

## Struck Environmental, Inc.

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### *Submitted Via Email*

August 28, 2018

Ms. Liz Williams  
Kitsap County Department of Community Development  
614 Division Street, MS-36  
Port Orchard, WA 98366

**Subject: Proposed Culbertson Site Specific Comprehensive Plan Amendment 18-00490  
CONSISTENCY WITH MINERAL RESOURCE DESIGNATION CRITERIA**

Dear Ms. Williams:

This letter provides information on how the proposed Culbertson Mineral Resource (MR) amendment meets state (GMA) MR designation criteria. The intent of this letter is to supplement the Kitsap County's staff report dated June 25, 2018. Struck Environmental, Inc. (SEI) is providing this letter on behalf of the applicant KRM Quarry, Inc.

**SUMMARY OF GMA DESIGNATION CRITERIA.** MR designation criteria is contained in WAC 365-190-170, Mineral Resource Lands. Criteria and proposal consistency with this criterion are summarized as follows:

**Resource Availability.** Although a County-wide MR assessment that quantifies and evaluates mineral resource availability has not been prepared to date, available information indicates that the County's basalt resources are limited in both geographic extent and accessibility. Geologic mapping shows that basalt resources exist only in the west-central portion of Kitsap County (see attached Exhibit 1). Access to these resources are significantly constrained by ownership (City of Bremerton and State of Washington), transportation infrastructure and distance/accessibility to markets.

Because of the limited resource extent and accessibility, there are very few commercial basalt quarries in Kitsap County. Currently, there are only two operating commercial basalt quarries in Kitsap County, with one being the KRM Quarry. Kitsap County identified 47 active surface mining operations County-wide in 2014, so basalt quarries represent a very limited but critical building material resource (Kitsap County Assessor 2014).

Based on this information and due to its location, access and existing infrastructure, the proposal meets the GMA definition of lands that have long-term commercial significance for the extraction of minerals (RCW 36.70A.170).

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**Geology and Distance to Market.** The existing quarry has operated for over 20 years, which attests to the commercial quality of the mineral resource, proximity to markets and access to transportation networks that are suitable for truck traffic. The hauling distance to market is an important factor to a mine’s economic viability, as is a route that largely avoids urban residential land uses. The proposal is close to markets and has good access to transportation networks.

Denying the MR designation under the assumption that other sites may be more suitable may not be appropriate due to the limited extent of the basalt resource and the impact resulting from developing a new site and transporting materials to markets. Development of other quarry sites has potential to create greater regional impact than the proposal due to sensitive critical areas (Chico Creek and Hood Canal watersheds), lack of utilities and infrastructure, rural road conditions and distance to market from most of the regional basalt resource.

**General Land Use Patterns.** Land use criteria generally include types, patterns or density of land uses, land use compatibility, presence of sensitive uses and unique aesthetic resources. Land uses adjacent to the site (as calculated based on percent of adjacent boundary) are as follows:

<u>Land Use</u>	<u>Percent Adjacent to Site</u>
City of Bremerton Forest Lands	35%
Industrial/Mineral Resource	22%
Public Facility (industrial in nature)	7%
Rural Protection (1 DU/10-ac) <i>undeveloped</i>	18%
Rural Protection (1 DU/10-ac) <i>developed</i>	18%
Total	100%

Land use compatibility criteria includes recognizing the need for mineral extraction to be located in rural areas with low population densities or in industrial-zoned areas. Land use surrounding the proposal meets these criteria with over 80% of adjacent lands undeveloped or industrial. The remaining 18% of adjacent lands are low density (1 DU/10-ac). General land use patterns can therefore be considered appropriate for the proposed MR designation.

**Environmental Resources and Critical Areas.** Environmental resources on the site are relatively limited. There are no known wetlands or fish bearing streams. The site is not within a Category 1 aquifer recharge area. While mining would disrupt wildlife that use the site, there are literally thousands of acres of undeveloped forest land adjacent to the site that provide high quality habitat, refuge and migratory corridors. Operational practices can be implemented that prevent significant impacts to environmental resources during operations and provide habitat benefits following site reclamation.

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**BALANCING CONFLICTS.** When residential development occurs near mineral extraction, conflicts can occur. Under GMA, these potential site-specific land use conflicts are to be balanced with the need to designate and protect regionally significant mineral resources that are necessary to ensure a stable supply of aggregate for development and economic growth during the 20-year planning cycle.

Significant mineral resource lands like the KRM Quarry are a regional resource, and accordingly should be evaluated from a regional perspective. Under GMA, the MR designation criterion is intended to be applied at a county-wide level with designation indicating that commercially significant resources are present, and that the site has passed an initial screening of land use, environmental and infrastructure criteria.

