(DRAFT) AGENDA
Regular Meeting – Bremerton Planning Commission
(Subject to PC approval)
March 17, 2015
5:30 P.M.
345 – 6th Street
Meeting Chamber – First Floor

I. CALL TO ORDER
II. ROLL CALL (quorum present)
III. APPROVAL OF THE AGENDA
IV. APPROVAL OF MINUTES:
- February 17, 2015 meeting.

VI. PUBLIC MEETING

A. Call to the Public: Public comments on any item not on tonight's agenda

B. Workshop:
1. Comprehensive Plan Update
   - **a.** Update: Work Program Schedule and Joint Land Use Study
   - **b.** Economic Development Element – Goals and Policies

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VII. BUSINESS MEETING

A. Chair Report: Rick Tift

B. Director Report: Andrea Spencer

C. Old Business:

D. New Business:

VIII. ADJOURNMENT: The next regular meeting of the Planning Commission is April 21, 2015
Planning Commission meeting packets are available on-line at
http://www.BremertonWA.gov/AgendaCenter/Planning-Commission-4

DRAFT
Subject to March 17, 2015 Approval

CITY OF BREMERTON

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
February 17, 2015

CALL TO ORDER:

Chair Tift called the regular meeting of the Bremerton Planning Commission to order at 5:30 p.m.

ROLL CALL

Commissioners Present	**Staff Present**
Chair Tift	Andrea Spencer, Director, Department of Community Development
Vice Chair Dinkuhn	Nicole Floyd, Senior Planner, Department of Community Development
Commissioner Albright	Allison Satter, Senior Planner, Department of Community Development
Commissioner Nethery	
Commissioner Nerf	
Commissioner Strube	
Commissioner Wofford	

Quorum Certified

APPROVAL OF AGENDA

COMMISSIONER WOFFORD MOVED TO APPROVE THE AGENDA AS PRESENTED. COMMISSIONER STRUBE SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

APPROVAL OF MINUTES

VICE CHAIR DINKUHN MOVED TO APPROVE THE MINUTES OF JANUARY 20, 2015 AS PRESENTED. COMMISSIONER WOFFORD SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

PUBLIC MEETING

Call to the Public (public comments on any item not on the agenda)

Chair Tift invited members of the public to comment on items not on the agenda.

Jack Stanfill, President, Chico Creek Task Force, said he was present to discuss several concerns relative to the Chico and Gorst Creek Watersheds, as well as Heins Creek and Kitsap Lake. He referred to an environmental report (submitted Exhibit) that was put together and totally "gun decked" in the year 2007. He commented that, although recommendations were made, no one knows at this time how the water drains underneath the 440-acre Port Blakely project. In addition, there was never any discussion about the acid drainage coming down the hill into Kitsap Lake and/or Heins Creek. He also provided the Commission with a copy of a report that clearly states the problems with Heins Creek and Heins Lake, as well as associated drainage problems. He noted that all of the documents he submitted were part of the testimony provided by

Mr. Phil Struck [*Parametrix Staff Member*] relative to the Port Blakely Project. He referred to the Ueland Tree Farm Environmental Impact Statement (EIS), which states that *"The relative contributions of interflow and outwash aquifers of these features is unknown at present. The outwash aquifers would likely recharge water associated with Kitsap Lake to the east. There are insufficient data to allow an interpretation of the relative percentage contribution of recharge originating on the JPA site to Dickerson Creek and Kitsap Lake, and the ground divides may not conform to the definition of sub-basin and surface topography."* He said they also gave away 25 acres of infiltration at the northeast corner that was supposed to be used to build out the 440-acre Port Blakely property. These 25 acres are now identified as "Gravel Mine A." He summarized that there is a big problem in this area, and he would be happy to spend more time with the City to address the concerns. He noted that the task force has hired two of its own experts.

Chair Tift noted that Mr. Stanfill submitted a package of information that would be entered into the record. A copy will be provided to each of the Commissioners.

Dierdre McKeel, Bremerton, said Mr. Stanfill has provided her with numerous documents, and she has made a heartfelt effort to study and understand the issues in the watershed. She also reviewed a report that was done by Kitsap County in 2014, showing some of the water flow areas where the mining will occur. She said she was surprised that a permit was approved by Kitsap County Commissioners, and she spoke with a State Senator about her concerns. She noted that the rolling impact of environmental issues associated with mining has not been addressed, and there is no real understanding of the hydrology in the area. Three of the quarries are at a cusp point to three fragile environmental and wildlife areas for the City. The Kitsap Lake area has runoff from the east side of the Port Blakely planned development, and there are two streams in this location that have fish in them. Heins Lake and Alexander Lake are on the southeast side where another quarry has been proposed that could directly affect the water supply. She pointed out that these areas are important food sources for the orcas, and introducing mining into this fragile watershed, where there is a significant amount of salmon that support the orcas, could actually be in violation of the Endangered Species Act. She encouraged the City to develop local zoning to ensure the protection of the salmon runs that provide a food source for the orcas by banning mining within the watersheds. The mining industry does not affect the City's local economy enough to endanger the food supply.

Workshop on Comprehensive Plan Update: Summary of January 20, 2015 Open House Meeting and Work Program Schedule

Alliosn Satter briefly reviewed the schedule for the Comprehensive Plan Update. She recalled that an open house relative to the Comprehensive Plan Update was held on January 20th. Over 9,000 letters were sent out to citizens announcing the event, and more than 50 citizens participated in the workshop. Many citizens have commented to staff that they did not receive notification of the 2004 Comprehensive Plan Update, as it was only advertised in the local newspaper. They were pleased that notice letters were sent out to property owners this time. The open house spurred numerous conversations about potential amendments. For the most part, people were quite appreciative of the opportunity, and some used it to vent their frustrations. She reported that the City received 170 email and mailing addresses that were added to the "interested parties" list, and those who sign up to participate in tonight's discussion would also be added to the list. She summarized that about two dozen people visited www.Bremerton2035.com in October, November and December. Since the notices were sent out in December, there has been a marked increase in website traffic, with 166 hits happening in December. She advised that the comments received at the open house were summarized in Attachment A of the Staff Report, which is also available on the City's website.

Ms. Satter explained that while a number of potential amendments were put forward at the open house, staff is only recommending one amendment at this time to Land Use Map 2 (Attachment B). The properties on Naval Avenue (from Burwell Street to 5th Street) and 6th Avenue (north of Roosevelt), were proposed to be designated as General Commercial in the January Draft Land Use Map 2. Staff is now proposing to modify the map to designate the areas as Neighborhood Commercial. She provided pictures and pointed out the existing uses on the properties proposed for change, noting that their current commercial use intensity is more comparable with the Neighborhood Commercial Designation.

Ms. Satter announced that April 1st is the deadline for submitting applications for Comprehensive Plan amendments. The application process requires a pre-submittal meeting and an environmental review, and the amendments must comply with Bremerton Municipal Code 20.10. She encouraged applicants to contact her for more information. She also encouraged Commissioners and citizens to visit www.Bremerton2035.com, which explains the purpose of the Comprehensive Plan

update, provides news and updates on upcoming meetings, provides project documents, and explains how citizens can become an "interested party." She advised that 47 written comments have been received to date, and they can also be viewed on the City's website. Additional comments will be included as they are received.

Ms. Satter advised that the Economic Development Chapter will be the topic of discussion at the Commission's March 17th meeting, specifically the vision, goals and policies. While this chapter is encouraged by the Growth Management Act (GMA), it is not a requirement of the update. The current Economic Development Chapter, as well as the proposed changes, can be viewed at www.Bremerton2035.com.

Chair Tift invited citizens in the audience to provide comments relative to the Comprehensive Plan Update schedule and open house summary.

Jack Stanfill, President, Chico Creek Task Force, recalled that from 1997 to 2000 the City of Bremerton and Kitsap County did an excellent job of joint planning for Port Blakely, as well the Chico Creek and Kitsap Lake areas. They came to a three-party agreement that lasted until June of 2009. As per the agreement, each party would pay 1/3 of the cost to hire a third-party environmental expert to tell them what needed to be done to comply with the State Environmental Policy Act (SEPA). Unfortunately, the economy went south in about 2007, and the plans were all put on hold even though the agreement was in effect. The agreement was also going to pay for the intense drilling that had to be done to establish where the water split underneath the ground on the hill. This was also put on hold and never done. The task force supports building housing and small industry on the hillside above Kitsap Lake in accordance with the plan that was previously proposed.

Mr. Stanfill explained that a joint environmental study was done to include the entire area. But now the properties have been cut apart and rezoned piecemeal. A lot of the work has moved forward on a "gun-decked" environmental impact statement. The task force's goal is to put an end to that. The City must consider jobs and homes in the Central Kitsap Area, noting that Highway 3 is close by. There is already infrastructure for water, sewer and electrical service; and he is opposed to chopping up the hillside and shipping it out in gravel.

Chair Tift closed the public comment portion of the meeting for this topic.

Chair Tift agreed that the public open house was well attended, and the comments received were good. The Commissioners had an opportunity to interface with the public, which was welcomed. He said he supports the City's new approach of sending letters to property owners.

Workshop on Comprehensive Plan Update: Housing Chapter

Nicole Floyd explained that the Housing Chapter of the Comprehensive Plan evaluates the existing housing stock and sets goals and policies to encourage new housing units in a way that protects existing developed neighborhoods, addressees affordability, and examines ways to encourage growth of Bremerton's housing choices. She referred to the draft Housing Chapter, which is intended to update, simplify and streamline the language. She invited the Commissioners to provide comments relative to the chapter's readability and core principles. She noted that the current Housing Chapter is 22 pages long, and the proposed new chapter would be just 7 pages. The existing 10 goals were reduced to 4, and the 39 policies were reduced to 24. Staff believes this simplification was done without eliminating a significant amount of content, and the proposed language is actually more clear and concise.

Ms. Floyd compared the 2004 Housing Chapter with current census data and noted that there has not been appreciable growth in the City over the past 40 years. The City grew by about 1,500 people from 1980 to 2010 compared to Kitsap County, which grew by more than 100,000 people. Less than 3,000 new housing units were constructed in Bremerton between 1980 and 2010, compared to 50,000 in Kitsap County. That means the majority of the City's housing stock is older, primarily from the 1940s to 1960s. She suggested that the disparity in growth between the County and City is partially related to the fact that there was no Growth Management Act (GMA) until 1990. In the 1970s and 1980s it was easy to build a subdivision anywhere, and there were no density requirements. Green development was easier as it allowed developers to construct the same house over and over again on large tracts of land. This resulted in a lower cost for developers, but the long-term infrastructure costs were passed on to taxpayers. Also, there were more opportunities for larger homes with

spacious yards in the County as opposed to the City. While infill development is less costly in terms of infrastructure, the lots are smaller and each lot must be considered uniquely.

