers Lane), which will be improved to meet County standards. UTF currently owns the majority (five of seven) properties adjacent to Lebers Lane and will continue to work with property owners to purchase remaining property. The site has good access to the regional road system and will not result in any transportation Level of Service (LOS) impacts. The site also has access to railroad transportation.

- The site has water service from the City of Bremerton, and has sufficient permeable soil to support stormwater facilities. No land use or development activities are contemplated at the site that would generate wastewater, except for small volumes of domestic sewage. Power and natural gas are available to the site.

- The proposal will include dedication of conservation areas across the site that ensure protection of habitat and ecological functions such as water quality (temperature) control, groundwater recharge and maintaining stream base-flow, riparian habitat connectivity, and preservation of watershed scale wildlife corridors.

- Regionally, the larger scale of the UTF proposal may help to reduce the need to develop multiple, smaller sites that collectively result in greater impacts.

These site features and development methods demonstrate the suitability of the subject property for the proposed use.

D. What measures will be taken to ensure compatibility with the uses permitting in the surrounding zone.

During 2006 and 2007, UTF implemented a public information program consisting of a web site, multiple newsletters, postings at the site, three project open house meetings and one on-site community meeting. The purpose these meetings were to inform the community in the surrounding area of the project and to solicit input on community concerns and mitigation measures. The design of the project has been fully described to the surrounding community and specifically reflects concerns identified by the surrounding community as expressed through open house, web site and email feedback.

Compatibility with uses to the north, south and west of the site is ensured by large buffers, lack of existing development, and the existing resource based use of adjacent property. Compatibility to adjacent property in the Bremerton UGA to the east is ensured by the coordination that has and will continue to occur between UTF and the owner of the property, as well as the necessary master planning that will be conducted prior to any development on the site.

Compatibility to adjacent property to the northeast in the area zoned RR (Lebers Lane vicinity) will be ensured by the following measures:

- Use existing topography as a noise and visual screen to the Gravel "A" site and associated concrete batch plant;

- Fence the periphery of the mine sites within the area being actively mined or reclaimed;

- To reduce noise and potential visual impacts, store topsoil and overburden in 20 ft high berms along the site perimeter and planting trees on them immediately to reduce noise;

- Reduce noise by placing stationary equipment, including crushers and the concrete batch plant, in an excavated area below the surrounding terrain;

- Surround the crushing plant with 20 ft high stockpile berms to reduce noise;

- Limit hours of operation to between 7:30 a.m. and 5:00 p.m. Monday through Friday with no operations on holidays;

- Retain a 50 ft buffer of existing trees and vegetation along the edge of mining operations to be used as visual screens;

- Plant trees and other vegetation for visual screens in advance of the mining operation to maximize their time to establish before mine operations commence.

- Implement segmental development and reclamation in increments no larger than 10 acres to minimize the amount of disturbed area at any given time.

- Create sinuous slope as part of reclamation designs that are curved in plan and section and irregular in profile to reduce aesthetic impacts.

- Place topsoil within reclaimed areas and replant with Douglas-fir within the first year after reclamation grades is reached to initiate re-growth of the forest cover.

- Implement comprehensive dust control measures and conduct air quality monitoring to ensure fugitive dust emissions comply with applicable standards.

- Install a groundwater monitoring system and monitor groundwater quality to ensure protection of groundwater resources located downstream of the site.

- Design and construct stormwater infiltration systems at the Gravel "A" site to ensure all stormwater associated with the 100 year storm event is treated and retained on site.

- Continue to acquire property adjacent to Lebers Lane to reduce potential impacts to residences from truck traffic.

- Improve Lebers Lane with wider lanes, new pavement, drainage and a sidewalk to reduce potential truck traffic impacts.

- Construct a center turn lane and channelization improvements at Norhtlake Way and Lebers Lane to improve site distance, turning geometry and overall operation of the intersection.

- Continue to coordinate with adjacent land owners, including the Mountaineers Foundation and Port Blakely Tree Farms, on project activities and schedules, and continue to invite and encourage community comment.

Additional measures to ensure compatibility are identified in the following reports, and are hereby incorporated by reference:

- Sub-basin Assessment - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

- Wetland Delineation and Stream Identification Report - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

- Habitat Management Plan - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

- Hydrogeologic Report - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

- Traffic Report - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

- Monitoring Plan - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

- Air Quality Assessment – Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

- Noise Assessment - Ueland Tree Farm Mineral Resource Development. Geomatrix, Inc. 2007.

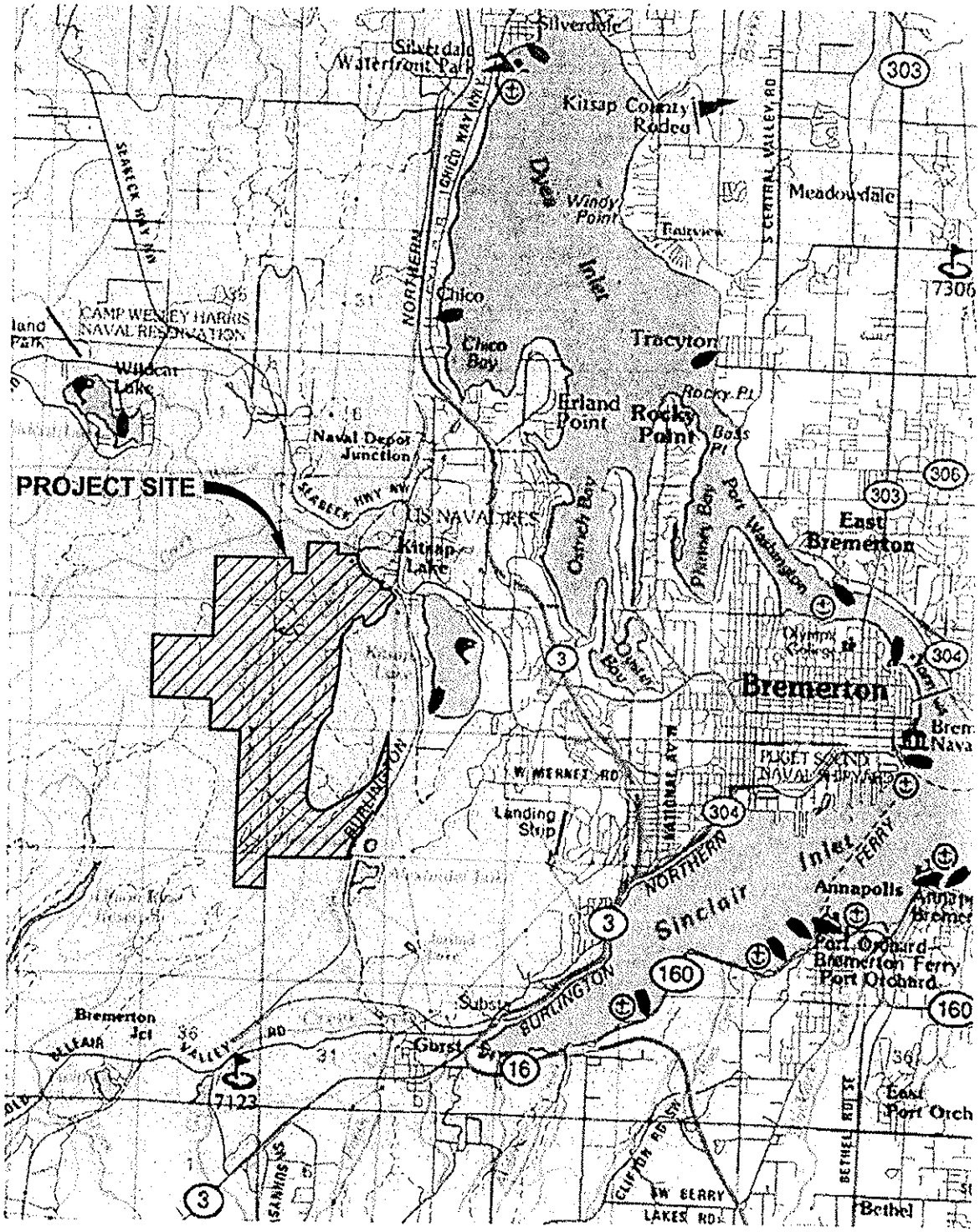
- Land Use and Visual Impact Assessment - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

- Cultural Resource Assessment - Ueland Tree Farm Mineral Resource Development. Cultural Resource Consultants, Inc. 2007.

- Preliminary Drainage Report - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

- Preliminary Development and Reclamation Plans, Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

- GeoResources, LLC. 2006. Preliminary Geological Report, Mineral Resource Evaluation, Ueland Tree Farms. Prepared for Ueland Tree Farm.



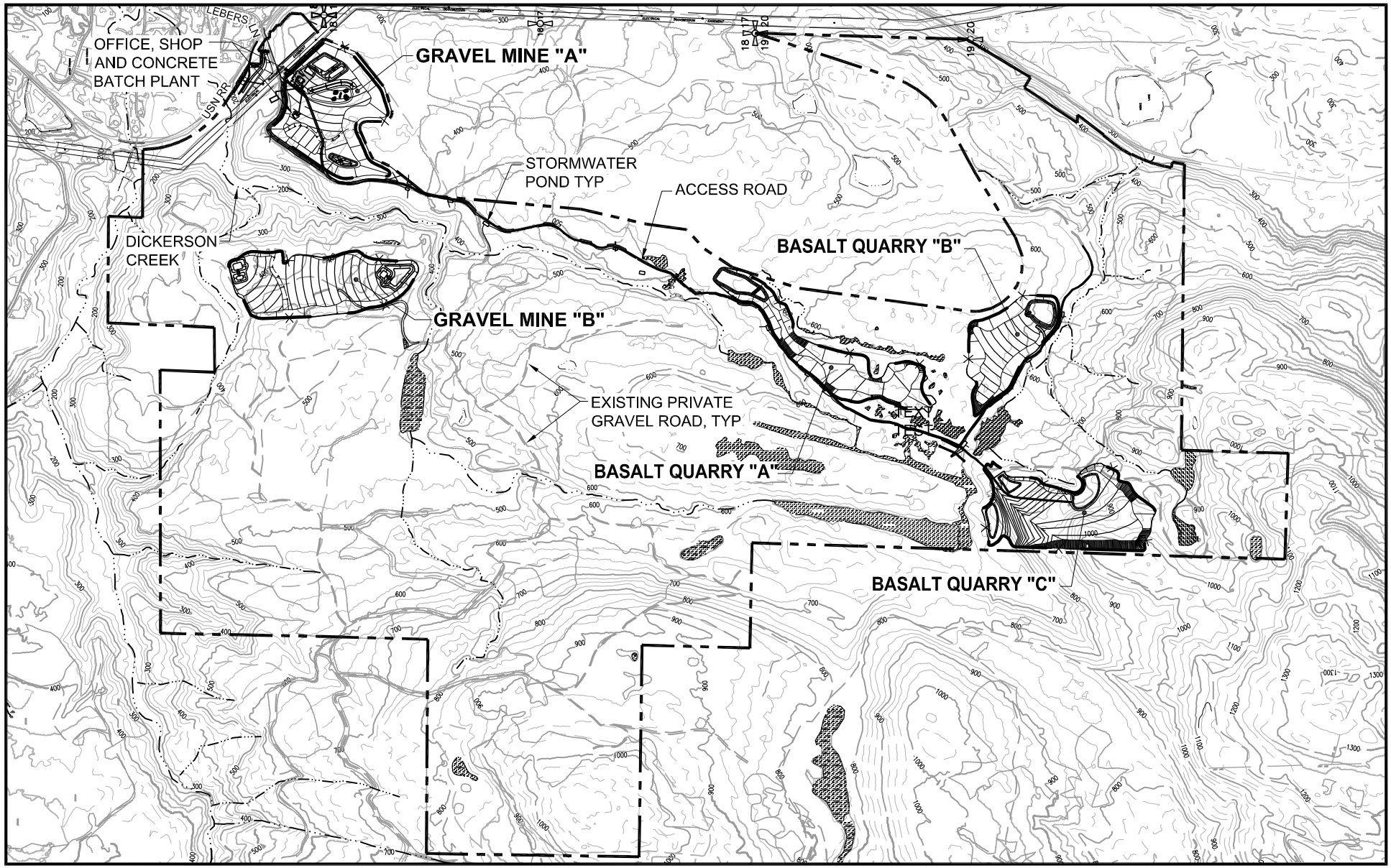
Parametrix DATE: Jun 05, 2007 FILE: BR5528001P02T07.1F-01