A MR designation does not guarantee or promise that the site will be permitted for mining. Comprehensive project specific review would occur at a later date in conjunction with the permitting of the portion of the site that is proposed for mining to ensure that site-specific impacts are thoroughly identified and mitigated prior to any mining occurring on the site.

**INFRASTRUCTURE, ECONOMIC DEVELOPMENT AND JOBS.** Mineral resource extraction is an important part of a part of a diverse, regional and sustainable economy. Maintaining a long-term viable mineral resource-based business is challenging. Market uncertainties, labor costs, vandalism, taxes and fees all affect the viability of mineral resource-based industries. Owners of mineral resource lands make substantial investments in managing their land and developing infrastructure. They also provide living wage jobs and materials used for public and private development.

Resource-based industries need reasonable certainty that policies are in place to help avoid conflicts and provide some assurance that operations can continue if activities are performed in an environmentally sound manner. This is essential to maintaining the long-term productivity of the resource and is the intent of the GMA MR designation. The proposal demonstrates consistency with GMA and Kitsap County policy and warrants the protection that is provided by the MR designation.

**CONCLUSION.** The site has significant long-term commercial quality mineral resources, is readily accessible to markets, has necessary infrastructure/utilities and is consistent with general land use patterns in the area. The site is adjacent to low density rural and industrial land uses. The proposal therefore meets the conservation intent of GMA designation criteria and is appropriate for MR designation. Future conditional use permitting processes provide the appropriate mechanism to identify and mitigate project specific impacts.