Ms. Floyd advised that the tables are turning on the housing trends, and the larger tracts of land are less readily available. Household size is reducing nationwide, and baby boomers and millennials want to live closer to amenities. She suggested that Bremerton's lack of growth could be considered a good thing, as it leaves availability of land that might meet today's needs better than what was being built ten years ago. She said Bremerton is identified by Puget Sound Regional Council as a metropolitan city, and it has been expected to grow for quite some time. Based on the State's growth targets, Bremerton must grow by approximately 14,000 people or 6,400 new residential units over the next 20 years. The point of the Comprehensive Plan Update is to plan for this anticipated growth. The Buildable Lands Analysis shows there is a lot of capacity in the centers (75,813 people and 3,390 units), and areas outside of the centers can accommodate 26,617 people and 6,032 units at maximum build out. While it is not anticipated the City will grow that much over the next 20 years, it is important to know the capacity is available, if needed.

Ms. Floyd observed that although the City's population has not grown significantly over the past 40 years, there have been numerous improvement projects. She described and provided pictures of some of the changes that have occurred more recently, including a new hotel, Anthony's Restaurant, Fountain Park, Manette Bridge, Olympic College and Kitsap Conference Center, Kiwanis Park Improvements, Lion's Park Enhancement, and Downtown Development. She explained that while these projects do not equate to additional housing units, they all build towards people wanting to move to Bremerton. In addition to these projects that enhance the City, there are several housing projects currently underway such as the 606 Apartments, Spyglass Apartments, and Evergreen Pointe. In addition, the Summit (83 units of low-income housing), the Pearl (80 units of senior housing), and Bay Vista Commons (72 units of assisted leaving) were developed at Bay Vista over the last 10 years. Approximately 300 new single-family homes were constructed over that time period, as well. These have all supplied a diverse supply of housing for the City's residents.

Ms. Floyd reviewed that, as proposed, the housing vision statement would read, "To encourage the growth of Bremerton by strategically locating a wide variety of housing types throughout the City in a way that protects the environment and fosters community health." She also reviewed the proposed goals and some of their associated policies as follows:

Goal 1: Protect the existing housing stock. Many people support additional growth, but they don't want large apartment complexes or a lot of change in their existing neighborhoods.

- **Incentives to preserve structures that are in good repair.** These incentives could include encouraging financial assistance programs, promoting neighborhood identification and encouraging home repairs.
- **Support replacement of substandard structures.** In some neighborhoods have homes that are in a state of disrepair. Replacing them with new homes could make the neighborhood better. This can be accomplished via code enforcement and development regulations that encourage and incentivize that kind of development.
- **Upgrading City Services.** Nice sidewalks can make a significant difference and improve the desirability of a neighborhood. Improving access to bike lanes can also have a significant impact. Infrastructure (i.e. street lights, sewer, water, etc.) is also important to healthy neighborhoods.

Goal 2: Encourage new housing, including a variety of types.

- **Support efforts to provide a full range of housing options.** There has been a change in demand over the years relative to housing types. While the City has a variety of housing types, much of it is in substandard condition. The City does not have a large stock of housing options that are in good repair for seniors, students, military, and low-income citizens.
- **Encourage increased densities and infill, especially in centers.** It is important to improve walkability in the centers. Many people want to live in places where they can walk to the places where they work and shop.
- **Upgrade City services.** Again, improving sidewalks, bike lanes, utilities, etc. can have a significant impact.

Goal 3: Support affordable housing. Affordable housing does not just mean housing for the poor. It includes housing for the work force, renters, etc. A large percentage of the county residents who need housing assistance live in Bremerton. These people need quality housing that meets their needs.

- **Encourage diverse housing types (single-family, townhomes, carriage units, accessory dwelling units, duplexes, etc.).** The more different kinds of housing the City can provide, with a variety of price points, the better off it will be.
- **Disperse below rate, publically-assisted housing throughout the City.** Bay Vista (formerly known as Westpark) is a good example. It was previously a development of concentrated low-income housing, but recent changes have dispersed the housing types throughout the city.
- **Encourage expanded availability of incentives to develop in the City.** Examples for this policy include the elimination of unnecessary regulatory impediments and expansion of incentives for development such as the multi-family tax exemption and community empowerment zones. The intent is to offer ways to help make affordable housing development more likely to occur in the City.

Goal 4: Coordinate improvement of the housing stock.

- **Encourage financial assistance programs.** These programs could include assistance for repair and maintenance of existing housing, low-interest loans, and tax incentives to promote housing.
- **Promote intergovernmental cooperation.** Sometimes programs can work together to create something that would not have been possible for a single agency to accomplish.
- **Encourage increased densities to provide a broader customer base for more affordable public services.** Infrastructure is less costly when there is greater density. The more people paying into a fund to improve public services, the better.

Gary Lindsey, Silverdale, said he supports the proposed Housing Chapter. He said he has done a lot of development in Bremerton and Kitsap County over the years. He said he recently completed an inventory that identified a vacancy rate of 35% for commercial space in Downtown and East Bremerton. The number would increase to about 60% if the buildings that are under rented were included. He suggested that the only way to improve this situation is to provide more housing opportunities. There is nothing the City can do that is more important than encouraging people to live downtown. While some neighborhoods need work, as people start to see the opportunities, they will want to come back to Bremerton. For example, he felt people would flock to the Manette neighborhood if additional housing options were provided. The same could be said for other periphery neighborhoods. However, he noted that much of the change will be infill development, as there are not very many large parcels available. Infill will be difficult because of setback requirements, inadequate utilities, and sidewalks that need to be upgraded. While developers cannot pay for all of the infrastructure upgrades, they could certainly contribute. He encouraged the Commissioners to do anything they can to simplify the requirements and make it easier for development to move forward.

Jeff Coughlin, Bremerton, said he also supports the proposed Housing Chapter and the points it puts forward. He likes to see the growth that is occurring. He said he purchased his home about a year ago based on the future growth of Bremerton. It is important to revitalize the downtown, and providing more housing options is one way to do it.

Loren Johnson, Bremerton, said he is a real estate professional. He expressed concern that the current zoning restricts the use of some of the existing buildings. Once they have been vacant for a year, they can no longer be used for the use for which they were constructed. He particularly referred to buildings he manages that have always been used as warehouses. Based on the current zoning, this use is no longer allowed unless the warehouse use is accompanied by retail use. Although the property owners are still paying a very high amount of real estate tax on the properties based on what they have been used for in the past, they have remained vacant for some time. He said he would like the commercial zoning to be loosened up, particularly relative to older buildings. He also supports encouraging residential development and offering high density opportunities in some areas that are currently designated as, but are not suitable for, lower density development (i.e. Werner Road). He suggested that perhaps increasing the residential base would result in more activity and improved businesses on Callow Avenue. He summarized that he does not foresee a significant number of buildings being torn down and replaced. Therefore, anything that can be done to encourage growth and the continuation of businesses will be good for everyone.

Deirdre McKeel, Bremerton, expressed her belief that the proposed Housing Chapter would be ideal for economic growth in the City. She said she particularly supports using tax incentives to attract developers of multi-family residential housing, and suggested that similar tax incentives be offered to individual homeowners or investors to redevelop single-family lots. What better way to rebuild a neighborhood than to incentivize people to invest in and redevelop lots that are currently occupied by run-down homes.

Chair Tift closed the public comment period of the meeting and invited the Commissioners to comment on the proposal.

Commissioner Wofford commented that the college now offers four-year programs, and an increase in the student body who want to reside near campus versus commuting from the outlying areas is expected to increase. He sees a need for some type of housing for these students until the college can fund and construct dorms. He also pointed out that 60% of the residential units in the City are rentals, and there are still some blighted areas. Although the proposed Housing Chapter calls for incentives to improve housing options, he suggested it would behoove the City to do even more to help these areas rebuild.

Commissioner Nerf said that before offering his general approval of the Housing Chapter, he would like assurance that the Commission will have an opportunity to make changes at a later meeting, if necessary, to make sure it is consistent with the Land Use Chapter and other chapters of the Comprehensive Plan. **Director Spencer** explained that, as the Comprehensive Plan is updated, some concepts from the 2004 version will be brought forward and other will be left behind. She emphasized that the District Profiles provide clear information about the parts of the 2004 version that will be incorporated into the update and those that will not. She commented that the Commission will retain the ability to edit the chapter for typographical errors, etc. but they will not have the ability to significantly change the policy direction. **Commissioner Nerf** said he is okay with leaving some concepts out, as explained in the District Profiles. However, he is concerned that issues might come up in the future that the Commission did not think about in its review or that were inadvertently left out. He commented that this is easy to do when major revisions are being made. He would like to retain this ability. **Ms. Spencer** responded that the Commission would retain the ability to edit each of the chapters throughout the entire update process, which is scheduled for completion in the fall.

Chair Tift commented that none of the present Commissioners were serving when the 2004 Comprehensive Plan was adopted. In the past year, the Commission has left behind many things that were approved by a previous Commission (sign code, district centers along Wheaton Way, etc.). The Commission is advisory to the City Council regarding policy direction, and he relies upon staff to provide direction on the technical content in the documents. He further commented that the Commission does not have the time or knowledge to revisit all of the 2004 chapters. However, if something major is left out, the Commission should have the ability to appropriately address the issue.

Commissioner Nethery referenced Item H1(F) in Attachment A, which calls for promoting a robust code enforcement program to protect the safety and aesthetic quality of existing neighborhoods. He asked the status of the City's code enforcement program. **Ms. Floyd** said the City already has a code enforcement program in place. However, during times of financial crisis, funding for this type of program often gets cut. The purpose of the policy is to emphasize the importance of code enforcement, especially in Bremerton where there are several blighted areas. **Commissioner Nethery** agreed that the program needs to be robust and codes need to be enforced. He was just curious as to how codes have been enforced in the past.

Commissioner Nethery asked how feasible it would be to develop a temporary tax incentive for single-family residential development similar to the one offered to multi-family residential development. **Director Spencer** explained that the multi-family tax incentive is allowed under State law. To her knowledge, there are no programs under State law that gives incentives to build single-family residential homes. However, there are loan programs that can help property owners renovate existing homes. She suggested the City could perhaps do better partnering with other agencies that offer incentives for retrofitting existing housing stock.