N

0 6500'

SCALE IN FEET

Figure 1-1
Ueland Tree Farm
Location Map



Parametrix DATE: Jan 16, 2008 FILE: BR5528001P03T01F-01

N

0 1700

SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- WETLAND AREA
- EXISTING ROAD
- PROPOSED GRAVEL ACCESS ROAD
- 210 EXISTING CONTOUR
- PROPOSED CONTOUR
- STREAM

Figure 1-2
Ueland Tree Farm
Mineral Resource Development
Site Plan

Figure 1

Ueland Tree Farm Existing Development

Legend

- Property Boundary
- Building Footprints
- parcels

0 750 1,500 3,000
Feet

Building Footprint and Parcel Data: Kitsap County (11/19/07)

Aerial Photograph: Kitsap County (2001)

Parametrix

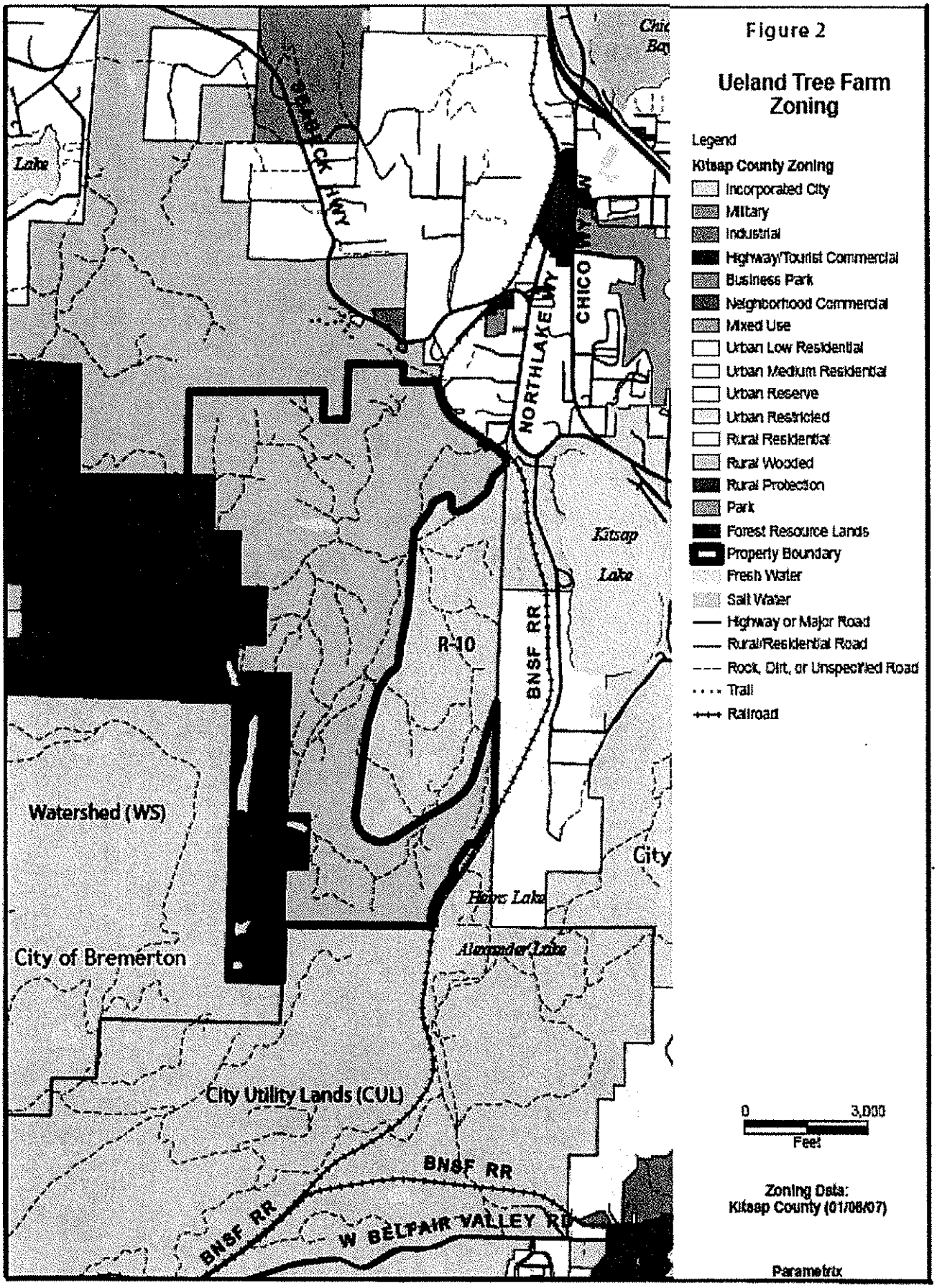


Figure 2
Ueland Tree Farm Zoning
Legend
Kitsap County Zoning
Incorporated City
Military
Industrial
Highway/Tourist Commercial
Business Park
Neighborhood Commercial
Mixed Use
Urban Low Residential
Urban Medium Residential
Urban Reserve
Urban Restricted
Rural Residential
Rural Wooded
Rural Protection
Park
Forest Resource Lands
Property Boundary
Fresh Water
Salt Water
Highway or Major Road
Rural/Residential Road
Rock, Dirt, or Unspecified Road
Trail
Railroad
0
3,000
Feet
Zoning Data:
Kitsap County (01/08/07)
Parametrix
Lake
NORTHLAKE WY
CHICO
Kitsap
Lake
BNSF RR
R-10
Watershed (WS)
City
Haire Lake
Alexander Lake
City of Bremerton
City Utility Lands (CUL)
BNSF RR
BNSF RR
W BELFAIR VALLEY RD

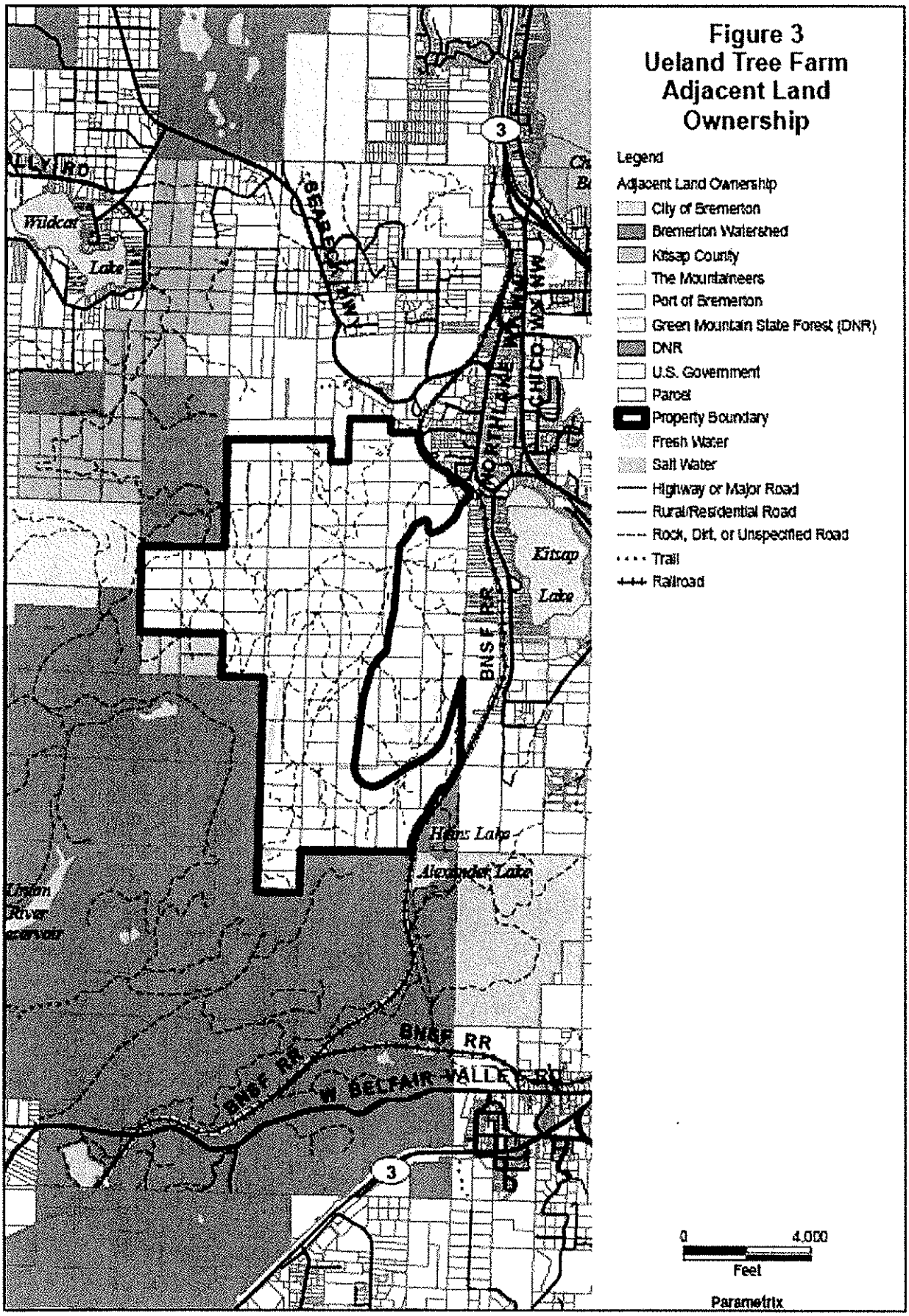


Figure 3
Ueland Tree Farm
Adjacent Land
Ownership
Legend
Adjacent Land Ownership
City of Bremerton
Bremerton Watershed
Kitsap County
The Mountaineers
Port of Bremerton
Green Mountain State Forest (DNR)
DNR
U.S. Government
Parcel
Property Boundary
Fresh Water
Salt Water
Highway or Major Road
Rural/Residential Road
Rock, Dirt, or Unspecified Road
Trail
Railroad
Wildcat
Lake
Kitsap
Lake
Hans Lake
Alexander Lake
Union
River
BNSF RR
W BELFAIR VALLEY RD
3
0
4,000
Feet
Parametrix

PROJECT NARRATIVE

UELAND TREE FARM MINERAL RESOURCE DEVELOMENT

Ueland Tree Farm (UTF) owns approximately 1,716-acres of commercial forest land situated west of Bremerton in unincorporated Kitsap County. The UTF mineral resource project proposes development of commercial sand, gravel, and basalt mineral surface mines on the site. Development plans generally consist of two gravel mines and three basalt quarry areas. Under the proposal, areas totaling approximately 152-acres of the site would be developed for surface mining and associated activities, not including connecting access roads. No residential development is proposed as part of this project.