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

Sincerely,  
**STRUCK ENVIRONMENTAL, INC.**



Phil Struck  
Principal

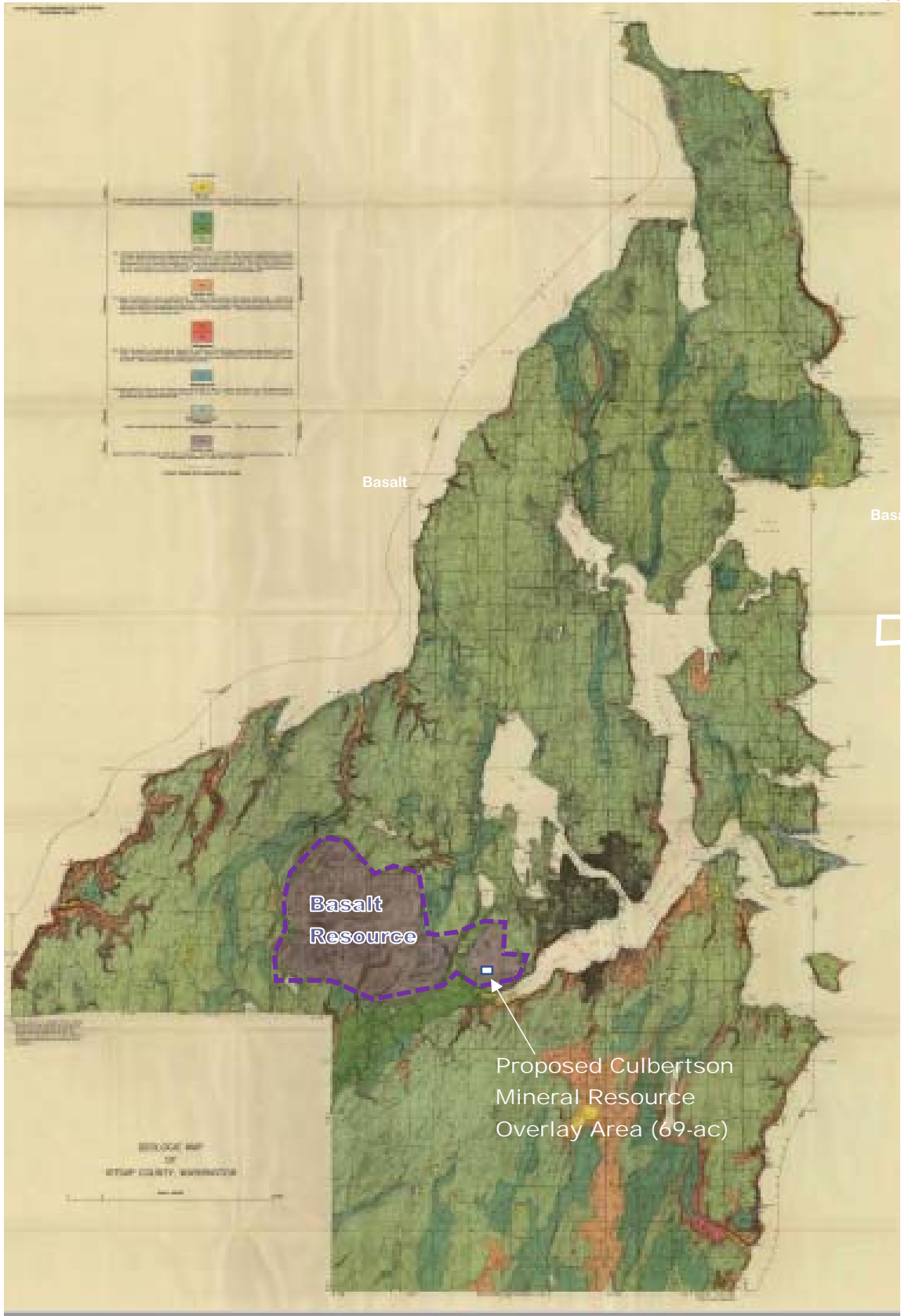
Attachment

cc: Pat Lockhart

***References Cited:***

Kitsap County Assessor. 2014. Narrative for Countywide Mineral Resource Land Valuation Appraisal Date 1/1/2014, Tax Year 2015. Updated 01/22/2014 by CM20.

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



Source: Sceva 1957. NTS

**EXHIBIT 1. REGIONAL BASALT MINERAL RESOURCES**  
**Culbertson Mineral Resource Overlay**  
Kitsap Reclamation & Materials, Inc.

**From:** Phil Struck  
**To:** [Liz Williams](#)  
**Subject:** KRM quarry, follow up to blast last week and questions re Planning Commission  
**Date:** Wednesday, August 22, 2018 4:34:35 PM  
**Attachments:** [KRM Quarry demo blast siesmograph results 08-16-18.pdf](#)  
[Ex 1. KRM Blast monitoring locations.pdf](#)

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Hi Liz –

Attached please find the seismograph results from the quarry blast week. I have also attached a map showing where the seismographs are placed.

I have a couple of questions regarding the Planning Commission:

1. Did you confirm that the Culbertson deliberation will definitely be 9-18? It seemed like they went through the agenda pretty quickly last night and I am wondering if they might be considering the proposal at the 9-4 meeting.
2. Is there any additional information that you need from me at this point? You mentioned at the hearing that you were expecting/requesting additional information from the applicant.
3. Would it be helpful/appropriate for me to provide additional information on the merits of the proposal with respect to GMA and regional/Kitsap County mineral resources? I do think that the site has multiple characteristics that meet the intent of the GMA for designating MR lands and conserving and protecting areas with important long-term mineral resources. I would like the opportunity to provide this information to you and the Planning Commission as I believe it is quite relevant to the deliberations. The factors include important considerations regarding the quality of the resource, infrastructure, transportation networks, proximity to markets, regional MR availability and other costs/benefits/impacts related to the site's mineral resources.

Thanks - please let me know if you have any questions, comments or concerns. PHIL

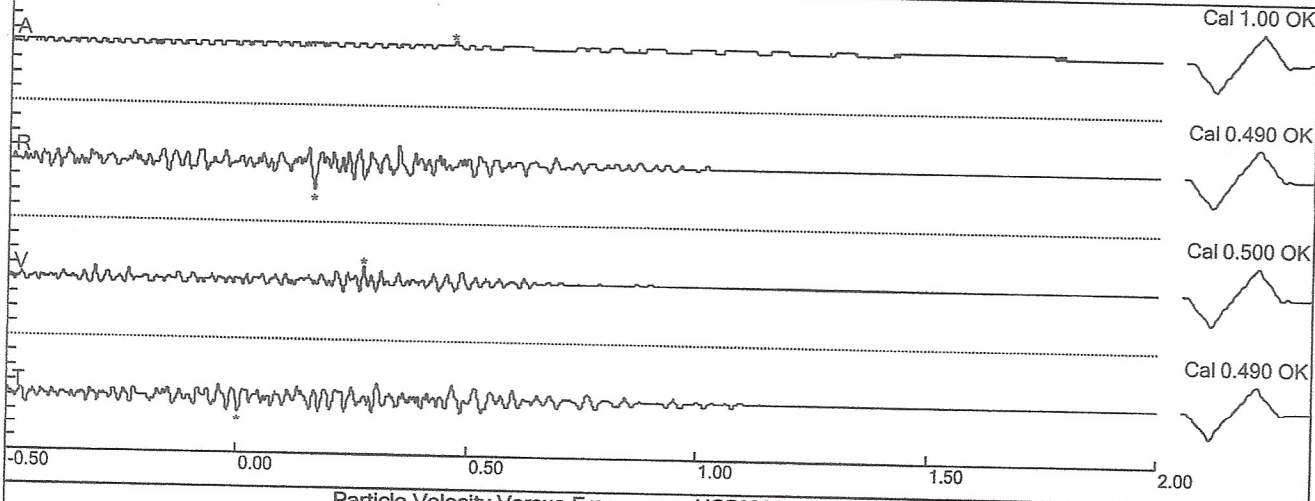
**Phil Struck**  
**Struck Environmental**  
ph. 360-710-8661  
[phil@struckenv.com](mailto:phil@struckenv.com)