Commissioner Nethery cautioned against changes in zoning that end up creating buildings that can no longer be used as they were originally intended. Many of these buildings cannot be rented in their current condition, and the City needs to develop zoning codes that are more lenient and/or allow for some revitalization. **Ms. Floyd** said this issue came up over and over again during the district profiling exercise. She explained the City already has a code provision that allows for the adaptive reuse of public or semi-public buildings, but it does not really address privately-owned buildings. The proposed language supports the concept of "adaptive reuse" of these buildings to allow the original uses to continue. This concept is very important, particularly in an older city such as Bremerton, to ensure that buildings do not sit vacant for long periods of time.

Commissioner Albright referred to the building across from Hi Lo's, which was constructed for warehouse use. She asked if the current code requires a retail component in order for the building to continue to be used as a warehouse. **Ms. Floyd** answered that because the building is located within a commercial district, it would either need to conform to the current code and provide a retail component or obtain a conditional use permit to reestablish the previous use. Because the conditional use permit takes a few months to process, the buildings are not particularly desirable in the current economy. Making the process quicker could resolve the problem. The adaptive reuse provision would be a quicker process for allowing uses that were previously permitted outright to continue. She noted that policies related to adaptive reuse are found in the Land Use Chapter rather than the Housing Chapter, and the regulatory teeth relative to the concept would be found in the Zoning Code.

Vice Chair Dinkuhn said she supports the proposed language. However, she would also support more robust language as it relates to the existing housing stock that is rental units. At this time, there are very few rental homes that are in good condition and available to people moving to Bremerton. Many of the rental properties are in disrepair, and she would like the City to provide incentives that encourage these property owners to participate in building a better community and improving the rental housing stock. **Ms. Floyd** reminded the Commission that the property on the other side of the Warren Street Bridge is currently zoned for single-family homes, consistent with the 2004 Comprehensive Plan. While the existing townhomes and duplexes have been grandfathered, if the properties are remodeled or redeveloped, they must become single-family residences. The intent of the old plan was that these properties would be remodeled into nice, single-family houses. However, this has created numerous situations where property owners have decided to continue to rent the multiple units rather than spending the money to redevelop the property as single-family. The proposed update to the Land Use Chapter of the Comprehensive Plan identifies the properties as "medium-density residential," and this designation would allow duplexes or townhomes. Based on this change, it may incentivize property owners to remodel and/or redevelop because multiple units would still be allowed and their non-conforming status would not be lost.

Chair Tift asked what percentage of Bremerton's housing stock would be considered quality. He also asked if staff has the ability to confirm the percentage of rental units in the City. **Ms. Floyd** said qualifying quality housing stock is tricky. However, the Buildable Lands Analysis looked at whether or not the assessed value of a home was at least twice as great as the value of the property. While this does not necessarily capture what is quality, it does provide a numerical value. She said the census provides data on how many of the residential units in the City are rentals. **Chair Tift** asked where the newer housing stock is located in the City. **Ms. Floyd** said the highest concentration of newer housing stock is located in East Bremerton.

Chair Tift requested staff's response to Mr. Johnson's comments that properties on Werner Road are not suitable for single-family residential development. **Ms. Floyd** clarified that Mr. Johnson was referencing the West Hills Project for which a 600-unit subdivision was preliminarily approved. In 2007, the property owner was working with a senior housing complex that needed 1,000 units. They went through a process to change property that was previously zoned as industrial to residential in order to accommodate the additional units. Since that time, the economy crashed, and she hasn't seen a lot of people interested in moving the subdivision forward. Although there are slopes and wetlands on the site, the property is developable. At this point, it appears that residential zoning is most appropriate for the properties.

Director Spencer recalled that a portion of the Wright Creek Industrial Park (immediately to the south of the West Hills Subdivision) was changed to low-density residential because it was determined there was no market demand for the industrial zoning. **Commissioner Nethery** asked if the City would consider changing the land use and zoning back to Industrial if a developer expressed interest in developing the land as an industrial use. **Director Spencer** explained that a Comprehensive Plan amendment would be required for this change.

Chair Tift summarized that the Commissioners support the proposed vision statement, as well as the goals and policies outlined in the Housing Chapter. However, he asked staff to provide an estimate of the "quality" housing stock in Bremerton to determine if the goals are achievable. He said Bremerton has a lot to offer, and neighborhoods with sidewalks seem to draw the community together and provide an example of how the proposed goals and policies can and will work. **Commissioner Albright** agreed that the vision, goals and policies called out in the draft Housing Chapter are appropriate. She said she just walked along the sidewalk on Lower Wheaton Way and found it to be fabulous and well used. **Chair Tift** said sidewalks make a significant difference in the viability of a neighborhood and play an important part in building community.

BUSINESS MEETING

Chair Report

Chair Tift reported that he recently had an opportunity to visit Kiwanis Park with his grandson. He said he was thrilled with how beautiful the park, as well as the surrounding area, has been developed.

Chair Tift reported on the Science, Technology, Engineering and Math (STEM) event at the Naval Museum, which brought in kids from throughout the County. He suggested that Building 50 and the Navy Museum, which drew 94,000 visitors in 2014, should be added to the City's list of good things about Bremerton.

Director Report

Director Spencer did not have any items to report. However, she thanked **Ms. Floyd** and **Ms. Satter** for their hard work on the Comprehensive Plan update.

Old Business

There was no old business to come before the Commission.

New Business

There was no new business to come before the Commission.

ADJOURNMENT

The meeting was adjourned at 6:54 p.m.

Respectively Submitted by:

Andrea L Spencer, AICP Executive Secretary	Richard L. Tift, Chair Planning Commission

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

To: Planning Commission

From: Allison Satter, Senior Planner

Date: March 9, 2015

Subject: Bremerton2035 Update and Schedule

GENERAL OVERVIEW

The City of Bremerton has embarked on the 2016 Comprehensive Plan Update. This update is mandated by the Growth Management Act and is an effort being taken by all jurisdictions within Washington State. The City is required to review the Comprehensive Plan and update it, as needed, to include state and federal regulations and to reflect the City's changing need. The Comprehensive Plan is somewhat like a blueprint for the growth of the City over the next 20 years. This update has been title "Bremerton 2035" and the Planning Commission is reviewing a different chapter each month in a workshop series. This memorandum is intended to apprise the Planning Commission on progress being made related to the overall "Bremerton2035" project other than the specific chapter being reviewed this month.

This Memo discussing the following items related to Bremerton2035:

1. **Follow-up From Last Meeting**
2. **Joint Land Use Study**
3. **Bremerton2035 Comments**
    a. **Attachment A**: Comments Matrix & Comments #49-52 regarding Bremerton2035
4. **Comprehensive Plan Amendment Application Deadline**
5. **Next Meeting – Transportation Element**

FOLLOW-UP INFORMATION

During the February Planning Commission Workshop, Staff presented the Housing Element for the Comprehensive Plan Update. Planning Commission requested additional information on how many units are rental within the City and the Housing Goal H1: *Protect existing quality housing stock.* The specific request was how many houses in the City are considered "quality housing". Staff has researched this and will be presenting our findings at the Staff's presentation during the March's Workshop.

JOINT LAND USE STUDY ANNOUNCEMENT

The following is provided for Planning Commission's consideration. No action is required.

The City of Bremerton is participating with the joint effort of Kitsap County, Jefferson County, Naval Base Kitsap (NBK) and Naval Magazine Indian Island (NAVMAGII), and other tribal and State agencies on the Joint Land Use Study (JLUS). A JLUS is a cooperative land use planning effort between local government and military installations whose primary goal is to promote compatibility between community development and the Navy's installations and testing and

operational missions, while seeking ways to minimize the negative impacts of the Navy's operations on adjacent communities and ecosystems. The NBK and NAVMAGII JLUS is an 18-month effort funded by the Department of Defense (DoD) Office of Economic Adjustment (OEA).

Two series of workshops have been held for the JLUS. The first series of workshops was held in September 2014 and included a presentation that introduce the JLUS project, process and goals; educated the public about the military installations; reported on the existing conditions inventory work, identifying community plans, emerging trends, and issues driving the area's future. The second set in a series of community workshops was held on February 17 in Chimacum and February 24 in Bremerton which allowed the public an opportunity to review and comment on the Preliminary Draft of the Joint Land Use Study (JLUS) Report. These workshops also provide an opportunity for the public to discuss issues and ask questions with members of the JLUS development team. The Workshops have been filmed and can be seen at www.kiijlus.com.

A Preliminary Draft of the Naval Base Kitsap and Naval Magazine Indian Island JLUS Report has been developed and is available for public review on the JLUS project website at www.kiijlus.com (Kitsap-Indian Island Joint Land Use Study). That draft report includes preliminary recommendations to address the various compatibility issues that were identified during the first series of community workshops. Public Comment for the Draft JLUS will be taken until Wednesday, March 18, 2015. Comments can be provided to City Staff, Allison Satter at Allison.Satter@ci.bremerton.wa.us, or as Kitsap County is the lead agency, comments can go directly to Kathlene Barnhart (KBarnhar@co.kitsap.wa.us) or mail to Kathlene Barnhart, Kitsap County Community Development, MS-36, 614 Division St, Port Orchard, WA 98366.

To be compliant with the Growth Management Act, the Comprehensive Plan Update is required to have policies and direction that supports compatibility between Naval Base Kitsap and the City of Bremerton. The outcome of the Joint Land Use Study will recommend methods and strategies that address compatibility. Staff will provide Planning Commission those recommendations as part of the Comprehensive Plan Update when this document is complete (anticipated late Summer). No action is required by Planning Commission at this time.

BREMERTON2035 PUBLIC COMMENTS RECEIVED

Staff has included comments received from last Planning Commission Workshop for the Comprehensive Plan Update process as **Attachment A**. Comments include #49 through #52. All comments and Comment Matrix can be seen at www.Bremerton2035.com.

COMPREHENSIVE PLAN AMENDMENTS

Comprehensive Plan Amendments from private property owners can be made and will be considered in this update process. To apply for a change to the Comprehensive Plan please be aware that, a Presubmittal Meeting is required prior to the application submittal. Following the presubmittal meeting, a complete application must be submitted within the requisite time frame of January 1 – April 1 2015. A complete application must include an application, an environmental review checklist, and all applicable fees paid in full. As this deadline is quickly approaching, please speak to Staff as soon as possible regarding any requested changes you may have. You can contact Staff at the main line: (360)473-5275 or Allison Satter at (360) 473-5845 or Allison.Satter@ci.bremerton.wa.us.

WHAT'S COMING NEXT?