This project narrative provides a written description of the proposal, including mine development, operation and reclamation. Associated facilities consisting of roads, a rail spur and a potential concrete batch plant are also described. This narrative is intended as a summary of operations and not intended as a comprehensive description of all elements of the proposal, potential impacts and proposed mitigation measures. This narrative should be accompanied by the Preliminary Engineering Plans for the project, which provide graphical depiction of project elements.

Sources of additional technical details regarding the proposal, elements of the environment, potential impacts and proposed mitigation measures are referenced in the List of Technical Reports provided as Attachment A. These additional technical reports are hereby incorporated by reference into this project description.

Mine Development and Reclamation

The mineral resource project proposes development of commercial sand, gravel, and basalt mineral surface mines on the UTF site. Development plans consist of two gravel mines, three basalt quarry areas and a concrete batch plant. The two proposed sand and gravel mines are designated Gravel Mine "A" and Gravel Mine "B". The three primary quarry areas are designated Quarry Areas "A", "B", and "C". UTF may donate conservation easements on the property (possibly including the "Gravel B" area) and may transfer or donate the residential development rights from most of the property, conserving the property as a working forest in perpetuity.

The mineral development plan would be implemented over an estimated 50-year period, with Gravel Mine "A" and Quarry Area "A" beginning in the first phase of the project. Quarry Areas "B" and "C" would be developed following completion of mining activity on Quarry Area "A". No more than one quarry would be developed and operated at any given time. Anticipated annual production for the mineral resource project is estimated a maximum of 400,000 tons of aggregate. It is estimated that if value-added businesses are developed, they may generate approximately 20,000 tons of topsoil, and 20,000 cubic yards of concrete. Table 1 summarizes site production. The following sections describe development and reclamation of the sand and gravel, and basalt quarries.

Table 1. Summary of Mineral Resource Volumes

Site	Surface Area (AC)	Total Volume (CY)	Operating Period [1]	Reclamation Complete
Gravel Mine "A"	32.5	2,315,500	2010-2033	2035
Gravel Mine "B" [2]	34	970,000	To Be Determined	2035
Basalt Quarry "A"	25.3	2,074,000	2010-2022	2024
Basalt Quarry "B"	21.3	2,455,000	2022-2037	2039
Basalt Quarry "C"	39.2	3,860,000	2037-2060	2062
Totals	**152.3**	**11,674,500**	**2010-2060**	**2062**

Notes:

1. Operating period based on total site production of 250,000 CY/YR with 100,000 CY/YR from Gravel "A", and 150,000 CY/YR from quarry operations.

2. Ueland Tree Farm may donate conservation easements on the property (possibly including the "Gravel B" area) and may transfer or donate the residential development rights from most of the property, conserving the property as a working forest in perpetuity.

Project development would occur in accordance with applicable state and local regulations. Attached Table 2 summarizes applicable state and local regulations that apply to development and reclamation of the mine sites.

Sand and Gravel Mine

Sand and gravel mining will start with clearing of vegetation and removal of topsoil in approximate 10 acre increments. Land clearing debris would be processed on site for use in reclamation activities. Topsoil would be stockpiled in designated locations for later use in reclamation as well. Sand and gravel will be mined in a dry condition by open pit excavation. Open pit excavation is carried out with power shovels, front end loaders, and bucket wheel excavators. After mining, the materials will be transported to the processing plant by earth mover, truck, or belt conveyors. Sand and gravel will be processed using different combinations of washers, screens, and classifiers to segregate particle sizes; crushers to reduce oversized material; and storage and loading facilities.

After being excavated and transported to the processing plant, the sand and gravel raw feed will be stockpiled or emptied directly into a hopper, which is covered with a "grizzly" of parallel bars to screen out large cobbles and boulders. From the hopper, the material is transported to fixed or vibrating scalping screens by gravity, belt conveyors, or bucket elevators. The scalping screens separate the oversize material from the smaller, marketable sizes. Oversize material may be used for erosion control, reclamation, or other uses, or it may be directed to a crusher for size reduction, to produce crushed aggregate, or to produce manufactured sands.

The material that passes through the scalping screen is fed into a battery of sizing screens, which generally consists of either horizontal or sloped, and either single or multideck, vibrating screens. Rotating trommel screens with water sprays will also be used to process and wash sand and gravel. Screening separates the sand and gravel into different size ranges. Water is sprayed onto

the material throughout the screening process. After screening, the sized gravel is transported to stockpiles, storage bins, or to crushers by belt conveyors, bucket elevators, or screw conveyors. The sand is freed from clay, silt, and organic impurities by log washers or rotary scrubbers. The clay, silt, and organic impurities will be stockpiled onsite to be used as fill material during reclamation activities. After scrubbing, the sand is sized by water classification. After classification, the sand is dewatered using screws, or separatory cones. After processing, the sand is transported to storage bins or stockpiles by belt conveyors, bucket elevators, or screw conveyors.

Reclamation

Following mineral removal, each mine or quarry site would be reclaimed consistent with Kitsap County and Washington Department of Natural Resources (DNR) reclamation standards, using segmental reclamation methods. Reclaimed sites will be managed as a working forest. Segments would typically consist of approximately 10-acre areas that are cleared, mined, and reclaimed sequentially to minimize the amount of disturbed area open at any one time. In a typical segmental reclamation process, soil in the first segment is stockpiled before mining to minimize handling and protect the resource. After the sand and gravel or basalt has been extracted from the fist segment, its slopes are reshaped according to the reclamation plan. Soil is then stripped from the second segment, spread on the slopes of the first segment and planted with native grasses, shrubs, and trees. This process continues until operations are complete in all segments of the mine.

Reclamation is expected to be completed within 2 years of the completion of operations at any particular mine or quarry on the UTF property. Topsoil would be salvaged and reused to ensure adequate vegetation for the reclaimed sites. Topsoil storage and stockpiles would be within the footprints of mine and quarry areas. Reclamation would occur in the following stages:

- Back-filling the pits with non-saleable mine material soil from the quarry and/or clean soil imported from an off-site location:
- Grading the areas to conform to the proposed reclamation plan contours;
- Regrade the stormwater ponds to a more natural shape, place sub-soil and top soil within stormwater pond areas to create conditions that would allow wetland hydrology and soils to develop, and revegetate the pond area with wetland and wetland buffer plants;
- Top-dressing the floor and slope areas with soils that would support native plant communities; and
- Planting the area with native grasses and trees.

Basalt Quarries

Basalt quarries would be developed by initially removing vegetation, topsoil and overburden that covers the basalt in approximate 10 acre increments. Land clearing debris would be processed on site for use in reclamation activities. Topsoil and overburden would be stockpiled in designated locations for later use in reclamation as well. Rock would be mined by drilling a series of holes

into rock face benches and loading the holes with explosives and stem (material, usually crushed rock, placed in the holes to contain blast energy). Holes would be fired to detonate sequentially at intervals of a few milliseconds (thousands of a second). The rock loosened by the blasting would be removed from the bench by hydraulic shovel and transported by truck or belt conveyor to the crushing and screening facilities at the Gravel "A" site. The number of blasts under the proposal would not exceed one per month. The hours for blasting would be limited to between 10:00 a.m. and 4:00 p.m. Monday through Friday.

Blasting would be performed by a licensed contractor. No explosives would be stored on site. All blasting procedures would be conducted in accordance with Federal Office of Surface Mines guidelines and would include pre-blasting survey; restricting blasting to daylight hours; and monitoring blasting activities to demonstrate compliance with respect to off-site structure damage. Siesmic monitoring to measure protection of structures would be conducted as necessary by a qualified contractor. If vibration levels beyond acceptable standards are detected, the blasting techniques will be refined to ensure compliance.

Processing

Quarried stone will be delivered to the processing plant by truck, conveyor, or loader. A feeder screen would separate large boulders from finer rocks that do not require primary crushing. Jaw, impactor, or gyratory crushers will be used for initial reduction. The crusher product, normally 3 to 12 inches in diameter, and the grizzly throughs (undersize material) would be discharged onto a belt conveyor and conveyed to a surge pile for temporary storage or are sold as coarse aggregates.

The stone from the surge pile will be conveyed to a vibrating inclined scalping screen to separate oversized rock from the smaller stone. The stone that is too large to pass through the top deck of the scalping screen is processed in the secondary crusher. A cone crusher may be used for secondary crushing (although impact crushers are sometimes used), which typically reduces material to about 2.5 to 10 centimeters (1 to 4 inches). The material (throughs) from the second level of the screen bypasses the secondary crusher because it is sufficiently small for the last crushing step. The output from the secondary crusher and the throughs from the secondary screen would be transported by conveyor to the tertiary crusher.

Tertiary crushing will be performed using cone crushers or other types of impactor crushers. Oversize material from the top deck of the sizing screen is fed to the tertiary crusher. Various product streams with different size gradations are separated in the screening operation. The products will be conveyed or trucked directly to finished product bins, to open area stock piles, or to other processing systems such as washing, air separators, and screens and classifiers.

Reclamation

Quarry reclamation activities will generally be consistent with reclamation of the sand and gravel site and will consist of backfilling, grading, placement of topsoil and seeding. Following implementation of the reclamation plan, the quarry sites would support a mix of vegetated and non-vegetated habitat types, including grasses, forbs, shrubs, tree seedlings and saplings, cliffs, and talus. These areas would provide habitat for species adapted to open areas, such as hummingbirds, swallows, and garter snakes. Deer would likely forage in openings near forested

areas. Stormwater ponds would be regarded with topsoil and planted with wetland species to encourage wetland development. Any wetlands that result from these efforts would likely provide breeding habitat for amphibians and resting habitat for waterfowl. Depending on their spatial arrangement and structural characteristics, cliffs may provide potential nesting habitat for species such as peregrine falcons. Talus slopes at the base of cliffs may provide feeding, resting, and foraging habitat for numerous species, including bats, deer mice, woodrats, weasels, swifts, and lizards.

Internal Access Road

West of the railroad crossing at the end of Lebers Lane, a private internal access road will serve the site. The access road between the railroad and the Gravel “A” site will be 25 ft and paved to accommodate commercial traffic into the site. Between the Gravel “A” site and the quarries, the access road will be a private gravel road and not for commercial use. This portion of the internal access road will follow the alignment of the existing gravel site access road and will not be expanded except to add approximately 8 truck turn outs. The total internal road length is 12,500 ft, beginning at the Gravel Mine "A" and running to the end of Quarry B, with a 500 ft branch to the entrance to Quarry C. A total of fifteen ater ponds will serve the access road.

Concrete Batch Plant and Topsoil Facility

A concrete batch plant maybe constructed within the Gravel Mine “A” area depending on economic feasibility and market demand. Also within the Gravel Mine “A” area would be a topsoil production facility, and the main office and shop.

Sand, aggregate, cement and water will be gravity fed from the weight hopper into the mixer trucks. The concrete would be mixed on the way to the site where the concrete is to be poured. The concrete may also be manufactured in a central mix drum and transferred to a transport truck. Approximately 20,000 CY/yr of concrete is planned to be produced. Precast products may also be made on the site such as concrete bricks and paving stones.

The raw materials may be delivered to the plant by rail or truck. The cement will be transferred to elevated storage silos pneumatically or by bucket elevator. The sand and coarse aggregate would be transferred to elevated bins by front end loader, clam shell crane, belt conveyor, or bucket elevator. From these elevated bins, the constituents would be fed by gravity or screw conveyor to weigh hoppers, which combine the proper amounts of each material.