**KRM**  
**Lillybridge Residence**  
**1109' SW of Blast**

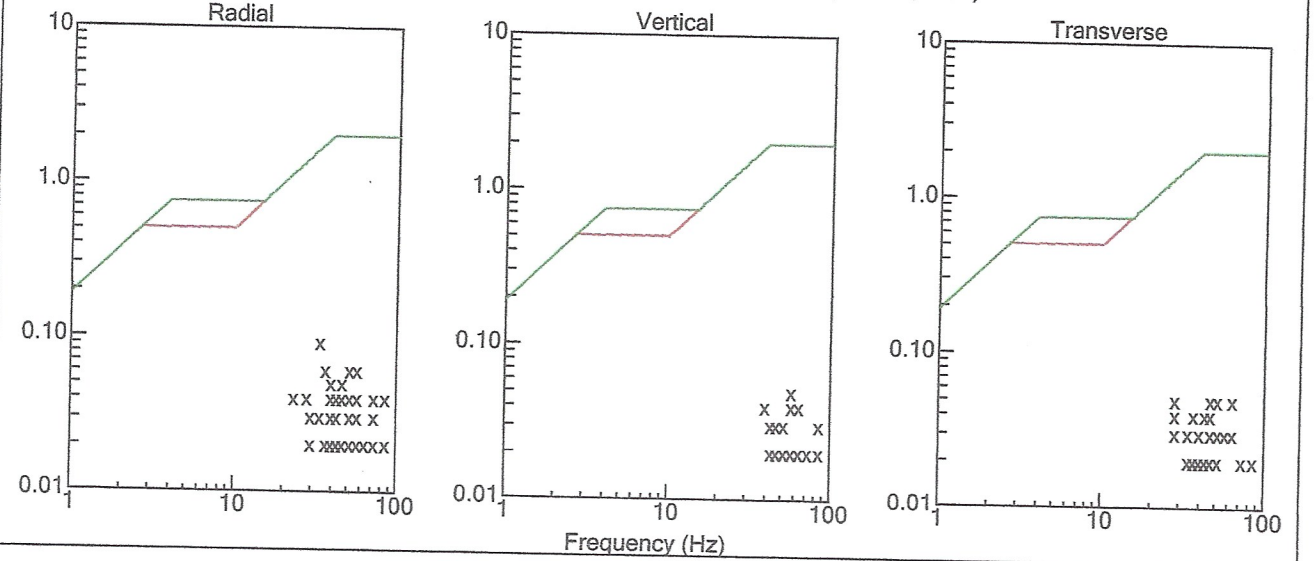
File: 3683201808161157005.dtb  
 Number: 005  
 Date and Time: 8/16/2018 11:57:00 AM  
 SN: 3683  
 Seismic Trigger: 0.0500 in/sec  
 Air Trigger: 142 dBL  
 Sample Rate: 1024  
 Duration: 2 Seconds  
 Pre-Trigger: 0.5 Second  
 Seismic Range: 5.00 in/s  
 Acoustic Range: 142 dBL  
 Gain: 2.0x  
 Voltage: 6.50

**Peaks and Frequencies**  
 PPV Maximum: 0.0900 in/sec (0.1611 sec)  
 Acoustic: 106 dBL @ 8.7 Hz (0.4629 sec)  
 Radial: 0.0900 in/sec @ 34.1 Hz (0.1611 sec)  
 Vertical: 0.0500 in/sec @ 56.9 Hz (0.2715 sec)  
 Transverse: 0.0500 in/sec @ 51.2 Hz (0.0000 sec)  
 Displacement: 20.5 in  
 Acceleration: 20.5 in/sec/sec  
 Last Calibration Date: 1/10/2017

**Graph Information**  
 Duration: -0.500 s To: 2.000 s  
 Acoustic Scale: 126 dBL  
 Seismic Scale: 0.200 in/sec (0.0500 in/sec/div)  
 Time Intervals: 0.50 sec



Particle Velocity Versus Frequency - USBM Limits (RI 8507, 1980)