The Transportation Chapter will be discussed in April 21, 2015 Workshop. This element suggests creative and incremental strategies to enhance the Transportation of Bremerton including emphasis on multi-modal options. In order to prepare for the next topic, you are encouraged to review the existing Transportation Chapter in the current Comprehensive Plan at www.Bremerton2035.com.

COMMENTS RECEIVED FOR COMPREHENSIVE PLAN UPDATE						
	Commenter	**Date**	**Address**	**City**	**Comment Summary**	**Staff Response Regarding Comprehensive Plan Update**
1	Dan Webster	9/8/2014	1350 N Callow Ave	Bremerton	Strongly object to rezone property in District 6 (casino proposal)	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
2	Cary Clayton	9/12/2014	PO Box 15 B	Newport Beach, CA	Own properties at: 1350 N. Wycoff, 2712 15th Street, and 2720 15th Street. Does not agree with rezone of property for casino proposal	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
3	Tiffany Gay	9/14/2014	1309 N. Montgomery Ave	Bremerton	Interested in hearing all sides of proposal in regards to the casino.	Staff has proposed recommendations within the Work Program to maintain residential zoning in this area, however applications from the property owners for the Plan Update are accepted from January 5, 2015 to April 1, 2015. All complete applications will come before Planning Commission Public Hearing for deliberation.
4	Leigh LeMar	9/15/2014	1333 N. Montgomery Ave	Bremerton	Object to rezoning property at 1333 N. Montgomery Ave for casino but recommend area near freeway	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets. The City has zoning districts established by the freeway where casino uses are allowed.
5	Robert Reiher	9/20/2014	1715 N Wycoff Ave	Bremerton	Crime is already a concern in neighborhood, the Casino will increase the crime. Please keep neighborhood safe	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
6	Robert Ragge	9/23/2014	1324 N. Liberty Lake Rd. #273	Liberty Lake, WA	In support of casino proposal on Callow Avenue	An application for Comprehensive Plan Amendment will be accepted from January 5, 2015 to April 1, 2015. Applications must be made by property owners or their authorized representatives.
7	Douglas Whittle	10/9/2014	3238 Ridgeview Drive	Bremerton	Owns property at 1305 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
8	Shane Trepasso	10/10/2014	1320 N, Callow Ave	Bremerton	Owns property at 1320 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
9	Greg & Michelle Dawson	10/10/2014	1424 Lindberg Place	Bremerton	Owns property at 1330 and 1326 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
10	Priscilla Bailey	10/10/2014	4171 Wheaton Way	Bremerton	Owns commercial property on Wheaton Way, and supports recent change to commercial zoning within the Wheaton Way District Center. Concern about property between Hanford and Broad St, and should support Senior Housing and small commercial in area. Supports adding housing to East Bremerton and encouraging small businesses.	The current Work Program supports Wheaton Way District Center as currently designated. The area between Hanford and Board Street currently allows for a Senior Housing Complex and small commercial business, no changes are proposed with this process. East Bremerton consists of many designations, but they do include residential and commercial uses to support her recommendations.
11	Billy Kay	10/10/2014	Kitsap Lake Area	Bremerton	Visiting musician first impressions of Bremerton: too many police patrols/red-light cameras, too many taxes on controlled substances (cigarettes), but the people are wonderful.	Comment has been noted and forwarded to the Police Department regarding Police enforcement.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
12	Kono Enterprises	10/14/2014	3512 141th Street	Gig Harbor	Owns property at 1338 & 1519 N. Wycoff Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
13	Ron Ragge	10/14/2014	1324 N. Liberty Lake Rd. #273	Liberty Lake	Bremerton has an opportunity to host a casino which would greatly benefit the City with employment and bringing additional businesses. Please consider allowing 18 parcels within the Callow Area to be considered to be rezoned commercial. Additional discussions regarding Fireworks sales, and encouraging City Council to hear proposal of Casino.	An application for Comprehensive Plan Amendment will be accepted from January 5, 2015 to April 1, 2015. Applications must be made by property owners or their authorized representatives.
14	Dan Grimbly	10/14/2014	1333 Ford Ave	Bremerton	Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
15	Tiffany Gay	10/16/2014	1309 Montgomery Ave	Bremerton	Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
16	Dan & Jean Webster	10/20/2014	1350 N Callow Ave	Bremerton	Against rezoning parcels for casino proposal due to traffic concerns and criminal activity.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
17	Vic Caba (assumed)	10/20/2014	1301 N Callow Ave	Bremerton	Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development. No signature or identification was provided on formed letter. Pre-addressed envelope was to Vic Caba so staff assumed was the originator of letter, but origin can not be confirmed.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
18	John Hogan	10/21/2014	N/A	N/A	Owns Milan Apartments at 1019 Burwell Street which is currently designated as Limited Commercial. Supports redesignating this area to be included into Downtown Regional Center as this block includes multifamily buildings and the nonconforming provisions hinders potential improvements to the site.	Staff has proposed this change within the District 3 Profile. Proposal is to considering expanding Downtown Regional Center to areas that predominately consist of nonconforming buildings in this area.
19	Phil Hamlin	10/21/2014	N/A	N/A	Does not support rezoning of area for casino in any part of the City.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets. However, there are existing areas within the City that allow for Casinos, such as the Freeway Corridor.
20	Adam Simon	10/29/2014	1107 N. Callow Ave	Bremerton	Supports a expedited process to utilized existing buildings (or portions of buildings) that have been classified as nonconforming uses since the 2004 adoption and cannot reasonably be used for a use permitted by the current zone.	Staff has proposed within Work Program Summary #28 to evaluate options for reuse of existing nonconforming commercial structures.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
21	Larry Taylor	10/30/2014	N/A	Bremerton	Supports Staff proposal to rezone property on 13th as identified in the Work Summary #15 only if 13th Street no longer connects to Kitsap Way. He is the owner of the proposed property to be redesignated from CC to LDR.	Staff will consider the comments when revising the Land Use Map and review with the Public Works Department regarding the road closure.
22	Donna Nielson	11/4/2014	7986 Diane Ct. NE	Bremerton	Supports rezoning the area north of St. Vincent's from Residential to Commercial. Major road connection, and this is an great economic	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
23	Donna Nielson	11/5/2014	7986 Diane Ct. NE	Bremerton	Would like commercial zoning on her property at 1333 N. Callow Avenue.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
24	Greg Dawson	11/6/2014	1424 Lindberg Place	Bremerton	Please redesignated my properties south of 15th Street and north of 11th Street on Callow Ave to commercial.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
25	Greg Dawson	11/6/2014	1424 Lindberg Place	Bremerton	Same request as Comment #26.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
26	Unknown	11/7/2014	Unknown	Unknown	Postcard with no identification. Supports casino as it will boost the economy.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
27	Unknown	11/7/2014	Unknown	Unknown	Postcard with no identification. Supports casino as all neighbors want commercial zoning.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
28	Kelly Hudson	11/10/2014	Unknown	Unknown	Postcard. "The majority of our neighborhoods want commercial"	Staff is uncertain of address or way of contacting individual. Uncertain which parcels she supports for rezoning.
29	Unknown	11/12/2014	Unknown	Unknown	Postcard with no identification. "Would like to zoned commercial at 1304 Callow Avenue.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
30	J Ross	11/12/2014	Unknown	Bremerton	Postcard. "Neighboring homes are between commercial zones and the majority of neighbors want commercial zoning",	Staff assumes this is in regards to the casino proposal. Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
31	Chad Mountjoy	11/13/2014	Callow Avenue	Bremerton	Postcard. "Keep this area residential. No casino please."	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
32	HRF	11/13/2014	Unknown	Unknown	Postcard. "My home town has not changed in over 60 years. It is time for a change. Make it happen before I get too old to appreciate it."	Comments noted.
33	Unknown	11/13/2014	Unknown	Unknown	Postcard. "The neighboring homes are between two commercial areas."	Staff assumes this is in regards to the casino proposal. Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
34	Shane Trepasso	11/17/2014	1320 N, Callow Ave	Bremerton	Postcard. Owns 1320 N. Callow Ave and would like property rezoned to commercial	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
35	Douglas Whittle	11/17/2014	3238 Ridgeview Drive	Bremerton	Postcard. Would like to see area of his property between 13th and Callow Avenue rezoned to commercial	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
36	Larry Taylor	11/20/2014	N/A	Bremerton	Email: Would only support re-designating my property of 3131 13th Street from Commercial Corridor to Low Density Residential is if 13th Street was closed to through traffic. It is unsafe to have this intersection, and should be discontinued.	Noted the request to not redesignated his property from Commercial Corridor to Low Density Residential unless closing 13th Street. Following initial conversations with Public Works, uncertain if 13th Street can be closed at this time, thus this property will remain as commercial, but will remain as part of the discussion.
37	Unknown	11/20/2014	Unknown	Unknown	Postcard: "It would provide employment to many people. Bring business a boost. Attracts new vigor and activity to the community."	Staff assumes this is in regards to the casino proposal. Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
38	John Hogan	1/15/2015	1119 Burwell Ave	Bremerton	Supports Draft Land Use Map in regards to expanding the Downtown Regional Center to include the 1100 block of Burwell. "Bringing the boundary from Warren further west to Chester Ave as the draft shows is a welcome site in that this location transitions as a "gateway entrance" into the City while traveling eastbound on Burwell".	It is correct that the Staff proposed Draft Land Use Maps re-designated this area to be included in the Downtown Regional Center. Mr. Hogan is a owner of the Milan Apartment on Burwell Avenue which, under current designation of Low Density Residential, makes his multifamily complex a nonconforming use. This revision would make his property conforming.
39	Bill Broughton	1/16/2015	Washington Ave	Silverdale	Supports staff draft map, but would like mini storage to be considered in commercial designations	The Zoning Code is developed after the Comprehensive Plan Update. Your comment is noted and will be considered in the zoning code update.
40	Deirdre McKeel	1/18/2015	Unknown	Bremerton	Concerned with creating an industrial area near the hospital, and would like to see high density residential and shops. Also concerned with District Center designation around the Youth Center and the strenuous permitting process.	Reponses to commenter was that the Harrison Employment Center will continue to support higher density residential and retail, but will be renamed "Eastside Employment Center". In addition, great efforts have been made and are continuing to be made to simplify the permitting process. The Bremerton School District and Youth Wellness Campus has been supportive of the District Center Designation.
41	Bob Reiher	1/22/2015	1715 Wycoff Avenue	Bremerton	In response to the January Planning Commission Special Meeting, a citizen requested 13th Street to be vacated at the "5-way intersection." If this happens please consider removing access route to Ford Avenue through NAPA/West Bay Auto Store parking lot.	The City of Bremerton Public Work's Department is participating with the Comprehensive Plan Update and a formal proposal to vacate 13th Street has not been proposed or accepted. As the citizen claimed, this road is well utilized and as such additional analysis is required if this street is proposed for vacation. At this time, Staff is not proposing to vacate 13th Street, but your comment has been passed to the Public Works Department for their consideration.
42	Michael Mjelde	1/21/2015	Unknown	Bremerton	Supports redesignating the area at 11th and Warren (former tennis courts) to Higher Education designation. This provides additional opportunites for the community.	Staff is proposing to redesignate the area south of the current Olympic College to Higher Education, which allows multifamily structures such as dormortories which would provide greater opportunity for students and the community.
43	Paul Dutky	1/29/2015	Dockside	Bremerton	Surports mutlimodal transportation options including a trail around Kitsap Lake. Include infromation from the Bremerton's Non-Motorized Transportation Plan (2007). Additional note from Mr. Dukty was for staff to consider additional bike lanes on 6th Street from the Downtown to Kitsap Way to connect to the Sharrows	The Comprehensive Plan contains the big picture concepts, which has many goals and policies for multimodal transportation options, including suporting bike and pedestrain paths. The Comprehensive Plan references many more specific implementation plans that would better address and analysis specific trails. The City of Bremerton Non-motorized Transporation Plan (NMTP) identifies trails throughout Bremerton and connects to the County. The City of Bremerton Parks, Recreation, and Open Space Plan (PROS) addresses trails that are located with the parks. This comment has been forward to the Public Work's Department for their consideration when updating the NMTP. The NMTP & PROS will be incorportated as "functional plans" with the Comprehensive Plan.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
44	Cherl & Robert Reiher	1/29/2015	1715 Wycoff Avenue	Bremerton	In regards to area between N. Wycoff Avenue and N. Callow Avenue, and 13th Street and 15th Street, citizen is concerned that by designating the northern portion of the block as Neighborhood Commercial, this may open the door for rezoning the whole block for potential commercial.	This area has been discussed at the previous Planning Commssion Workshops in regards the potential casino proposal. This area is currently desingated as Neighborhood Commercial and remains in the new Plan. The northern portion of this block contains an old gas station site and the parking lot for Hi-Los Restuarant. Staff has proposed reducing the Neighborhood Center Designation in the vicinity due (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets. Staff believes that the proposed land use changes in the vicinity address the concerns raised by the commenter.
45	Mike Mauren	2/4/2015	Unknown	Unknown	Supports Mineral Resource Overlay for the Low Density Residential in specific areas of West Bremerton. Encourages Zoning Code update to further support this overlay to follow.	Staff has proposed a Mineral Resource Overlay on large undeveloped parcels in west Bremerton. Part of the Mineral Resource Overlay approval will be to reclaim the site (inlcuding grading) at the end of the process for residential development.
46	Jack Stanfill	1/20/2015	Unknown	Bremerton	Document provided: Port Blakely Kitsap Lake JPA from May 12, 1999.	Staff received this document at the Open House and it provided for Planning Commission's consideration.
47	Steve Guiberson	2/14/2015	Unknown	Gig Harbor	Supportive of General Commercial designation along Wheaton Way, however he owns a car dealership there and cannot expand. Please consider allowing car dealerships not just in auto center but along the main corridors. Currently there seems to be a monopoly out near Auto Center Way for car dealerships.	In 2004, the Comprehensive Plan the zoning only allowed auto dealerships in the Freeway Corridor. Revisions to the Zoning Code will be considered following the Comprehensive Plan Update, which will have specific details on what land uses are allowed in specific zones. Planning Commission will consider appropriate uses in this detail during this Zoning Code update.
48	Lesley Kabelac	2/16/2015	3021 W State Hwy 16	Bremerton	Property north of her property is being proposed as General Commercial. Concern as she has access easements that may make this property hard to develop and access.	The subject property to the west is adjacent to State Hwy 16 (across from the Mattress Ranch). Staff is proposing General Commercial for this area and the Land Use designation line follows the topography of the site (the area that is relatively flat could be developed with General Commercial activities). The current designation is Low Density Residential. As for the easements, if this property is to be developed, the developer will need to comply with the easements (or revise them accordingly with the property owner) at the point of permit applications. Staff is not suggesting any further changes to the map to address the easement locations.
49	Jack Stanfill	2/17/2015	PO Box 4773	Bremerton	Provided the following documentation to be considered during the environmental review: Partial Transcription to Ueland Tree Farm Final Environmental Appeal Hearing (Dec 2009); pages 32 and 36 of Port Blakely Subarea Plan; Preliminary Scope for the Project page 5; Infiltration Map of the area; and a Mineral Resource Development Wetland Review.	These materials are excerpts from an Environmental Impact Statement for a project that is outside the City limits (Kitsap County jurisdiction). Documentation will be reviewed in conjunction to the Comprehensive Plan Update Environmental Review.
50	Judy Friedberg-Nerf	2/23/2015	Madrona Point	Bremerton	Had general inquires on the Draft Land Use Plan including the following: (1) Where is the development regulations for each designation (2) Why bring back the Multifamily Residential Designation (more information); (3) Council Districts should not separate existing neighborhoods; (4) express kudos to the District Profiles.	(1) The General Development parameters are addressed in the proposed Comprehensive Plan in the Draft Land Use Chapter at a higher level (generally what kind of development and what character should it have). The specifics will be addressed in the Zoning Code Update that will come after the Comprehensive Plan Update. (2) Staff is trying to reduce the nonconforming uses throughout the City, currently areas throughout the City that are primarily developed with multifamily structures, are being proposed to be redesignated from Low Density Residential (which allows one house, per one lot) to a more appropriate designation. (3) Council Districts were re-mapped a few years ago based on population, and unfortunately this did separate some cohesive neighborhoods. (4) Appreciate the kind words on the District Profiles. Staff created those in-house with the support of City Council.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
51	Laura Gardner	2/24/2015	1027 Walnut Street	Bremerton	Represents the owner at 1027 Walnut Street who supports the redesignation of Medium Density.	Staff proposed to redesignated this area as it is primarily developed with duplex type structures to reduce nonconforming uses within City of Bremerton.
52	John Stieber	3/6/2015	Unknown	Unknown	Feels the direction the Comprehensive Plan is heading in is generally good. Wants to make sure that consideration is coming downtown and having access for those that may not be able to get around easy (such as the senior citizens). Wants more sidewalks like the Manette Bridge	Appreciate the comments, and the Comprehensive Plan Update is strongly encouraging multi-modal options including wide sidewalks throughout the City. The Downtown area has additional criteria to support pedestrians of all types, including the those of a vulnerable population. This information is discussed in the Draft Land Use Chapter and will be further discussed in the Transportation element.