The topsoil facility would consist of a screening and stockpile area. Topsoil would be produced from soil imported to the site. All topsoil generated at the UTF site would remain on-site for use in site reclamation.

Office, Shop and Scales

The office, shop and scales will support commercial aspects of the operations and employees of the operation. Approximately 8 employees are expected to be employed by the facility, including equipment operators, management and clerical staff. The office structure is estimated at 2,500 square feet and the shop at 5,000 square feet.

Hours of Operation

The hours of operation would be from 7:30 AM to 5:00 PM Monday through Friday, 51 weeks per year with no operations on holidays.

Traffic and Transportation

The site is served by an existing paved road and railroad crossing, and has good access to the regional road system. The proposed development is expected to contribute approximately 186 daily (93 entering and 93 exiting) and 35 PM peak hour trips (15 entering and 20 exiting) to the transportation system. This includes trucks and employee traffic, and is below the County's threshold for requiring a traffic impact analysis. However, due to existing geometric deficiencies on the proposed access roadway, a transportation analysis report was conducted to investigate how to best provide for the safety and satisfactory traffic operations on the existing system.

The proposed development is not anticipated to cause any operational (LOS) deficiencies. A high percentage of site generated traffic is expected to be heavy vehicles. Approximately 154 total daily truck trips (77 entering and 77 exiting) are projected. Improvements to the horizontal alignment of Lebers Lane are proposed to accommodate truck movements, and provide additional lane width to accommodate off-tracking of large vehicles around curves. The reconfiguration of the intersection of Grover Lane and Lebers Lane is also proposed to improve safety at this existing skewed intersection. A left turn lane off of North Lake Way and a center acceleration/merge lane for left turns entering North Lake Way will be provided to meet sight distance requirements at the intersection of North Lake Way and Grover Lane.

The access road will also cross the existing railroad. Railroad crossing improvements including structural modifications and crossing signals will be implemented in accordance with the railroad owner (United States Navy) requirements.

Rail Transport

A rail spur is proposed to allow transport of materials to and from the site. Construction of the rail spur would depend on economic feasibility and market demand.

Stormwater Management

Stormwater facilities would be designed, constructed and operated in accordance with Kitsap County standards and the National Pollutant Discharge Elimination System Stormwater Permit for sand and gravel facilities issued by the Washington Department of Ecology (Ecology). Stormwater facilities would be designed to slowly release water and to support a wetland system following reclamation.

All stormwater runoff from the gravel mine sites will be routed to on-site retention and infiltration facilities that are sized for the 100-year storm event. At Gravel site "A" stormwater from the site will be discharged to the groundwater via infiltration ponds in locations that maintain and mimic the pre-developed hydrology of the site. Detention facilities for quarry sites and the access road will provide flow control for 50 percent of the two year through the 50-year storm events. All stormwater will be treated prior to discharge.

Utilities

Utilities would include water from the City of Bremerton, as well as power and natural gas. No groundwater will be withdrawn. The small volume of domestic wastewater generated from the on-site office would be managed in an on-site sewage disposal system. No industrial wastewater will be generated. Gas and power are available to the site.

Monitoring Plan

Monitoring of surface water quality, groundwater quality and wetland hydrology will be conducted. A Surface Water Monitoring Plan has been developed as part of the Storm Water Pollution Prevention Plan (SWPPP) for monitoring of pH, turbidity and temperature in stormwater discharges from the site. In addition to this monitoring that is required under the NPDES Permit requirements, this proposal includes a monitoring plan for groundwater quality at Gravel Mine "A", and monitoring of wetland hydrology near quarry sites. The goal of the monitoring plan is to protect the groundwater resources of the outwash aquifer as it occurs downgradient from the site and assess the presence of chemical constituents that may have been introduced into the aquifer from mining operations to help protect groundwater resources that are located east of the Gravel Mine "A" site. Monitoring will also be done to ensure protection of wetlands that may be hydraulically connected to the perched aquifer in quarry areas. Specific objectives of wetland monitoring are to perform on-going monitoring of wetland hydroperiod including determination of average and crest water level fluctuations on a seasonal basis. Monitoring results will be submitted to Ecology monthly and to Kitsap County in accordance with permit conditions.

ATTACHMENT A - LIST OF TECHNICAL REPORTS

Sub-basin Assessment - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

Wetland Delineation and Stream Identification Report - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

Habitat Management Plan - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

Hydrogeologic Report - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

Traffic Report - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

Monitoring Plan - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

Air Quality Assessment – Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

Noise Assessment - Ueland Tree Farm Mineral Resource Development. Geomatrix, Inc. 2007.

Cultural Resource Assessment - Ueland Tree Farm Mineral Resource Development. Cultural Resource Consultants, Inc. 2007.

Preliminary Drainage Report - Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

Preliminary Development and Reclamation Plans, Ueland Tree Farm Mineral Resource Development. Parametrix, Inc. 2007.

GeoResources, LLC. 2006. Preliminary Geological Report, Mineral Resource Evaluation, Ueland Tree Farms. Prepared for Ueland Tree Farm.

Table 2. Summary of mine design criteria and regulatory requirements

Criteria	Washington DNR Rqmts [1]	Kitsap County Rqmts [2]	Washington DOE Rqmts NPDES Sand & Gravel Permit [3]	Criteria Used for Design of UTF Mine Site
Stormwater Management				
Stormwater Retention During Mine Activity - Gravel Mine "A" and 'B"	Conveyance and treatment of peak flow of the 25-year, 24-hour precipitation event	Infiltrate up to the 100-year 7-day and 100-year 24-hour events.	10-year 24-hour precipitation event; lined impoundment for concrete batch plant; no wastewater discharge from maintenance shop	Infiltration of up to the 100 year, 7 day event with an infiltration rate of 2 inches per hour; all impervious surfaces. The 2 inches per hour infiltration rate is to provide stormwater treatment.
Stormwater Detention During Quarry Activity - Quarries	Conveyance and treatment of peak flow of the 25-year, 24-hour precipitation event	Detain to 50% of the 2-year, the 10-year and the 100-year event for pre-development peak runoff rates.	10-year 24-hour precipitation event	Flow control based on detaining 10 yr, 24 event from entire quarry site. Continuous simulation model (WWHM3) used for AKART consideration.
Stormwater Retention after Reclamation - Gravel Mine "A" and 'B"	Not applicable	Infiltrate up to the 100-year 7-day and 100-year 24-hour events.	Not applicable	Infiltration of up to the 100 year event with an infiltration rate of 2 inches per hour; all pasture surfaces. Continuous simulation model (WWHM3) used for AKART consideration.
Stormwater Detention after Reclamation - Quarries	Not applicable	Detain to 50% of the 2-year, the 10-year and the 100-year event for pre-development peak runoff rates.	Not applicable	Flow control based on detaining pasture to forested conditions for entire quarry site. Continuous simulation model (WWHM3) used for AKART consideration.
Stormwater Treatment During Mine Activity - Gravel Mine "A"	Conveyance and treatment of peak flow of the 25-year, 24-hour precipitation event	2-year 24-hour design event	10-year 24-hour precipitation event; lined impoundment for concrete batch plants; no wastewater discharge from maintenance shop	Designed infiltration based on 2-inch per infiltration rate for treatment. Design volume for 100-year event to prevent flooding. Continuous simulation model (WWHM3) used for AKART consideration.
Stormwater Treatment During Quarry Activity - Quarries	Conveyance and treatment of peak flow of the 25-year, 24-hour precipitation event	2-year 24-hour design event	Treat runoff from the 10-year 24-hour precipitation event	Designed based on detention facility for 10-yr, 24 event per NPDES permit. Continuous simulation model (WWHM3) used for AKART consideration.
Stormwater Treatment after Reclamation - Gravel Mine "A"	Conveyance and treatment of peak flow of the 25-year, 24-hour precipitation event	Infiltrate up to the 100-year 7-day and 100-year 24-hour events.	Not applicable unless stockpiles are active and discharge is to surface waters of the state.	Post-reclamation water quality treatment BMPs to consist of conversion of stormwater pond to wetland areas via topsoil placement and planting.
Stormwater Treatment after Reclamation - Quarries	Conveyance and treatment of peak flow of the 25-year, 24-hour precipitation event	Detain to 50% of the 2-year, the 10-year and the 100-year event for pre-development peak runoff rates.	Not applicable unless stockpiles are active and discharge is to surface waters of the state.	Post-reclamation water quality treatment BMPs to consist of conversion of stormwater pond to wetland areas via topsoil placement and planting.

Table 2. Summary of mine design criteria and regulatory requirements

Criteria	Washington DNR Rqmts [1]	Kitsap County Rqmts [2]	Washington DOE Rqmts NPDES Sand & Gravel Permit [3]	Criteria Used for Design of UTF Mine Site
Stormwater Monitoring Gravel Mine "A" [4]	None	None	pH	pH
Groundwater Monitoring Gravel Mine "A"	None	None	None	pH, turbidity, TPH, TSS
Stormwater Monitoring - Quarries [4]	None	None	pH, turbidity	pH, turbidity, wetland stage
Pollution Prevention	None	None	Stormwater Pollution Prevention Plan	Prepare Stormwater Pollution Prevention Plan
Operations				
Topsoil Management	Stockpile for reclamation	Restore to original depths	Minimize erosion	Stockpile for reclamation and restoration to original depths
Overburden Management	None	Minimum to allow mining	None	Minimum to allow mining
Erosion Control	Revegetation to minimize erosion	Revegetation to minimize erosion	Divert runoff away from exposed soils	Revegetation to minimize erosion
Blasting	None	None	None	Once per month
Fencing	Perimeter markers only	Fence all active and reclaimed sites	None	Fence all active and reclaimed sites
Berms	None	Sufficient to protect adjacent property	None	Sufficient to protect adjacent property
Bench/terrace	Safe for use as zoned and to allow safe egress from water	Back slope bench at 40' terrace	None	Back slope bench at 40' terrace and safe egress from water
Reclamation				
Segmental Reclamation	Within 2-years of completion of segment	None	None	Within 2-years of completion of segment
Setback	30-feet	30-ft	None	30-feet
Slope Shape	Safe for use as zoned	Safe for use as zoned	None	Safe for use as zoned
Maximum slope - unconsolidated	1.5:1	1.5:1	None	1.5:1
Maximum slope - consolidated	None - safe for use as zoned	0.25:1	None	0.25:1
Backfilling	Backfill with uncontaminated soil	Backfill with uncontaminated soil	None	Backfill with uncontaminated soil
Revegetation	Revegetation to minimize erosion	Plantings to stabilize slopes	Plantings for sediment control	Revegetation to stabilize slopes and minimize erosion
Invasive Plants	None	None	None	Annual maintenance
Wetland creation	Develop beneficial wetlands	None	None	Develop beneficial wetlands
Performance Security	Corporate surety bond	Bond may be required	None	Corporate surety bond

Notes:
1. Chapter 78.44 RCW and Chapter 332-18 WAC.
2. Kitsap County Code Chapter 17.380.
3. NPDES Sand & Gravel General Permit
4. Includes requirements for concrete plants.