**KRM**  
**Lisa's Driveway**  
**1109' E of Blast**

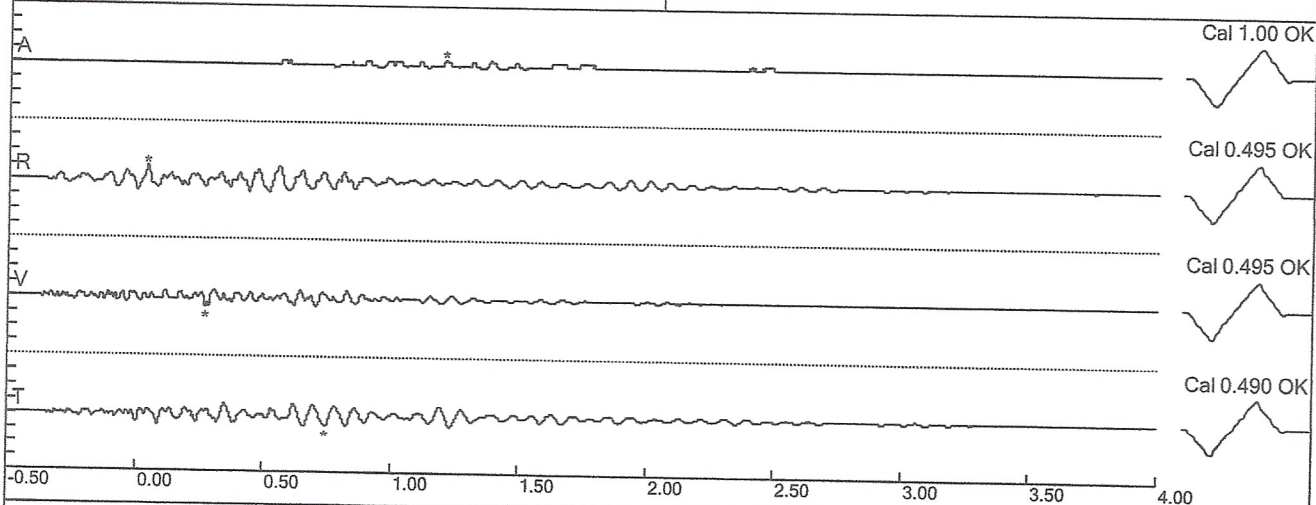
File: 3954201808161101003.dtb  
Number: 003  
Date and Time: 8/16/2018 11:01:00 AM  
SN: 3954  
Seismic Trigger: 0.0400 in/sec  
Air Trigger: 142 dBL  
Sample Rate: 1024  
Duration: 4 Seconds  
Pre-Trigger: 0.5 Second  
Seismic Range: 2.50 in/s  
Acoustic Range: 142 dBL  
Gain: 2.0x  
Voltage: 6.60

**Peaks and Frequencies**

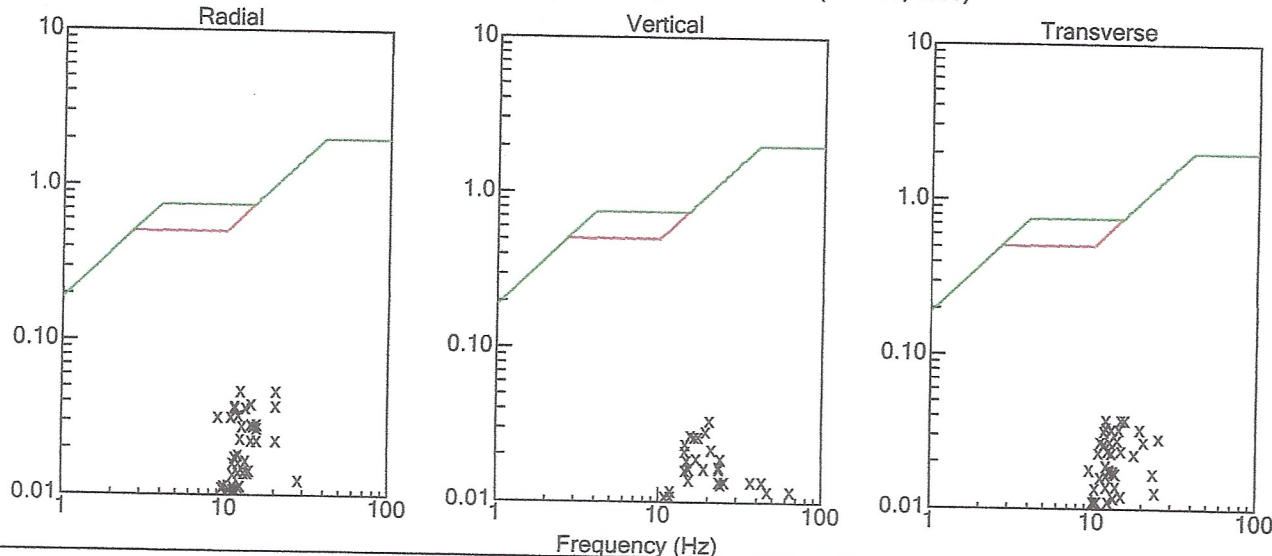
PPV Maximum: 0.0450 in/sec (0.0410 sec)  
Acoustic: 106 dBL @ 0.0 Hz (1.2021 sec)  
Radial: 0.0450 in/sec @ 20.4 Hz (0.0410 sec)  
Vertical: 0.0350 in/sec @ 20.4 Hz (0.2705 sec)  
Transverse: 0.0400 in/sec @ 12.1 Hz (0.7432 sec)  
Displacement: 0.000602 in  
Acceleration: 7.68 in/sec/sec  
Last Calibration Date: 11/1/2017