COMMENT #49

PLANNING COMMISSION EXHIBIT
DATE: 2/17/2015
SUBMITTED BY: JACK STANFILL

February 17, 2015

Jack Stanfill, President – Registered Agent'
Chico Creek Task Force
P.O. Box 4773
Bremerton, WA 98312

City of Bremerton Planning Commission
Council Chambers,
Norm Dicks Government Center Building
345 Sixth Street
Bremerton, WA

Subject: 2016 Comprehensive Plan Update

Re: Water Quality and loss of infiltration required to develop the former 440 acres know as Port Blakely Joint Planning Area, loss of open space, trails and Heins Lake .

Dear City of Bremerton Planning Commissioners

The Chico Creek Task Force has several concerns about present and future environmental problems in the Chico and Gorst Creek Watersheds.

In our Ueland Tree Farm FEIS Appeal Hearing, Case No. 10-2-00761-1, December 10, 2009, Parametrix expert, Phil Struck that Parametrix had used their previous Port Blakely studies of Dickerson Creek and Kitsap Lake from 1999.

Enclosure 1 is a partial transcript of a cross-examination from the above mentioned appeal hearing. It includes pages 1, 2, and 151-160. Mr. Tim Botkin questioned Phil Struck, Parametirx expert. Please see page 151, lines 7 through 18. Mr. Struck testified they used the documents from the Port Blakely Project, and Associated Earth Science. Page 159, line 4 -8, Mr. Struck testified, "I think a more accurate characterization would be, we can't say without, you know punching holes on a very high Frequency, which is just typically not done. We wouldn't pin that down."

Enclosure 2 is the final version of the Port Blakely sub-area plan, pages 32 and 36 These pages contain the word "Shall". Page 32, Section Policies, The recommendations of the environmental studies (Port Blakely Planning Area Su-area Plan, Volume II, Items 3-6 shall be adhered to"

Enclosure 3 Preliminary Scope for Project- Page 5, Section B. Ground Water - Drill and evaluate the proposed project ensure the extent of the ground water recharge zone under the JPA delivering to Dickerson Creek and Kitsap Lake. Please see Section F for information on the 25 acres for infiltration.

Enclosure 4 - Figure 12 Infiltration Map and page 64 of Version 2.4 explains the importance of the 25 acres of sand and gravel for infiltration.

Jack Stanfii – Chico Creek Task Force

Enclosure 5 is the Leyda Consulting, Mineral Resource Development Wetland Review, Rating, and Impacts, Ueland Tree Farm, Kitsap County, Washington, pages 1-23. Please see page 16 which does include drainage to Heins Lake from Quarry C. Untreated storm water will drain into Heins Lake and Alexander Lake and Heins Creek. Page 20 of 23 says there was no discussion of Acid drainage in the Preliminary Drainage Plan or the Hydrogeologic Report. Acidification of surface runoff was not mentioned in the EIS."

We will add to this list of environmental concerns during the2016 Comprehensive Plan Update.

Thank you,

Jack Stanfill, President – Registered Agent

Chico Creek Task Force

P.O. Box 4773

Bremerton, WA 98312

JACK STANFILL

CHICO CREEK TASK FORCE

ENCLOSURE 1

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR KITSAP COUNTY

CONCERNED CITIZENS OF THE CHICO
CREEK WATER BASIN,

Petitioners,

vs.

KITSAP COUNTY, CRAIG UELAND AND
UELAND TREE FARM,

Respondents.

TRANSCRIPT OF PROCEEDINGS
FEIS APPEAL
DECEMBER 10, 2009

Case No. 10-2-00761-1

APPEARANCES:

Presiding:	HEARING EXAMINER KIMBERLY ALLEN
For the Petitioners:	TIM BOTKIN
For the Respondents:	CRAIG JONES, ESQ.