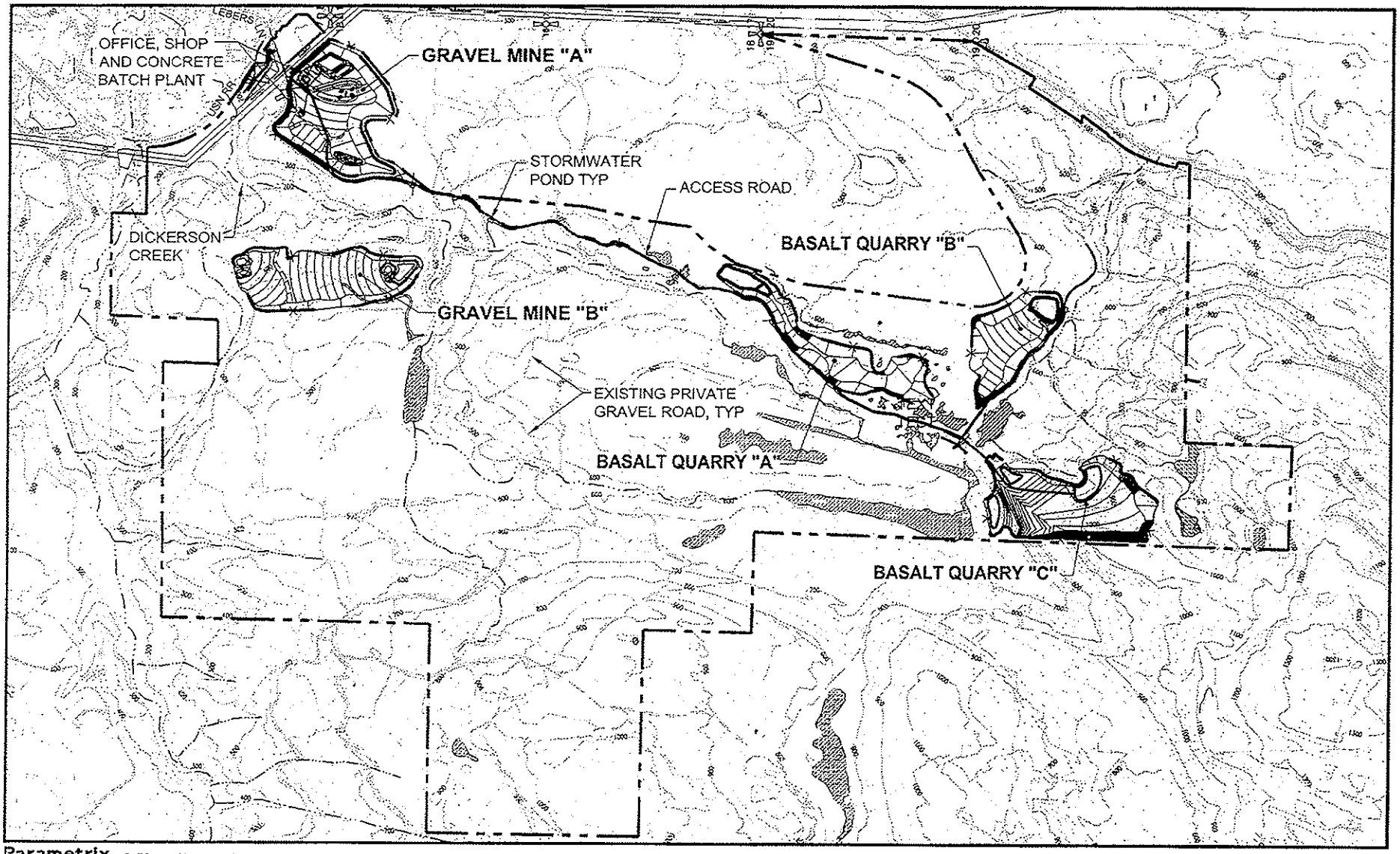


Figure 1-2
Ueland Tree Farm
Mineral Resource Development
Site Plan

CITY OF BREMERTON
THE CITY OF PRIDE AND OPPORTUNITY

PUBLIC WORKS & UTILITIES
Engineering Division

Tel 360.473.5270
Fax 360.473.5398
3027 Olympus Drive
Bremerton, WA 98310

November 28, 2007

Ueland Tree Farm
c/o Parametrix, Inc.
Attn: John Burk
4660 Kitsap Way suite A
Bremerton, WA 98312

Re: CONDITIONAL WATER AVAILABILITY
TAX LOT #072401-4-123-2004 and 182401-1-015-2008

Dear John Burk:

In response to your application for utility services, the City of Bremerton is pleased to advise you that your project is situated within the City's Utility service area. The Utility has facilities and adequate capacity to provide water service to your proposed project. The requested services are conditionally available to this project as follows:

Permitted Land Use

Availability of water service is subject to the Kitsap County Comprehensive Land Plan on the property discussed herein. This proposed commercial rock and gravel mine with an asphalt/concrete plant is located in NE Quarter of Section 18, Township 24 N., Range 1 E., Willamette Meridian; Tax Assessor's Lot Numbers 072401-4-123-2004 and 182401-1-015-2008 west of Kitsap Lake Road and Leber Lane in Kitsap County, Washington. Any change in this designated land use or property description will require a new application and render this notice of conditional utility availability null and void.

Water Service

Water service is conditionally available within the West Kitsap Lake Road right-of-way and consists of an 8-inch ductile iron main.

Approximately 2300 feet of 8-inch ductile iron pipe will be required to be extended to serve this proposed site with 20,000 gpd and an estimated fire flow of 975 gpm;

OR

Approximately 2300 feet of 12-inch ductile iron pipe will be required to be extended to serve this proposed site with 20,000 gpd and an estimated fire flow of 1,100 gpm.

The water system pressure is estimated to be 104 pounds per square inch at the main in West Kitsap Lake Road.

Recorded easements from the property owners and the Rail Road crossing will need to be acquired before starting design.

Submit plans and specifications of the water main extension stamped by a professional engineer to City Engineering for review and comment. The City will issue a Public Works Project Permit before commencing construction.

Annexation Agreement

The development of the project shall be subject to formalization of an Outside Utility Agreement in support of future annexation of the subject property to the City of Bremerton. The Outside Utility Agreement shall be signed and notarized by all applicable owners and delivered to the City of Bremerton prior to construction. A Notary Public is available for this purpose at our 3027 Olympus Drive office, if needed. If the owner is a corporation or partnership, proper documentation of such will be required.

Water Hook-up

Development of the proposed project and connection to the Utility System shall be completed in accordance with the Department of Utilities Development and Construction Standards, APWA/DOT Specifications, AWWA Standards, and Title 15 of the Bremerton Municipal Code.

Payment of Assessments and Fees

Payment of applicable assessments and connection fees will be required pursuant to Title 15 and the formalization of a Utility Service Agreement will be required prior to construction.

Utility services for the conditions stated herein shall be limited to 180 days from date of approval unless a Utility Service Agreement with the City is executed prior to that time.

Should you have any questions, please contact this office at (360) 473-2351 for assistance. We look forward to working with you in providing these services for your project.

Sincerely,

Lynn Fowler
Engineering Technician IV

APPROVED:

Paul Wandling, P.E.
Development Engineer

lf/pw/aw

27578
Kitsap Lake Ueland Tree.doc

Ueland Tree Farm Mineral Resource Development
Adjacent Property Address List

For parcel location, please refer to attached Figure 1.