**Graph Information**

Duration: -0.500 s To: 4.000 s  
Acoustic Scale: 126 dBL  
Seismic Scale: 0.200 in/sec (0.0500 in/sec/div)  
Time Intervals: 0.50 sec



Particle Velocity Versus Frequency - USBM Limits (RI 8507, 1980)







**EXHIBIT I.**  
**Kitsap Reclamation & Materials, Inc.**  
**Seismograph Blast Monitoring Locations**

**From:** Phil Struck  
**To:** [Liz Williams](#)  
**Subject:** additional land owner letter, Culbertson amendment proposal  
**Date:** Wednesday, August 29, 2018 10:07:08 AM  
**Attachments:** [S. Peterson letter\\_07-25-18.pdf](#)

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Hi Liz –

Attached please find a letter from Susan Peterson dated July 25, 2018 regarding her property next to the KRM/Culbertson site. This letter was inadvertently omitted from my earlier correspondence.

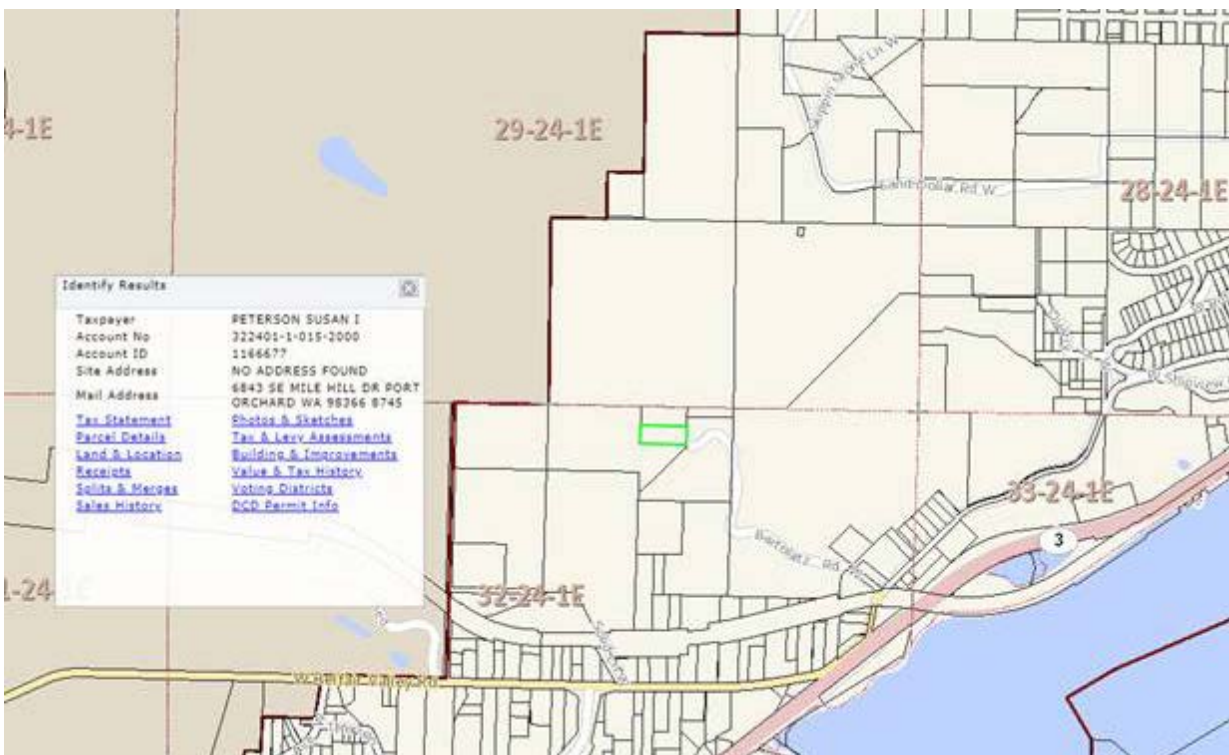
Ms. Peterson has been in the process of selling her property to KRM/Pat Lockhart for some time. She apparently provided oral testimony at the first Planning Commission hearing regarding the proposal. The letter was signed before the hearing.

The property has a structure, but it is currently vacant/abandoned and is located at the end of Bartolatz Road (see snip below). The property consists of parcels 1-013, 1-014 and 1-015.

If you have any questions or would like additional information, please do not hesitate to call.