TRANSCRIBED BY: Valerie Allard (CCR 3040)
Olympic Court Reporting Services
800-473-3101 (360)732-4600

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PORT ORCHARD, WASHINGTON; THURSDAY, DECEMBER 10, 2009
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5 THE HEARING EXAMINER: Good morning. This is the
6 time set for the Thursday, December 10, 2009 Kitsap County
7 Hearing Examiner calendar. Today, we have one matter on
8 your agenda. It is a continuation from November 9, 2009 of
9 the Ueland Tree Farm Mineral Resources Development
10 Conditional Use Permit and Final Environmental Impact
11 Statement.
12 My name is Kimberly Allen. I am a Hearing
13 Examiner for Kitsap County. I work with the law center
14 which was chosen by your Board of Commissions to hear land
15 use cases here in Kitsap County. We will be conducting a
16 consolidated hearing on the appeal of Kitsap County's Final
17 Environmental Impact Statement by the Concerned Citizens of
18 Chico Creek Water Basin and on the application of Ueland
19 Tree Farm for a conditional use permit. I have no conflict
20 of interest in this matter. I do not know any of the
21 participants personally, nor have I had any ex parte
22 contacts with any individuals associated with either side of
23 this matter.
24 As I said, today's hearing is a continuation of
25 the final EIS appeal and to be followed later by the

1 (Whereupon, a recess was taken.)
2 THE HEARING EXAMINER: We're back on the record
3 now after our five minute break, maybe six, in the Ueland
4 appeal. And we're ready for cross-examination by the
5 Appellant, Mr. Botkin.
6 CROSS-EXAMINATION
7 BY MR. BOTKIN:
8 Q Mr. Struck, there's a few things I'd like to go
9 through with you. You mentioned that you did an extensive
10 subbasin assessment and that included a thorough examination
11 of documentation in existence, as I understood you to say;
12 is that correct?
13 A Well, I think thorough is relative term, but we
14 did examine the available documents that we had.
15 Q And you looked at the documents from the Port
16 Blakely project, the associated Earth Sciences Report, in
17 particular?
18 A That's correct.
19 Q And that is one that you certainly referenced on
20 the infiltration as a recommendation as well, staying out of
21 Dickerson Basin, right?
22 THE HEARING EXAMINER: Mr. Botkin, could you move
23 your microphone a little bit closer. I'm having trouble
24 picking you up. Thank you.
25 Q Now, in that conversation for, in the example of a

1 concern, you mentioned the hydrology is pretty
2 well-established, that you understand. I believe the EIS,
3 in the hydrogeologic analysis, discusses how monitoring
4 wells are put to the east of the gravel mines because the
5 flow appears to go east toward Kitsap Lake. Is that your
6 recollection of that?
7 A That sounds correct, that a -- a portion of the
8 flow, right.
9 Q And I'm assuming that's been determined by virtue
10 of the pits and the drilling that you've done to date?
11 A Correct.
12 Q When I look back to Earth Sciences Report, it
13 appears to say that water is infiltrating from the former
14 Port Blakely site of Dickerson Creek; in other words, from
15 here back toward the west. Would that be consistent with
16 what you know or is that inconsistent with what we just
17 talked about?
18 A It is consistent that a portion of the site, there
19 appears to be a hydrogeologic divide that lays consistent
20 with the topography where a portion of the flow is going
21 west toward Dickerson Creek and east toward Kitsap Lake, so
22 that's what our information would suggest.
23 Q Of the groundwater we're talking about now, is
24 that -- that's what I was talking about. Is that what you
25 understood me to be talking about?

1 A Yes.
2 Q Okay. So the water infiltrates to the ground and
3 then it goes both direction?
4 A That's what the information appears to suggest,
5 right, that the groundwater flow, generally, also follows
6 the topography of the surface.
7 Q Does it also go north and south?
8 A Well, the slope of the land is generally toward
9 the northeast and west as that ridge starts to drop down off
10 of the site.
11 Q The ridge being in here?
12 A Oh, are you talking Quarry A?
13 Q Well, I'm talking about generically hydrologic
14 (unintelligible) of Dickerson Creek. If I say that, if I
15 limit, that's what I'm talking about right now.
16 A Okay.
17 Q And it appears that there's flow from this
18 direction to Dickerson.
19 A In some places that's correct, yeah.
20 Q And that (unintelligible) follows them in this way
21 because it appears that you're saying that the connection
22 from these locations, you're saying goes both ways. And I
23 believe I read in one of the reports -- I can't remember if
24 it was the (unintelligible) plan or the analysis -- that
25 there's actually a groundwater divide, you believe, within

1 one of the gravel mine areas?
2 A It's possible. What we've done is -- based on the
3 information we have, we've interpreted that that's possible.
4 And then to make sure that we're maintaining the surface
5 hydrology in the way that the water moves when it hits the
6 ground right now, we're creating infiltration ponds within
7 each one of those basins. So we're trying to mimic the
8 recharge and the mine condition under what's existing on the
9 site now.
10 Q Now, I'm talking about gravel mines?
11 A Correct, gravel mines.
12 Q And that's another question, why are -- I mean, as
13 you've just described with the gravel mines, with the
14 sediments, the soils, etc., the way they are, you're
15 expecting that they will fully infiltrate?
16 A That's correct.
17 Q And the way you described it, I believe, is that
18 even after you remove the top soil and begin mining
19 activity, you're still going to infiltrate at least as much
20 as you did before?
21 A Correct, at the gravel mines, that's correct.
22 Q So, if that's the case, why is there a pond in the
23 middle? If the water's infiltrating, why would it be
24 running downhill to the pond?
25 A I'm not sure I understand your question. The pond

1 you're referring to is?
2 Q In the middle of each of the gravel mines, as far
3 as I can tell.
4 A Oh, the stormwater pond, is that what you're
5 referring to?
6 Q Uh-hum.
7 A Well, the stormwater pond is within the catchment
8 basin, the drainage basins that were delineated, right. So
9 the infiltration is being concentrated within those pond
10 locations as opposed to being disbursed throughout the
11 portion of the drainage basin that the mine is proposed to
12 encompass.
13 So the same amount of water is still going into
14 the ground, right, it's just being all being routed into the
15 pond for infiltration as opposed to just falling on the
16 surface and being infiltrated and then back with
17 transpiration, as it currently does. So there is no net
18 change compared to existing.
19 Q Well, let's go through it because there's a couple
20 of questions. For one, as you were describing some of the
21 concerns you had about the appeal, you questioned why there
22 was a discussion about the sizing of the pond being only
23 (unintelligible) total area of the infiltration area. You
24 described how because it's infiltration, it doesn't really
25 matter because the rain will be falling through those areas

1 across the board anyway, is what I understood you to say.
2 Now, what you have done is change the hydrology,
3 whereas before it used to fall on ten acres, it's now
4 falling on about 6,000 board feet, effectively, because
5 that's where you're forcing infiltration; is that what
6 you're saying?
7 A Well, infiltration, the nature of the gravel is
8 that it's permeable. Water that falls upon the site to a
9 large degree is going to continue to infiltrate through the
10 gravel. There will be occasions when, you know, water will
11 flow across the surface of the mine floor or down the slope
12 and enter into the pond, particularly during higher rain
13 events, and that's what the pond is for. So I'm not sure
14 what the relevance is of the --
15 Q Well, as you just described -- it sounds like you
16 said it's possible there's a divide and some water is
17 flowing east, some flowing west?
18 A That's right.
19 Q Do you know whether that pond's going to be on the
20 east side or the west side of that divide or where it's
21 going to go?
22 A We do, yes. We are trying to mimic the conditions
23 that exist right now. So we're maintaining the hydrologic
24 divide where it is now and making sure that the water that
25 falls within that catchment continues to go into the ground

1 within that catchment area. And that's a technique that is
2 widely used.
3 Q What's hard for me to understand is that your
4 answer to my question there may be a divide, and it's on
5 both sides; and your answer was, it's possible. It sounded
6 like you weren't sure, but there's a possibility, of course,
7 there's a possibility. And, now, you're saying you know it
8 so well that you can put that pond in just the spot so half
9 the water goes one way and half goes the other way.
10 A I believe I said that the information that we had
11 indicates that there is a divide in that area and that what
12 we're -- to address that and to make sure that we're
13 mimicking the existing conditions, basically maintain the
14 hydrology, we're making sure that the net infiltration
15 within those basins stays the same under the post-project as
16 it does under the pre-project condition.
17 Q And that is what you stated the goal to be, that's
18 picking up on what associated Earth Sciences recommended by
19 virtue of infiltration. You heard my comments earlier today
20 about the difference between infiltration and
21 (unintelligible) between the use of a retention pond versus
22 broad infiltration over an area to mimic natural conditions.
23 Are you familiar with those facts as a comparison?
24 A Yes.
25 Q Now, when we talk about what affects infiltration,

1 how water gets into the ground, and then it becomes a little
2 bit of a mystery as it gets underground, of course, it's
3 harder to determine. The factors that affect where water
4 goes when it gets into the ground are what? What would you
5 say?
6 A Well, the subsurface conditions, the type of soil
7 that's there, the location and depth of any geologic units,
8 variability that's beneath the site, and what is the slope
9 and the pitch of those units. As I'm sure you know, the
10 glacially derived geology is quite variable. There's
11 generalizations on -- that the information that we have
12 allows us to interpret and make reasonable assessments of
13 what it appears to be, and that that's basically what we
14 have done.
15 Q After you desecrated the ten-acre site and brought
16 it down by virtuous fashion (unintelligible), you'll have a
17 real good idea of what the geology was of that site, I
18 assume. You could actually analyze and provide logs and
19 show exactly what was affecting the hydrogeology at that
20 point, right?
21 A Right.
22 Q And until then. There is speculation because of
23 the fact that some of these smaller perched areas, or
24 whatever they may be, may deflect water or send water in
25 different directions and so forth. And is that part of the

1 reason why the answer, it's possible water can go both ways,
2 because there's some of those factors that you haven't quite
3 yet been able to discern?
4 A I think that a more accurate characterization
5 would be, we can't say with absolute certainty, in fact,
6 where the divide is without, you know, punching holes on a
7 very high frequency, which is just typically not done. We
8 wouldn't pin that down.
9 I think that the information that we do have is
10 relatively uniform, it's relatively consistent. There don't
11 appear to be any highly conflicting geologic information
12 that would indicate or suggest that the interpretation that
13 we have made is not correct.
14 Q And as far as you've described as far as mining
15 projects, this is actually a very highly scrutinized project
16 for a mining project; is that correct?
17 A Yes, that's correct.
18 Q Now, this is also in a basin that is one of the
19 most pristine that we have, around here anyway.
20 A Right.
21 Q Is it not appropriate then that the scrutiny be
22 higher for this level of the analysis, is that the way you
23 would approach it?
24 A Well, I think so. I think that that is a
25 reasonable approach, that when there are resources that --

1 this is my professional approach on these issues -- is that
2 when there are resources of higher value, the intensity of
3 the monitoring and the evaluation is higher, not to say that
4 on some sites -- say if you're down on the Duwamish, the
5 other end of the spectrum, there's still monitoring that
6 occurs, it's just not at the same intensity and
7 comprehensive level as what's being proposed here and that's
8 a reflection of the natural resource values.
9 And also, a lot of the monitoring that was
10 proposed, as part of the project up front, it was proposed.
11 There is some that's required under various permits, but a
12 lot of it was proposed by the Ueland Tree Farm voluntarily
13 as a measure going into this project as a way to demonstrate
14 commitment to monitoring the project, to keep on top of the
15 operation, to protect the natural resource values that are
16 there.
17 Q Now, Ueland is not going to operate the mine
18 himself, right.
19 A Well, I am not sure exactly what the operational
20 framework will be, so that's all I know.
21 Q You mentioned that you were maintaining the
22 hydrology boundaries in the gravel mines by virtue of the
23 (unintelligible) you described the irregular shape, etc., of
24 the way you were approaching this, but that's very different
25 from maintaining the hydrology; is that not correct?