1. 1165810
   BREMERTON WATERSHED
   NO ADDRESS FOUND

2. 1161264
   BREMERTON WATERSHED
   NO ADDRESS FOUND

3. 2148831
   BREMERTON WATERSHED
   NO ADDRESS FOUND

4. 1161066
   BREMERTON WATERSHED
   NO ADDRESS FOUND

5. 2311009
   CITY OF BREMERTON
   345 6TH ST STE 600
   BREMERTON, WA 98337

6. 2310993
   CITY OF BREMERTON
   345 6TH ST STE 600
   BREMERTON, WA 98337

7. 2310985
   CITY OF BREMERTON
   345 6TH ST STE 600
   BREMERTON, WA 98337

8. 2310977
   CITY OF BREMERTON
   345 6TH ST STE 600
   BREMERTON, WA 98337

9. 1140839
   GREEN MOUNTAIN ST FOREST
   NO ADDRESS FOUND

10. 1138478
    STATE OF WA DNR R/E DIV
    NO ADDRESS FOUND

11. 1136142
    STATE FOREST BOARD
    NO ADDRESS FOUND

Ueland Tree Farm Mineral Resource Development
Adjacent Property Address List

12. 2339216
    MOUNTAINEERS FOUNDATION
    PO BOX 9464 QUEEN ANNE STN
    SEATTLE, WA 98109

13. 1120922
    MOUNTAINEERS FOUNDATION
    300 3 AVE W
    SEATTLE, WA 98119

14. 1120989
    MOUNTAINEERS FOUNDATION
    300 3RD AVE W
    SEATTLE, WA 98119

15. 1120906
    MOUNTAINEERS FOUNDATION
    300 THIRD AVE W
    SEATTLE, WA 98119

16. 1120310
    MOUNTAINEERS FOUNDATION
    300 THIRD AVE W
    SEATTLE, WA 98119

17. 1122092
    MOUNTAINEERS FOUNDATION
    300 THIRD AVE W
    SEATTLE, WA 98119

18. 1122118
    JIM A & AMIELE M HANSEN
    2245 SEABECK HWY NW
    BREMERTON, WA 98312

19. 1122142
    LISA & CHRISTIAN CRAIG
    PO BOX 3024
    LONG BEACH, CA 90803

20. 2484954
    MARK & LORNA MAUREN
    7216 78TH AVE NW
    GIG HARBOR, WA 98335

21. 1125558
    SHARON Y. STONE
    4071 SEABECK HWY NW
    BREMERTON, WA 98312

Ueland Tree Farm Mineral Resource Development
Adjacent Property Address List

22. 1125517
    SHARON Y. STONE
    4071 SEABECK HWY NW
    BREMERTON, WA 98312

23. 2379170
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

24. 2379279
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

25. 2379287
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

26. 2379295
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

27. 2379352
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

28. 2379360
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

29. 2310167
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

30. 2379402
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

31. 2379410
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

Ueland Tree Farm Mineral Resource Development
Adjacent Property Address List

32. 2379238
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

33. 2379378
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

34. 2379386
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

35. 2310183
    BREMERTON KITSAP LAKE LLC
    1775 12TH AVE NW STE 101
    ISSAQUAH, WA 98027

36. 2314409
    DAVID HAGFORS
    273 KITSAP LAKE RD
    BREMERTON, WA 98312

37. 1156280
    THEODORE A. PRICHARD
    5034 S 289TH PL
    AUBURN, WA 98002

38. 1156108
    KEN & CLARICE MISCHEL
    JERRY & JUDY MISCHEL
    1933 SW BERRY LAKE ROAD
    PORT ORCHARD, WA 98367

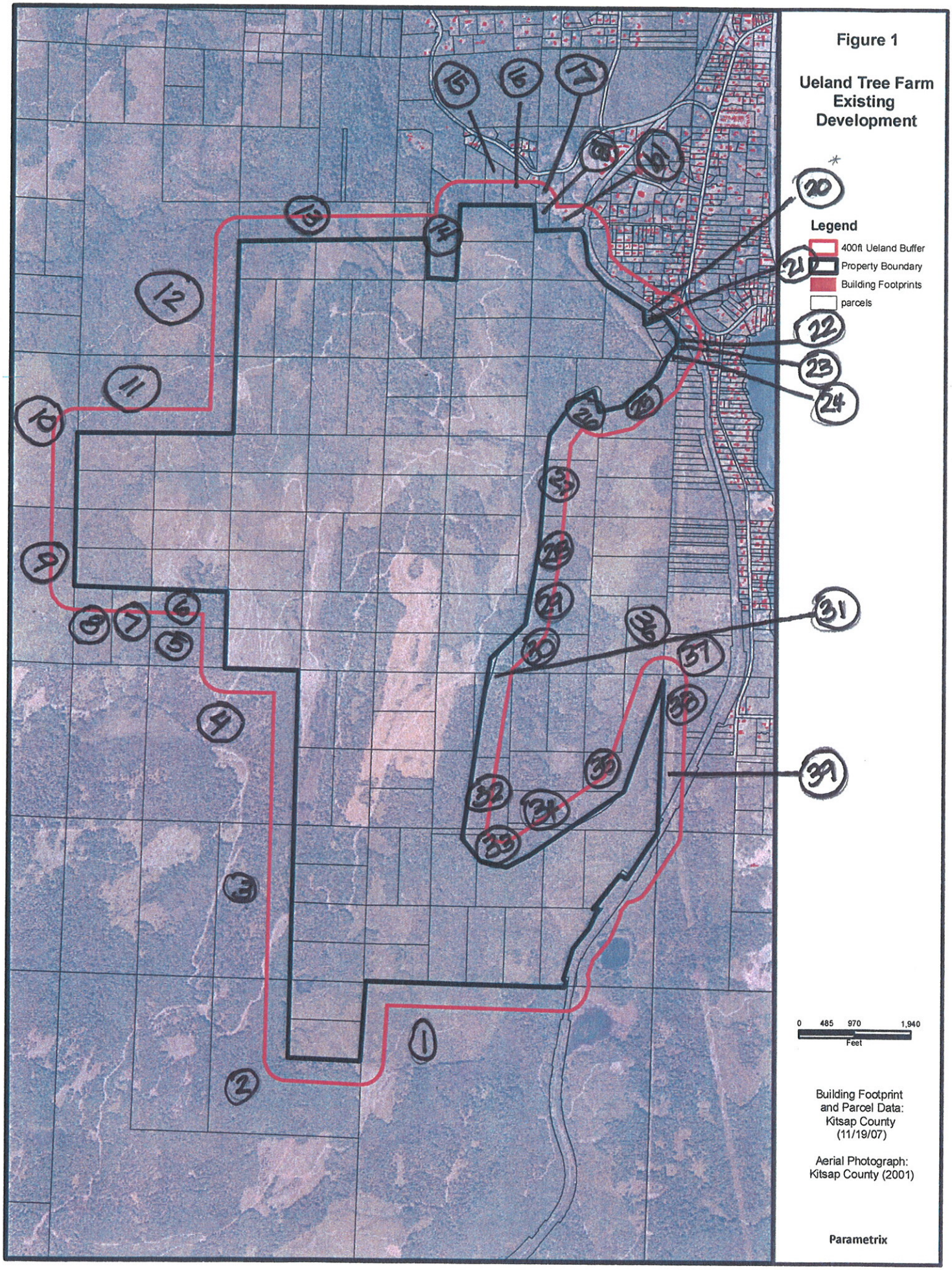


Figure 1
Ueland Tree Farm
Existing
Development
Legend
400ft Ueland Buffer
Property Boundary
Building Footprints
parcels
0 485 970 1,940
Feet
Building Footprint
and Parcel Data:
Kitsap County
(11/19/07)
Aerial Photograph:
Kitsap County (2001)
Parametrix

Kitsap County Department of Public Works
Application for Concurrency Test

1601-(12/02)

Date of Application: 12-12-07

Name and Mailing Address of Applicant (print clearly):

APPLICANT: Ueland Tree Farm, LLC
7216 78th Ave NW
Gig Harbor, WA 98335
Phone: 253-307-5900

OWNER: Ueland Tree Farm, LLC
7216 78th Ave NW
Gig Harbor, WA 98335
Phone: 253-307-5900

Assessor's Account Number:

Multiple - See Site Plans

B.P. # _____

Type of Development Approval:

- ☐ Single Family Residential (1 Home)
  - Is this an Accessory Dwelling Unit (ADU)? _____
  - Is ADU for elderly care? _____
- ☐ Residential Plat
  - Number of undeveloped lots: _____
  - Short plat lot letters of developed lots: _____
- ☒ Commercial and Multi-Family **(Site Plan Required)**
  - Project Name: Ueland Tree Farm Mineral Resource Development
  - Proposed land use: Surface Mining
  - Square feet gross floor area: 4,000 (estimated; office)
  - Number of multi-family units: -0-
  - Number of employees: 8
  - Number of parking spaces: 20 (estimated; office)

Please provide all known information

C.C. # _____

OFFICE USE ONLY

Type of Certificate Desired:

- ☐ Exempt
- ☐ Capacity Inquiry (C.I.C.)
- ☐ Capacity Reservation (C.R.C.)
- ☐ Concurrency (C.C.)
- ☐ Renewal/Resubmittal/C.R.C. to C.C
  (Attach copy of C.R.C.)

Permit Number: _____

BP Number Assigned: _____

Project or Plat Number: _____

Average Daily Trips: _____

Notes: _____

Fee Computation

Submitted With Building Permit
No Charge _____

All Others
$200.00 _____

Renewal or Resubmittal
$25.00 _____

Total Fee Due: _____

Kitsap County Department of Public Works Program Fact sheet

Transportation Concurrency Management

Concurrency Information

This informational handout is intended to provide an overview of the Traffic Concurrency requirements of Kitsap County. It does not contain the full text of the concurrency requirements, which can be reviewed in Ordinance 218-1998. A concurrency test is required for all new development.

Authority

The purpose of the concurrency management system is to implement the Transportation Element of the Kitsap County Comprehensive Plan as required by RCW 36.70A in accordance with WAC 365-195-510 and 365-195-835.

General Procedure

a.) An applicant for any development not exempt, will have a concurrency test performed as part of their application for new development. New development is generally in the three categories of single family residence, multi-family residential, and commercial. Applicants complete KCPW Form 1601 (Application for concurrency Test) to request a concurrency test.

b.) The Kitsap County Department of Community Development will receive the application and forward it to the Public Works Transportation Division for the test.

c.) The Kitsap County Public Works Transportation Division will locate the subject application in an electronic mapping system that simulates vehicular traffic on County roads, State highways, and Ferry routes, and forecast the new vehicular traffic onto the affected network.

d.) An evaluation is then made as to the available capacity left on the affected County road network-if there is enough capacity, the concurrency test is passed. If the test does not pass the application will stop and applicant will be notified.

e.) The three certificates are: (1) the Capacity Inquiry Certificate which asks if the application will pass a concurrency test as it is proposed; (2) the Capacity Reservation Certificate which asks if the application will pass a capacity test and then reserves that capacity for the applicant until final approval; (3) the Certificate of Concurrency which shows that the completed application has passed the concurrency test and has locked in the capacity on the road network for the traffic it will generate.

Exemptions

Note the full text in Ordinance 218-1998. Simplified and not to supersede the ordinance, (1) Existing development for which road impact fees were collected (2) Renewals of previously issued permits (3)Phases of projects already tested (4) applications which create no additional traffic such as renovations, home businesses, temporary trailers, demolitions. The full text is under Section 9.0 Exemptions From Concurrency.

Goal of Concurrency

The long range goal of the Concurrency Management System is to preserve and maintain the Level of Service. As growth occurs and more traffic is produced, the Concurrency Management System will provide enough information so that construction programs can keep up with traffic. There is no reason to suppose that acceptable growth can't continue. The growth which has been planned for in the Comprehensive Plan will be accommodated by the County road system.

Fee Schedule

Please refer to the Site Development Fee Schedule for complete text. The following summarizes that text but does not supercede it:

Capacity Inquiry Certificate, Capacity Reservation Certificate, Certificate of Concurrency

Submitted With Building Permit	No Charge
All Others	$200.00
Renewal or Resubmittal	$25.00

Information

If you have questions about the Concurrency Management system, please call The Open Line and ask for the Transportation Planning Division.

Kitsap County Department of Public Works
To contact us please call The Open Line at 360•337•5777 or 800•825•4940
web site: www.kitsapgov.com email:openline@co.kitsap.wa.us

233-5528-001

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682 Larry Keeton, Director
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

May 22, 2007

Mr. Phil Struck
Parametrix Inc.
4660 Kitsap Way, Suite A
Bremerton, WA 98312

RE: Ueland Tree Farm Mineral Resource Development

Dear Mr. Struck:

Thank you for attending the pre-application meeting on April 10th, 2007. Your project, as we understand it, includes: Developing potentially four to six different areas of the 1,715 acre tree farm parcel as mineral extraction sites. One or two of these sites may not be developed for conservation reasons or deferred development. A housing parcel is being shown, but not yet considered for development, on a seventh site within the tree farm.

Enclosed with this letter, please find the pre-application checklists and forms required for the proposed project. This information will aid you in preparing a complete application. Please review it carefully, as we can only accept only complete applications.

The information in this letter is based on staff's interpretation of the County's current codes, policies and standards as applicable to the proposed project as we understand it. If more than six months passes between the date of this letter and application submittal, please contact us to ensure that codes or policies have not changed. If more than one year transpires, a new pre-application meeting is recommended to confirm your plans and our requirements. You may submit a written request for a second pre-application meeting within one year. There shall be no additional fee if the proposed development is substantially similar to the one reviewed in the first meeting, or if it reflects changes based on information received at that meeting, or in this letter.

If you have any questions, please contact Dennis Oost at (360) 337-7181.

Sincerely,

Merita Trohimovich Pollard, P.E.
Manager, Land Use/Development Engineering

Enclosures: *Development Engineering Checklist*
Land Use Checklist
Environmental Comments
Pre-Ap Attendance Sign in Sheet
Fire Marshal Brochure
Health Checklist
Building Checklist

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
614 Division Street MS-36 Port Orchard, WA 98366-4682 Director: Larry Keeton
Phone: (360) 337-7181 Fax: (360) 337-4925 Home Page: www.kitsapgov.com/dcd

Pre-application Meeting Checklist

Code Reference: Kitsap County Code 21.04.040

This Checklist is designed to provide you with the information necessary to submit a complete land use application. Please read the checklist carefully for your submittal requirements. Any missing or incomplete items will constitute an incomplete application and the submittal will be returned to you.

Project Information

Date: May 22,2007

Date of Pre-application Meeting: April 10th 2007

Applicant: Phil Struck

Project Name: Ueland Mining Quarry and Buildings

Land Information System#: 07 44975

Assessors Account #: Multiple, see attached sheet

Project Planner: Dennis Oost

Attendants:

☐ Applicant	☒ Applicants Representative	☒ Planning	☒ Fire
☐ Health District	☒ Development Engineering	☒ Building	☒ Environmental
☐ Other	☐ Other	☐ Other	☐ Other

Code Reference: Kitsap County Code Title 17
www.kitsapgov.com/dcd

Project Description: Mineral resource extraction and processing

The mineral extraction, processing and future housing will likely be subject to SEPA provisions of WAC 197-11-360, which is attached.