Thanks – PHIL

**Phil Struck**  
**Struck Environmental**  
ph. 360-710-8661  
[phil@struckenv.com](mailto:phil@struckenv.com)



Susan Peterson

3215 Bartolatz Rd

Bremerton, WA 98312

July 25, 2018

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

Subject: KRM Quarry Operations

Pat:

I have lived next to the KRM quarry for many years. Blasting at the quarry has not caused any structure damage to our buildings such as foundation, wall or window cracking. We have also not felt any ground vibrations from blasting.

The quarry has been a good neighbor and we have not had any significant impacts to our residence or property due to quarry operations.

Sincerely,

Susan J Peterson

**From:** [Liz Williams](#)  
**To:** [Rachelle Rose](#)  
**Cc:** [Comp Plan](#)  
**Subject:** RE: Proposed Amendment 18-00490 Culbertson's  
**Date:** Wednesday, September 19, 2018 1:46:04 PM

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I am glad you found the information helpful.

Take care,

**Liz Williams** | Planner  
Kitsap County Department of Community Development  
Planning and Environmental Programs  
(360)337-5777 ext. 3036  
[lwilliam@co.kitsap.wa.us](mailto:lwilliam@co.kitsap.wa.us)

**From:** Rachelle Rose <rachro@gmail.com>  
**Sent:** Wednesday, September 19, 2018 12:27 PM  
**To:** Liz Williams <lwilliam@co.kitsap.wa.us>  
**Subject:** Re: Proposed Amendment 18-00490 Culbertson's

Thank you so much for all of the info. I'll double check my notification settings on the gov website and continue to watch for more information as it progresses. I appreciate all the time you're spending on this topic with me to clarify it.

Have a wonderful day,  
Rachelle Rose

On Wed, Sep 19, 2018 at 12:16 PM Liz Williams <[lwilliam@co.kitsap.wa.us](mailto:lwilliam@co.kitsap.wa.us)> wrote:

Hi Rachelle,

My apologies for not being more specific. You will want to select the "Comprehensive Plan Announcements" located under "Community Development" to ensure proper notification.

At last night's meeting the Planning Commission recommended denial of the request to add a mineral resource overlay. The Board of County Commissioners will make the final decision to approve, defer, or deny adding the overlay designation in December. Regardless of the Board's decision, it is important for you to know that the property is currently zoned Rural Protection and mineral mining is permitted within that zone if the property owner obtains approval of a conditional use permit. The conditional use permit process is a separate request considered by the County's Hearings Examiner. You will want to select the "Hearings Examiner Information" located under "Community Development" to receive notification should the property owner apply for a conditional use permit.

I am happy to schedule a time to discuss this further with you over the phone or in-person. Please

let me know if you have additional questions.

**Liz Williams** | Planner

Kitsap County Department of Community Development

Planning and Environmental Programs

(360)337-5777 ext. 3036

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

**From:** Rachelle Rose <[rachro@gmail.com](mailto:rachro@gmail.com)>

**Sent:** Wednesday, September 19, 2018 10:28 AM

**To:** Liz Williams <[lwilliam@co.kitsap.wa.us](mailto:lwilliam@co.kitsap.wa.us)>

**Cc:** Comp Plan <[compplan@co.kitsap.wa.us](mailto:compplan@co.kitsap.wa.us)>

**Subject:** Re: Proposed Amendment 18-00490 Culbertson's

Hi,

Thank you for the reply, Liz.

On your advice, I signed up for the email notification system. I hope that I checked off the correct boxes to receive proper notification for events related to this discussion. There were a lot to choose from. Which ones specifically should I have checked to ensure proper notifications in the future about this type of scenario?

Unfortunately, we do not live within 800 feet of the nearest Culbertson site, and we also don't live where we would drive by and see any notifications posted directly on the property. So a postcard would not have been sent to us, even though we would still be affected by the consequences of dynamite blasting and mineral mining. The location of one of the parcels where the proposed dynamite blasting would take place is directly uphill from us, and separated by another parcel of land and railroad tracks. The hill is extremely steep, rocky, and treacherous, and not really the kind of situation where we can easily walk by or drive. We don't typically drive past the quarry opening (the only way to see the property). It's off a residential road that we are rarely on. (Its hard to explain our exact scenario and to picture our relative geography/terrain to the Culbertsons without actually seeing it in person. You are welcome to come by our property and see for yourself, though.)

I don't receive the Kitsap Sun newspaper or read it online consistently, so we unfortunately missed any public notices related to this proposal.

The news of this proposal was an ugly surprise for us the other day. But I'm glad to at least hear about it now, so that we can give our input and voice our extreme opposition to it and the damage to our community it would cause.

What is the likelihood that this mineral mining will be allowed?

Thank you for your time, Liz.