JACK STANFILL

CHICO CREEK TASK FORCE

ENCLOSURE 2

4.2 ENVIRONMENTAL

4.2.10 Goals

A. The proposal shall be established in a manner that minimizes adverse impacts to Dickerson Creek and/or Kitsap Lake.

B. The proposal shall recognize the importance of sustaining and promoting the fish habitat and preventing the impacts of development to aquatic resources downstream.

C. Native planting located within critical area buffers shall be preserved. Wherever possible, proposed open space areas and parks shall incorporate native plants and trees consistent with the provisions of the Build A Better Kitsap program and consistent with the use and character of the park.[3]

4.2.20 Policies

The recommendations of the environmental studies (Port Blakely Planning Area Sub-Area Plan, Volume II, Items 3-6) shall be adhered to, unless those recommendations conflict with this Sub-Area Plan or with EIS related studies completed for the project.

A. Sensitive environmental features such as salmon habitat, wetlands, watercourses and steep slopes found in the sub-area shall be protected consistent with the recommendations and conditions contained in the environmental studies (Port Blakely Planning Area Sub-Area Plan, Volume II, Item 3, Associated Earth Sciences Recommendations) and applicable Critical Area Standards.

B. The maintenance of proposed storm water management systems shall be enhanced through the uses of physical design components which may be maintained with minimal costs and effort, increase the visibility of the drainage system and the use of pre-existing natural systems.

***Discussion**: An increase in impervious surfaces is expected as development begins. Using the recommendations and strategies introduced by Associated Earth Sciences, Inc. and Lorin Reinelt, storm-water run-off may be collected, detained and treated. (Port Blakely Planning Area Sub-Area Plan, Volume II, Items 3 and 4)*

C. The release of any hazardous waste material into the storm water management system, natural drainage ways, ground water systems and/or into the air, shall be prohibited.

D. The impacts of residential land uses on adjacent open space buffers shall be minimized through the monitoring and protection of those open space buffers in an effort to encourage the integrity and preservation of these vulnerable areas threatened by residential landscaping and recreation.

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[3] *Handbook for Build A Better Kitsap*: A Program of the Home Builders Association of Kitsap County, Revised Edition, December 1998

E. Encourage landscaping plans and designs which utilize drought-resistant, low-maintenance, native plant species and species which are less sensitive to dramatic seasonal changes. Chemical herbicide use shall not allow significant adverse impacts[4] and smaller lawn area shall be encouraged.

F. During the Master Planning phase, a monitoring plan will be developed for discharge areas from the project (See Volume I, Appendix Item 2, Task 11). The City will consult with the County, the Suquamish Tribe and other interested parties in developing the scope and duration of the monitoring plan for on-site and off-site impacts. The data obtained through the monitoring plan will be made available to the County, Tribe and other interested parties. The monitoring plan have periodic evaluations, and if monitoring shows the project is causing significant adverse environmental impacts, then the project mitigation measures for subsequent phases will be adjusted.

4.2.21 Performance Standards

4.2.21(1) **Recreational trails and pathways and/or open space corridors shall be established, to link major areas within the project, concurrent with development and in a manner that provides physical connectivity throughout the site.**

Discussion: *In order to ensure that recreational opportunities are included and environmental sensitivity in the site design is observed, an interconnected system of open space corridors which provide continuous recreational and wildlife circulation through the entire site is desired. Trails established in critical areas shall be consistent with jurisdictional standards. A continuous multi-purpose trail for pedestrian and bicycle use which follows the open space corridor configured for the site is desired. A coordinated system of active and passive recreation spaces throughout the Sub-Area shall be required.*

4.2.21(2) **Where infiltration is feasible, such activity shall not have adverse impacts on the fish population.**

Discussion: *Infiltration is the preferred means to accommodate stormwater runoff on the site consistent with the requirements of the Department of Ecology technical manual.*

4.2.21(3) **The Master Plan will include policies and mitigation measures to protect fish habitat based on existing studies as provided in Section 6.7 of the Three-Party Agreement. Further, the parties acknowledge that sustaining existing fish habitat and protecting other critical areas are import goals of this Sub-Area Plan. In order to ensure that the most appropriate environmental standards are**

[4] Significant as used in SEPA means a reasonable likelihood of more than a moderate adverse impact on environmental quality (WAC 197-11-794). The threshold of what constitutes a significant impact will be identified during the EIS process for the project by third-party experts retained by the City of Bremerton.

JACK STANFILL

CHICO CREEK TASK FORCE

ENCLOSURE 3

Preliminary Scope for Project-Level Environmental Review – Port Blakely Sub-Area

The following Preliminary Scope of Project-Level Environmental Review is based on previous environmental review at the programmatic (sub-area) level. Each substantive area of environmental review identifies those issues which need to be further examined, evaluated and addressed. This document is not intended to replace scoping consistent with the requirements of WAC 197-11-408, but is intended to provide an agreed upon starting point for future environmental assessment at the project level. Although every effort has been made to anticipate the issues which will require further analysis, remaining issues may arise which will indicate additional areas of study. All development within the CKBC shall be established consistent with the Sub-Area Plan.

Substantive Area of Environmental Review	Existing Environmental Analysis	Key Environmental Issues Requiring Further Analysis
1. EARTH	• Aerial Photographs • Reinelt Consulting Services Letter (June 14, 1999) • Recommendations (Associated Earth Sciences, May 1999)	
A. Steep Slopes	• Topographic Maps	♦ Evaluate the stability of steep slopes above Dickerson Creek and Kitsap Lake and study the potential for loss of stability due to oversaturation. ♦ Evaluate the proposed project to ensure that the project complies with Bremerton's existing Critical Area Ordinance and adequately addresses potential impacts due to the presence of steep slopes.
B. Soils	• Soil Survey of Kitsap County Area, WA (US Conservation Service, 1980)	♦ Evaluate the infiltration potential of the proposed project site. ♦ Conduct geologic hazard study of the proposed project site. Conduct limited geotechnical investigations in those locations identified for development as needed to establish feasibility of proposed elements. ◊ Evaluate the proposed project to ensure that adequate measures which encourage the use of native vegetation and prohibit the use of landscape chemicals in the area tributary to Dickerson Creek are established.
C. Surface Stability		No significant environmental issues are anticipated, as no evidence of slide or soil instability have been observed within the project area.
D. Fill/Grading		♦ Evaluate the proposed project to ensure that the siting of structures is responsive to and consistent with the natural characteristics and conditions of the site so as to avoid significant adverse impacts[1] from mass grading and cut/fill slopes. ♦ Evaluate proposed cut and fill areas and design for slope stability and erosion issues. ♦ Evaluate the proposed project to ensure that cut and fill activity is timed to minimize exposure to adverse weather condition and encourage a balance of on-site cut and fill to avoid significant adverse impacts[5] from transporting soil off-site and/or importing soil from off-site.

[1] Significant as used in SEPA means a reasonable likelihood of more than a moderate adverse impact on environmental quality (WAC 197-11-794). The threshold of what constitutes a significant impact will be identified during the EIS process for the project by third-party experts retained by the City of Bremerton.

♦ Key Environmental Issue
◊ Minor Environmental Issue

Subarea/Sub Area of Environmental Review	Existing Environmental Analysis	Key Environmental Issues Requiring Further Analysis
E. Erosion		♦ Evaluate the conceptual project Temporary Erosion & Sedimentation Control Plan to ensure that erosion and sediment control measures will be adequate to avoid significant adverse impacts[2] from sediment transport offsite. ♦ Evaluate the need for seasonal limits on clearing and grading to protect downstream receiving waters
F. Impervious Surfaces/ Drainage	• Draft Strategy • See separate summary for elements of the Master Drainage Plan.	♦ Evaluate the proposed project to ensure that a Master Drainage Plan is developed. This Plan should address site conditions, assess upstream and downstream conditions and impacts, evaluate baseline and projected data and develop site-specific mitigation measures to prevent significant environmental impacts. The mitigation measures shall include, but not be limited to: 1. Water quality controls 2. Water quantity controls 3. Construction Temporary Erosion & Sedimentation Control measures 4. Critical Area requirements 5. Appropriate off-site mitigation ♦ Evaluate the proposed project to ensure that a Stormwater Management Plan is developed which adequately incorporates and/or exceeds identified BMP criteria, as well as any additional criteria identified in the relevant studies. ♦ Evaluate the proposed project to ensure that the development of impervious surfaces draining directly to surface waters without detention is minimized to the extent possible while accommodating the proposed projects. ♦ Evaluate the proposed project to ensure that all stormwater from vehicle access surfaces is collected and treated in open water quality treatment facilities. To the greatest extent feasible, stormwater will be infiltrated on-site. ♦ Evaluate the proposed project to ensure that all treated water in excess of that which can be infiltrated and released on-site should be tightlined downslope and released into Kitsap Lake with appropriate detention and treatment. ♦ To evaluate additional mitigation for storm water from development within the Sub-Area through infiltration into an area of up to 25 acres located adjacent to the north boundary of the UGA (as shown in the map attached as Figure 12). If all or some portion of such area is (a) determined to be an appropriate location for infiltration, (b) will help to mitigate storm water impacts of the project, (c) will not adversely impact Dickerson Creek, and (d) would not expand the area available for development, then the County may amend the UGA boundaries in its Comprehensive Plan to include this area, and the City may amend its Comprehensive Plan and annex the area identified for infiltration. This area shall only be used for the purposes of infiltration, roads, trails and utilities, and shall not count towards meeting

[2] Significant as used in SEPA means a reasonable likelihood of more than a moderate adverse impact on environmental quality (WAC 197-11-794). The threshold of what constitutes a significant impact will be identified during the EIS process for the project by third-party experts retained by the City of Bremerton.