Type of Land Use application/s Required: ☒ **Conditional Use Permit** ☐ **Select Type** ☐ **Select Type**	
Lot Size: NA	Minimum Lot Size: NA *Note: See Density and Dimensions Table*
Zoning: 1. Rural Wooded (RW) 2. Forest Resource Lands (FRL)	
17.381.040 ▶Zoning Use Table: Select Table	Select Sub Area
▶Zoning Use Table: Select Table	Select Sub Area
Zoning Use Table Footnotes: 4, 39	

Pre-application Meeting Checklist
Code Reference: Kitsap County Code 21.04.040

17.382.060 – 17.382.100 ▶Density and Dimensions Table: Parks, Rural and Resource Table					
17.382.060 – 17.382.100 ▶Density and Dimensions Table: : Parks, Rural and Resource Table					
Density and Dimensions Table Footnotes: 35, 2, 29, 1,					
Identified or Known Non Conforming Features: ☐ Yes ☒ No					
If Yes Explain:					
***Fees Required**:	DCD:	Health:	Engineering:	Other:	
Notes:					

*Current fees subject to change. All fees must accompany your application. These fees are non-refundable.

Submittal Requirements

All applications must contain the following items:

1. A signed and notarized complete original application and 15 copies.
2. Sewer and/or water availability letters. Submit three copies of each.
3. A completed application for a Concurrency Capacity Reservation and/or a Concurrency Certificate. Submit the original and two copies.
4. A copy of this pre-application meeting checklist.
5. Three 8 ½ X 11" copies of the site plan.
6. A site plan. The site plan shall include the following items, except those specifically waived in the comment section or additional items required below:
    a. Scale: 1" = 50' or less
    b. North arrow
    c. Vicinity map
    d. Property line locations and dimensions
    e. Abutting roadways
    f. All existing and proposed easements, roads, and driveways
    g. All existing and proposed building structures
    h. All existing and proposed drainfields
    i. All existing and proposed wells and well radii
    j. All existing and proposed buffers, open space, fences, sidewalks, and parking areas
    k. All existing and proposed drainage facilities
    l. Shorelines, creeks, streams, lakes, ponds, wetlands, and other bodies of water along with their ordinary high water line and associated buffers
    m. Steep slopes greater than 15% and their associated buffers
    n. Waterfront projects shall show all structures on adjacent properties

Notes:

The following items will also be needed to constitute a complete application.

☒*Topography - 5 foot intervals or less

☐*Location of buildings on adjacent properties

☐Building elevations (Submit 3 sets)

☒Clearing plan (Submit 5 copies)

☒Grading plan (Submit 5 copies)

☒Geotechnical report (5 copies)

This checklist is intended to be as complete a list as possible. You should be aware, however, that additional items may be required if the review process indicates more information is needed to evaluate your project request or if the project changes in any way.

Pre-application Meeting Checklist

Code Reference: Kitsap County Code 21.04.040

- ☐ Building floor plans (Submit 3 sets)
- ☐ Plat drawing per KCC Title 16
- ☒ *Adjacent platted property and adjacent unplatted property with owners name(s) and address(es)
- ☐ *Open space/Recreation plan
- ☐ *Sidewalk/Trail plan
- ☐ *Location of existing tree stands or masses
- ☐ Textual discussion of how proposal meets parking requirements (Submit 3 copies)
- ☐ *Existing trees greater than 12" dbh
- ☒ Conceptual landscape plan(Submit 3 sets)
- ☒ Detailed explanation of project scale and scope. (A detailed narrative of the proposal shall include the following: associated activities, size of buildings, number of employees, hours of operation, general traffic associated with the project, business history, and other pertinent items.) (Submit 3 copies)
- ☒ Environmental (SEPA) checklist (six copies)
- ☒ Negative wetland determination or wetland delineation and report (5 copies)
- ☒ Wetland mitigation plan (5 copies)
- ☒ DNR forestry permit issued for site (Submit 3)
- ☒ *Utility locations, proposed and existing
- ☐ *Fire hydrants, proposed and existing
- ☐ *Sign locations and details
- ☒ All items requested in the enclosed Checklists:
  - ☒ Planning
  - ☒ Development Engineering
  - ☒ Environmental
  - ☒ Fire
  - ☒ Building
  - ☒ Kitsap County Health District

*These items can be included on your site plan.

Notes: See enclosed Performance Based Development Checklist for Additional Plan Requirements

☐ Code Enforcement – Case Number:
Details:

This checklist is intended to be as complete a list as possible. You should be aware, however, that additional items may be required if the review process indicates more information is needed to evaluate your project request or if the project changes in any way.

(5) If a DNS or mitigated DNS is issued under subsection (4)(a) of this section, the lead agency shall send a copy of the DNS or mitigated DNS to the department of ecology, agencies with jurisdiction, those who commented, and anyone requesting a copy. A copy of the environmental checklist need not be recirculated.

[Statutory Authority: 1995 c 347 (ESHB 1724) and RCW 43.21C.110. 97-21-030 (Order 95-16), § 197-11-355, filed 10/10/97, effective 11/10/97.]

WAC 197-11-360 Determination of sig-nificance (DS)/initiation of scoping. (1) If the responsible official determines that a proposal may have a probable significant adverse environmental impact, the responsible official shall prepare and issue a determination of significance (DS) substantially in the form provided in WAC 197-11-980. The DS shall describe the main elements of the proposal, the location of the site, if a site-specific proposal, and the main areas the lead agency has identified for discussion in the EIS. A copy of the environmental checklist may be attached.

(2) If an agency adopts another environmental document in support of a threshold determination (Part Six), the notice of adoption (WAC 197-11-965) and the DS shall be combined or attached to each other.

(3) The responsible official shall put the DS in the lead agency's file and shall commence scoping (WAC 197-11-408) by circulating copies of the DS to the applicant, agencies with jurisdiction and expertise, if any, affected tribes, and to the public. Notice shall be given under WAC 197-11-510. The lead agency is not required to scope if the agency is adopting another environmental document for the EIS or is preparing a supplemental EIS.

(4) If at any time after the issuance of a DS a proposal is changed so, in the judgment of the lead agency, there are no probable significant adverse environmental impacts, the DS shall be withdrawn and a DNS issued instead. The DNS shall be sent to all who commented on the DS. A proposal shall not be considered changed until all license applications for the proposal are revised to conform to the changes or other binding commitments made by agencies or by applicants.

[Statutory Authority: RCW 43.21C.110. 84-05-020 (Order DE 83-39), § 197-11-360, filed 2/10/84, effective 4/4/84.]

WAC 197-11-390 Effect of threshold determination. (1) When the responsible official makes a threshold determination, it is final and binding on all agencies, subject to the provisions of this section and WAC 197-11-340, 197-11-360, and Part Six.

(2) The responsible official's threshold determination:

(a) For proposals listed in WAC 197-11-340(2), shall not be final until fourteen days after issuance.

(b) Shall not apply if another agency with jurisdiction assumes lead agency status under WAC 197-11-948.

(c) Shall not apply when withdrawn by the responsible official under WAC 197-11-340 or 197-11-360.

(d) Shall not apply when reversed on appeal.

(3) Regardless of any appeals, a DS or DNS issued by the responsible official may be considered final for purposes of other agencies' planning and decision making unless subsequently changed, reversed, or withdrawn.

[Statutory Authority: 1995 c 347 (ESHB 1724) and RCW 43.21C.110. 97-21-030 (Order 95-16), § 197-11-390, filed 10/10/97, effective 11/10/97. Statutory Authority: RCW 43.21C.110. 84-05-020 (Order DE 83-39), § 197-11-390, filed 2/10/84, effective 4/4/84.]

PART FOUR - ENVIRONMENTAL IMPACT STATEMENT (EIS)

WAC 197-11-400 Purpose of EIS. (1) The primary purpose of an environmental impact statement is to ensure that SEPA's policies are an integral part of the ongoing programs and actions of state and local government.

(2) An EIS shall provide impartial discussion of significant environmental impacts and shall inform decision makers and the public of reasonable alternatives, including mitigation measures, that would avoid or minimize adverse impacts or enhance environmental quality.

(3) Environmental impact statements shall be concise, clear, and to the point, and shall be supported by the necessary environmental analysis. The purpose of an EIS is best served by short documents containing summaries of, or reference to, technical data and by avoiding excessively detailed and overly technical information. The volume of an EIS does not bear on its adequacy. Larger documents may even hinder the decision making process.

(4) The EIS process enables government agencies and interested citizens to review and comment on proposed government actions, including government approval of private projects and their environmental effects. This process is intended to assist the agencies and applicants to improve their plans and decisions, and to encourage the resolution of potential concerns or problems prior to issuing a final statement. An environmental impact statement is more than a disclosure document. It shall be used by agency officials in conjunction with other relevant materials and considerations to plan actions and make decisions.

[Statutory Authority: RCW 43.21C.110. 84-05-020 (Order DE 83-39), § 197-11-400, filed 2/10/84, effective 4/4/84.]

WAC 197-11-402 General requirements. Agencies shall prepare environmental impact statements as follows:

(1) EISs need analyze only the reasonable alternatives and probable adverse environmental impacts that are significant. Beneficial environmental impacts or other impacts may be discussed.

(2) The level of detail shall be commensurate with the importance of the impact, with less important material summarized, consolidated, or referenced.

(3) Discussion of insignificant impacts is not required; if included, such discussion shall be brief and limited to

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4925 HOME PAGE – www.kitsapgov.com

Pre-application Meeting Attendance List

Meeting Date: 4·10·07

Project Name: ~~Dennis~~ Upland Mines

Name	Mailing Address/City/Zip Code	Phone / Fax / E-Mail
Dennis Oost	Kitsap County DCD 614 Division Street, MS-36 Port Orchard, WA 98366-4682	Tel.: (360) 337-7181, Ext. Fax: (360) 337-4925 E-mail: @co.kitsap.wa.us
SHAWN ALIRE	Kitsap County DCD, Development Eng. 614 Division Street, MS-26 Port Orchard, WA 98366-4682	Tel: (360) 337-4544, Ext. Fax: (360) 337-4415 E-mail: SALIRE @co.kitsap.wa.us
	Kitsap County DCD, Fire Marshal Office 614 Division Street, MS-36 Port Orchard, WA 98366-4682	Tel: (360) 337- 7181 Fax: (360) 337-7194 E-mail: @co.kitsap.wa.us
Roger Nordlander	Central Kitsap Fire: Rescue	360-447-3631 RNORDLANDER@ CKFR.ORG.
Rick Fackler	5251 19th Ave NE Seattle, WA 98105	~~360~~ (206) 380-5549 rickfackler@comcast.net
Phil Struck	Parametrix ~~5960~~ 4660 Kitsap Way, Suite A Bremerton, WA 98312	(360) 377-0014
DON VASEY	DCD, PLAN Review	(360) 337-7168
Rebbeyn Myers	DCD, ENVIRONMENTAL	337-4587 rmyers@

PRE-APPLICATION CONFERENCE
Building Division Checklist

Project name: **Ueland Mining Quarry & Bldgs.**
Applicant name(s): **Parametrix/Phil Struck**
DCD Planner: **Dennis Oost**

Pre-App: **# 07-44975**
Pre-App Date: **04/10/07**
Building Plans Examiner: **Don Ursery**

This checklist is a summary of the building code issues discussed during the pre-application conference. The following items are general in nature and should not be construed to be a complete list of building permit requirements. Please use the Commercial Permit Application Checklist, or the Tenant Improvement Checklist to aid in preparing documents for a complete building permit application. Most permit processing delays are the result of incomplete or inadequate permit submittal information. To avoid such delays, please be sure that submitted information is as clear, complete and accurate as possible. We strive to make your permitting experience positive! **TBD:** To Be Determined

General Project Information: ☑ Needs Additional Info.