Rachelle Rose

On Wed, Sep 19, 2018 at 9:55 AM Liz Williams <[lwilliam@co.kitsap.wa.us](mailto:lwilliam@co.kitsap.wa.us)> wrote:

Hi Rachelle,

Thank you for reaching out to the Department regarding this important process. We appreciate your feedback about public notification for this amendment and will use it to improve our reach moving forward. The Department sent post card notification to all properties within 800 feet of the site. We also printed notice in the Kitsap Sun, sent email and text messages using the County's notification system, posted on NextDoor, and posted a sign on the property. I encourage you to add your email address to the County's electronic notification system (GovDelivery) to ensure you are kept in the loop regarding this project as it moves through the process: <https://public.govdelivery.com/accounts/WAKITSAP/subscriber/new>

The meeting last night was not the last opportunity to voice your opinion on the request. We encourage you to participate during the public comment period as the amendment moves forward to the Board of County Commissioners for consideration. The Board is scheduled to hold a public hearing to receive additional public comment on October 29<sup>th</sup>. We will also start accepting written comment in October online [here](#) or by sending an email to [complan@co.kitsap.wa.us](mailto:complan@co.kitsap.wa.us). You will want to watch for an email from GovDelivery in early October about the opportunity to comment on the project. In addition, you can find materials regarding the request online [here](#).

If you would like to discuss the Culbertson amendment in greater detail, please let me know.

**Liz Williams** | Planner

Kitsap County Department of Community Development

Planning and Environmental Programs

(360)337-5777 ext. 3036

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

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**From:** Rachelle Rose <[rachro@gmail.com](mailto:rachro@gmail.com)>

**Sent:** Tuesday, September 18, 2018 11:00 AM

**To:** Comp Plan <[complan@co.kitsap.wa.us](mailto:complan@co.kitsap.wa.us)>; Peter Best <[pbest@co.kitsap.wa.us](mailto:pbest@co.kitsap.wa.us)>

**Subject:** Proposed Amendment 18-00490 Culbertson's

Hello,

This email is to intended to register our deep opposition to the rezoning proposal that would allow long term mineral mining, dynamite blasting, noise, property devaluation, wildlife habitat destruction, and permanent ruin of the natural land near our home and property.

My husband and I own a home and property in the Gorst area, very near and directly in front of

one of the Culbertson properties. We were never informed directly about this zoning change proposal, I'm told, because our property line doesn't directly touch the Culbertson's property in question. Yet, if this mining and dynamite blasting are allowed to take place, we are in the direct downward path of potential damage and noise. Only one land parcel separates us from the potential mining area.

We were only informed yesterday by an informal neighborhood flyer in our mailbox, that a community meeting was to take place this evening where our voices could be heard. This rezone proposal was all completely new to us until 24 hours ago. And yet, if approved, the mining and dynamite blasting could go on for up to 20 years? Frankly, it is shocking that many of us were not informed on something that could impact us so profoundly.

I learned through a neighborhood group online that public comments about this topic were closed on 8/7/18, and yet many of us in the neighborhood were NEVER informed of the proposal to begin with, so we could never have known to register any public comments about it. It was said that part of the lack of being informed on this is due to the sheer volume of surrounding properties bought up by current out-of-state owner KRM or those who are working with them. Apparently, their strategy of owning the buffering properties would minimize local homeowners' complaints by making it unnecessary to legally inform many of us nearby, until it was too late to bring up concerns or make changes to the plans (if approved). This is not neighborly behavior and really only ultimately undermines the authority of the county to protect its citizens from bad decisions that aren't for the good of us all.

There is no doubt that this rock blasting and mineral mining destruction of natural land would have a negative impact on our property values, bringing dynamite blasts, rock damage, noise, house foundation shifting, and ruination of the natural beauty and peacefulness of the neighborhood that we chose to purchase land in, make our home, and raise our family in.

In addition to potentially ruining our home values and disturbing our peaceful way of life here in the area, I would also like to voice my extreme concern that this mining and use of dynamite blasting for up to 20 years will obliterate the wildlife habitats of the wild animals that live in the affected and adjacent properties. This includes the habitats of the many bald eagles that live here, which are a federally protected species. From federal law 16 U.S.C. 668c; 5 CFR 22.3, it is unlawful to destroy their habitats or disturb them. Dynamite blasting for up to 20 years and obliterating the nearby lands will absolutely displace and disturb these federally protected creatures.

I am imploring you to please refuse this zoning change that will profoundly impact our lives in a terrible way, and also affect the lives of others here, in our peaceful community. Allowing this would only benefit a few wealthy, out of town corporate interests, while bringing terrible destruction to a natural area that could never be repaired or restored to its original state once demolished. We have seen this destruction happen to other nearby communities, and it only brings undeserved hardship to regular, working families. Please do not allow this to happen. Thank you so much for reading this, and also for your time.

Sincerely,  
Rachelle Rose and Bryan Maulsby

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Rachelle Rose  
[www.rachro.com](http://www.rachro.com)

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Rachelle Rose  
[www.rachro.com](http://www.rachro.com)