1. Occupancy Classification: B, S-1
2. Existing Building? ☐Yes ☑No
3. Building Enclosure Design? ☐Yes ☑No
   a. **Building Enclosure Design documents must be provided at time of submittal. (See: EHB 1848)**
4. Type of Construction: TBD
5. Location on property: _____
   a. Are exterior walls required to be fire-resistive? ☑Yes ☐No
   b. Protected openings required? ☑Yes ☐No
   c. Assumed prop. line described? ☐Yes ☑No
6. Within allowable area? ☐Yes ☐No
7. Within allowable height? ☐Yes ☐No
8. Within allowable number of stories? ☐Yes ☐No
9. Is the building sprinkled? ☐Yes ☐No
   a. Is it being used for 1-hour fire-resistive substitution? (IBC Table 601, note d);or ☐Yes ☐No
   b. Is it being used for area or height increases? (IBC 504.2, 506.3, 507.2) ☐Yes ☐No

TBD

Occupancy Classification Requirements:

10. Is this a mixed-use building? ☐Yes ☐No
11. Occupancy separations required? ☐Yes ☐No

TBD

   a. If so: ☐ 1-hour ☐ 2-hour ☐ Other _____
   b. Between _____ and _____
12. Mech. room separation required? ☑Yes ☐No
13. Any special considerations based on occupancy?
   a. ☐ A, See IBC 303 ☒ B, See IBC 305
   b. ☐ E, See IBC 305 ☐ F, See IBC 306
   c. ☐ H, See IBC 307 ☐ I, See IBC 308
   d. ☐ M, See IBC 309 ☐ R, See IBC 310
   e. ☒ S, See IBC 311 ☐ U, See IBC 312

Exiting and Accessibility: ☑ Needs Additional Info.

14. Approximate occupant load: TBD
15. Does proposal appear to have an adequate number of exits? (# req'd _____) TBD ☐Yes ☐No
16. Are multiple exits the appropriate distance apart? (1/2 the building diagonal) ☐Yes ☐No
17. Are fire-resistive exit corridors req'd? ☐Yes ☐No
18. Are there multiple floor levels? ☐Yes ☐No

TBD

   a. Is there an accessible route between floors? ☐Yes ☐No
   b. Elevator provided? ☐Yes ☑No
   c. Less than 3000 square feet? ☐Yes ☑No
   d. Areas of Evacuation Assistance? ☑Yes ☐No
   e. Accessible stairs? ☐Yes ☐No
   f. Accessible ramps? ☐Yes ☐No

TBD

19. Exit signage required? ☑Yes ☐No
   a. Emergency power required? ☑Yes ☐No
20. Exit illumination required? ☑Yes ☐No
   a. Emergency power required? ☑Yes ☐No
21. Panic hardware required? ☐Yes ☐No
   a. Main doors? ☐Yes ☐No

TBD

22. Handrails required? ☑Yes ☐No
   a. Handrail extensions? ☑Yes ☐No
23. Guardrails required? (30"+ to grade) ☑Yes ☐No
24. Accessible restrooms? ☑Yes ☐No
   a. Number of accessible restrooms required:
      i. ☐ Male _____
      ii. ☐ Female _____
      iii. ☐ Unisex _____

TBD

25. Accessible drinking fountain req'd? ☑Yes ☐No
26. Accessible service counters req'd? ☐Yes ☐No TBD
27. Accessible parking required? ☑Yes ☐No
26. OTHER:

No structures proposed at this time.

Applicable Codes:

2003 International Building Code (IBC)
2003 International Fire Code (IFC)
2003 International Mechanical Code (IMC)
2003 Uniform Plumbing Code (UPC)
Washington State Energy Code
Washington State Ventilation Code
Kitsap County Codes & Amendments
2005 NFPA

ATTENTION: Commercial Building Permit Submittal Checklist must be completed at time of submittal.

Height Modifications: Shall comply with IBC, Section 504. Must have calculations and formulas at time of submittal.

Area Modifications: Area modifications must meet IBC, Section 506. Calculations must be attached to plans at time of submittal.

Occupancy Load: Plans shall show number of occupants to be accommodated on every floor, and in all rooms and spaces.

Egress Diagrams: Egress shall be depicted on all means of access and discharge. Distance and routes must be clearly shown on each floor(s).

Design Criteria:

Ground Snow Load:	30 psf
Wind Speed:	85 mph
Seismic Category:	D-2
Weathering:	Moderate
Frost Line:	12"

Separate Permits Req'd:

Fire Sprinklers
Fire Alarms
Commercial Hood & Exhaust Systems
Signs
Electrical (Washington State Labor & Industries Dept.)

ATTENTION

No longer will any permits be approved without having all of their systems complete. (Mechanical/Plumbing)**

** If submitting plumbing or mechanical permits separately, a specific written request will be mandatory, clearly describing why such action is needed. The Building Official will approve all such requests,

Existing Buildings:

Additions or alterations to any building or structure shall conform to the requirements of the IBC for new constructions. Per IBC Chapter 34.

Change of Occupancy:
No change shall be made in the use of occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the IBC for such division or group of occupancy.

Existing buildings, or portions thereof, that undergo a change of group or occupancy shall have all of the following accessible features:

a. At least on accessible building entrance.
b. At least on accessible route from an accessible building entrance to primary function areas.
c. Signage complying with IBC Section 1110.
d. Accessible parking.
e. Accessible loading zone.
f. Accessible toilet room.

Compliance Alternatives:
Additions to existing buildings shall comply with the requirements of the IBC for new construction. For proposed work covered by the IBC, the owner shall have an Investigation & Evaluation completed. A structural analysis of the existing building shall be completed and meet the minimum load requirements of IBC Chapter 16.

Development Engineering has reviewed your project versus the applicable portions of the Kitsap County Code (KCC). Based on the site plan submitted on February 13, 2007, and our site visit conducted April 2, 2007, the following checklist was compiled to guide you through the Development Engineering permit process: (Only those items with an X in the space apply)

STORMWATER

X This project meets the definition of a "major development" (Kitsap County Code Title 12.08.010 # 39). "Major developments" require a preliminary drainage plan and analysis prepared by a licensed civil engineer. Please submit a design that includes all elements indicated on the attached preliminary drainage checklist. Further detail can be found in Chapter 2 of the Kitsap County Stormwater Design Manual.

"Major development" means any new development or any redevelopment activity that:

(a) For sites within a census defined urban area or an urban growth area includes the creation or cumulative addition of five thousand square feet or greater of impervious surface area from the pre-development conditions; or
(b) For sites outside census defined urban areas or urban growth areas includes the creation or cumulative addition of impervious surface that results in 5.0% or greater of the development site being covered in impervious surface or the creation or cumulative addition of ten thousand square feet of impervious surface from the pre-development conditions, whichever is greater; or
(c) includes land disturbing activity of one acre or greater; or
(d) includes grading involving the movement of five thousand cubic yards or more of material.

Should you alter your project in such a way as to no longer meet this definition, please submit a new site plan so we may update this memorandum.

X This project is located within a Critical Drainage area as defined in Title 12.28.020 of the Kitsap County Code. Therefore, Development Engineering will require a Site Development Activity Permit (SDAP) prior to construction activities. SDAPs shall be prepared by a Civil Engineer licensed in the State of Washington. The guidelines for submitting a SDAP can be found in Chapter 2 of the Kitsap County Stormwater Design Manual.

X Following land use approval, a Site Development Activity Permit (SDAP) will be required prior to construction activities. The guidelines for submitting a SDAP can be found in Chapter 2 of the Kitsap County Stormwater Design Manual.

X The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stromwater Construction permit from the Washington State Department of Ecology. More information about this permit can be found at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ or by calling Charles Gilman at (360) 407-7451, email chgi461@ecy.wa.gov. This permit is required prior to issuance of the SDAP.

X If any work is to be done below the ordinary high water mark, a Hydraulic Project Approval (HPA) permit is required from the Washington Department of Fish and Wildlife. Information

regarding HPA's can be found at http://www.wdfw.wa.gov/hab/hpapage.htm or by calling the Office of Regulatory Assistance at (360) 407-7037. This permit is required prior to issuance of the SDAP.

SURVEY

X There are no specific survey requirements for this project as shown.

TRAFFIC/ROADS

X Submit a Site Plan to scale showing the following:
- All existing and proposed approaches.
- Widths of adjoining right-of-way.
- Location of all adjoining road surfaces and edge of maintenance line in relationship to the existing right-of-way.
- All adjoining subdivisions.

X Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form is how you reserve road capacity for your project.

X Submit a Road Approach Permit Application and plans for construction of road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Please denote the design vehicle on the plan set. Existing approaches may need to be improved to meet current standards.

X Submit the following information:
- Hours of Operation
- Number of employees, working hours for employees (shifts and days)
- Type of delivery vehicle and frequency of deliveries
- Anticipated number of customers per day. Distribution of customers per day (number 7-9 AM, noon hour and 4-6 PM)

X If more than 50 peak hour trips will be taken to/from the site (one trip is a vehicle entry or exit) submit a Traffic Impact Analysis (TIA) prepared by a licensed civil engineer. TIAs shall meet all criteria of Kitsap County Development Engineering Traffic Impact Analysis Criteria and any specific criteria identified for the project. Please have the traffic consultant contact us prior to conducting the analysis.

The following specific intersections and road links should be included in the TIA:
- Intersection:
- Site access & Lebers Ln NW
- Lebers Ln NW & Northlake Way NW
- Northlake Way NW & Chico Way NW
- Chico Way NW & Erlands Point Road NW
- Northlake Way NW & Seabeck Highway
- Road link:

- Northlake Way NW from Lebers Ln NW to Chico Way NW
- Chico Way NW from Northlake Way NW to State Highway 3

Additional road links and intersections should be included if it is determined by the traffic consultant that additional areas are affected by the project. Road links should be analyzed for LOS and geometric deficiencies.

X Provide a set of plans to the City of Bremerton for their review. Preliminary and final plan approval will require documentation of City of Bremerton for impacts to and any required mitigation on city roads.

X Provide a set of plans to the Washington State Department of Transportation (WSDOT) for their review. Preliminary and final plan approval will require documentation of WSDOT approval for impacts to and any required mitigation on State Highways. WSDOT point of contact is Dale Severson at (360) 357-2736, Fax: (360) 357-2748 seversd@wsdot.wa.gov:

Washington State Department of Transportation
Olympic Region Development Review Attn: Dale Severson
PO Box 47440
Olympia, WA 98504-7440

X Any work within the County right-of-way will require a permit to perform work on County right-of-way and possibly a maintenance or performance bond. This application must be submitted as part of the SDAP process (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time.

SOLID WASTE

X Contact the solid waste service provider Waste Management @ (360) 674-3166 for information on implementing the solid waste/recycling storage requirements influenced by the service provider (e.g. dumpster size and location) for the project. Pay particular attention to the access requirements of collection trucks (min turning radius is ~35 ft).

X Provide at least 150 square feet of exterior recyclable materials storage space for the project.

X If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per Kitsap County Health District Ordinance 1996-11, Section IV.2.a.

WASTEWATER

X Kitsap County sanitary sewer is not requested.

OTHER

X For information and assistance in preparing permits required by agencies other than Kitsap County contact the Washington State Office of Regulatory Assistance:

email: assistance@ora.wa.gov
Phone: (800) 917-0043 (360) 407-7037
Website: http://www.ecy.wa.gov/programs/sea/pac/index.html

X If more than 12 months have transpired between the date of this memorandum and the submission of any documents, please check with us to ensure that the codes have not changed in a manner that would require different information.

X Please contact us for any specifics regarding the required preliminary submittal documents at (360) 337-4544.