♦ Key Environmental Issue
◊ Minor Environmental Issue

Sub-Area Area of Environmental Review	Existing Environmental Analysis	Key Environmental Issues Requiring Further Analysis
		any of the open space requirements.
2. AIR		
A. Emissions		No significant environmental issues are anticipated. All proposed projects shall adhere to the Sub-Area Plan and the existing performance standards regulations set forth in the development regulations. No projects which involve heavy emission or other air pollutants are proposed.
B. Odors		No significant environmental issues are anticipated. All proposed land uses and construction activities shall adhere to the Sub-Area Plan and the existing performance standards set forth in the development regulations. No land uses which involve heavy odors are proposed.
3. WATER	♦ Reinelt Consulting Services Letter (June 14, 1999) ♦ Recommendations (AES, May 1999)	

♦ Key Environmental Issue
◊ Minor Environmental Issue

Substantive Area of Environmental Review	Applicable Environmental Laws	Key Environmental Issues Requiring Further Analysis
A. Surface Water	• Bremerton Critical Lands Ordinance • Wetlands, Fish & Wildlife Technical Memorandum (Parametrix, July 1998)	◆ Use best available science to evaluate the proposed project to ensure that measures have been identified and proposed which will avoid impacts to water quality and water quantity in Dickerson Creek, Chico Creek, or Kitsap Lake. These measure shall minimize significant adverse impacts[3] to water quantity and water quality, including particular attention to impacts on fish resources and lake water quality. ◆ Evaluate existing Kitsap Lake water quality data to define better the external vs. internal loading conditions and the eutrophic status of the lake ◆ Evaluate the proposed project to ensure that changes to existing water quality and peak flows are minimized to the extent practicable using water quality treatment facilities, detention facilities and infiltration areas. ◆ Evaluate the proposed project to ensure that water quality data sufficiently describes potential project impacts on human and aquatic health is collected in all areas potentially affected by the proposed project, including but not limited to turbidity, total suspended solids, phosphorus, zinc, and fecal coliforms. ◆ Evaluate the proposed project to ensure that the existing hydrologic characteristics for each basin are maintained to the maximum extent practicable, while ensuring that downslope discharge is protective of channel character and slope stability. ◆ Evaluate the phosphorus loading increases associated with the development and determine whether offsite mitigation for Kitsap Lake is warranted. If warranted, the best reasonable mitigations will be developed. ◆ Carry out and evaluate studies to estimate offsite loading of representative pollutants from the proposed project. ◆ Ensure the development and implementation of a baseline water quality monitoring program. ◆ The development and implementation of a Post Development Monitoring Plan shall evaluate the proposed project to ensure that representative Wetlands 3 and 6 have been surveyed in greater detail, noting amphibian egg mass and adult populations as indicators of environmental health, as well as the influence of water level fluctuation changes caused by the project. This data should be incorporated into the Post-Development Monitoring Plan. The monitoring plan will assess pre-development conditions to establish a baseline to be used both during the project construction phase and the post-development phase. ◆ During the Master Planning phase, a monitoring plan will be developed for discharge areas from the project (See Volume I, Appendix Item 2, Task 11). The City will consult with the County, the Suquamish Tribe and other interested parties in developing the scope and duration of the monitoring plan for on-site and off-site impacts. The data obtained through the monitoring plan will be made available to the County, Tribe and other interested parties. The monitoring plan will require that the project

[3] Significant as used in SEPA means a reasonable likelihood of more than a moderate adverse impact on environmental quality (WAC 197-11-794). The threshold of what constitutes a significant impact will be identified during the EIS process for the project by third-party experts retained by the City of Bremerton.

◆ Key Environmental Issue

◊ Minor Environmental Issue

Subsurface Area/ Environmental Factor	Existing Environmental Analysis	Key Environmental Issue Requiring Further Analysis
		mitigation measures will be adjusted if monitoring shows the project is causing significant adverse environmental impacts.
B. Ground Water		♦ Drilling and installing observation wells to characterize sub-surface conditions is recommended to complete the hydrologic characterization of the site. ♦ Evaluate the proposed project to ensure that the extent of the ground water recharge zone under the JPA delivering to Dickerson Creek is identified. ♦ Evaluate the proposed project to ensure that ground water delivery to Dickerson Creek is continued via infiltration to match natural conditions ♦ The EIS process shall evaluate the potential impacts on aquifer recharge areas, applying the City's Critical Areas Ordinance standards if warranted.
C. Runoff		See Section: Earth - Drainage.
4. PLANTS		
A. Vegetation		No significant environmental issues are anticipated. Landscaping plans shall accompany all proposals for structures and open spaces development. Native planting located within critical area buffers shall be preserved. Wherever possible, proposed open space areas and parks shall incorporate native plants and trees consistent with the provisions of the Build A Better Kitsap program consistent with the use and character of the park. Plant types for re-vegetation and landscaping will be evaluated and limitations may be applied, to maintain water quality and quantity goals.
B. Endangered/ Threatened Species	• Washington Department of Natural Resources – National Heritage Database	
C. Landscaping		
5. ANIMALS		

♦ Key Environmental Issue
◊ Minor Environmental Issue

Subjectively Assessed Environmental Review	Existing Environmental Analysis	Key Environmental Issues Requiring Further Analysis
A. Wildlife	• Wetlands, Fish & Wildlife Technical Memorandum (Parametrix, July 1998) • Reinelt Consulting Services Letter (June 14, 1999) • Recommendations (Associated Earth Sciences, May 1999) • Kitsap County's Macro Invertebrate Study – In Progress	♦ Evaluate the proposed project to ensure that an assessment of potential impacts to the most sensitive life stages of biotic communities and water quality has been provided. ♦ Evaluate the proposed project to ensure that measures have been identified and proposed which will avoid significant[4] impacts to fish in the Dickerson Creek Sub-basin and the Kitsap Lake Sub-basin. Any mitigation shall be provided in sufficient quantity to demonstrate a net positive benefit to aquatic habitat, through a combination of onsite and offsite improvements (such as addition of woody debris and enhancement of buffer vegetation). ♦ Evaluate the proposed project to ensure that an assessment and mapping of spawning and rearing habitat for discharge areas from the project is provided to ensure that there is no significant impact on aquatic habitat. ♦ Evaluate the proposed project to ensure that a list of fish species known to be using the area is provided. ♦ Ensure the development and implementation of a baseline aquatic habitat monitoring program which identifies spawning areas, pool/riffle areas, riparian cover etc. Environmental review shall incorporate the findings of the County's macro invertebrate study data.
B. Endangered Species	• Washington Department of Fish & Wildlife – Priority Habitat/Wildlife Heritage • Habitat Management Plans for Threatened Salmon Species (June 22, 1999)	No significant environmental issues are anticipated.
6. ENERGY & NATURAL RESOURCES	• Washington State Energy Code	No significant environmental issues are anticipated. The Washington Energy Code shall regulate all construction. None of the proposed projects are expected to utilize more resources than is typical and anticipated for this type of project.

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♦ Key Environmental Issue

◊ Minor Environmental Issue

Subjects Area of Environmental Review	Existing Environmental Analysis	Key Environmental Issues Requiring Further Analysis
7. ENVIRON-MENTAL HEALTH		**No significant environmental issues are anticipated. No land uses which involving high levels of toxicity are being proposed. Controls mandated by Land Use Policies and development regulations shall apply.**
8. NOISE		**No significant environmental issues are anticipated. All existing noise regulations shall apply to proposed development. The allowed land uses do not include atypical levels of noise or those activities which generate such noise levels. Controls mandated by Land Use Policies and development regulations shall apply.**
9. LIGHT & GLARE		**No significant environmental issues are anticipated. Current development codes shall mitigate light and glare issues.**
10. LAND USE		
A. Comprehensive Plan Designation	• **Kitsap County Comprehensive Plan (May 1998)** • **Three-Party Agreement between The City of Bremerton and Kitsap County (To Be Prepared)** • **Kitsap County Comprehensive Plan Amendment (Prepared and Distributed 3/31/00)** • **City of Bremerton Comprehensive Plan Amendment (To Be Prepared)** • **Performance Standards**	**No significant land use designation impacts are anticipated. The adopted Sub-Area Plan shall govern the goals, policies and plans for the designated site.**

♦ Key Environmental Issue
◊ Minor Environmental Issue

Subsequent Area of Development Review	Existing Environmental Analysis	Key Environmental Issues Requiring Further Analysis
B. Zoning Classification		No significant land use designation impacts are anticipated. All zoning classifications adopted by the City and County shall be adhered to.
C. Environmentally Sensitive Areas		The Master Plan will include policies and mitigation measures to protect fish habitat based on existing studies as provided in Section 6.7 of the Three-Party Agreement. Further, the parties acknowledge that sustaining existing fish habitat is an import goal of this Sub-Area Plan. In order to ensure that the most appropriate development standards are applied to protect fish resources adjacent to the site and downstream, the City, County and Port Blakely will, by mutual agreement, select and retain a third-party expert. The City, County and Port Blakely will each contribute one-third of the costs associated with retaining the third-party expert. The expert will evaluate studies and reports prepared during the Environmental Impact Statement process and will recommend to the City which environmental standards should be established for on-site protections for fish resources. The expert shall use the following criteria in determining which development standards to recommend to the City as the most appropriate and effective for use in the Sub-Area to protect fish resources. The selected environmental standards shall be based on those most likely and necessary to protect fish using the following criteria: ▪ The environmental standards found in the City of Bremerton and/or Kitsap County Critical Area Ordinances applicable to urban areas, or other fish habitat ordinances of the City or County applicable to urban areas, in effect at the time of the Master Plan application; or ▪ Environmental standards may represent a hybrid blend of applicable standards from each jurisdiction, or may be taken in total from either jurisdiction's Critical Area Ordinance or their other applicable fish habitat ordinances; or ▪ The expert may recommend more stringent or alternative standards than contained in either jurisdiction's CAO Ordinance provided that (a) existing standards are determined to be inadequate to provide the recommended degree of protection and (b) the recommended standards are applied by other Washington state jurisdictions to urban areas and are proven to be effective in circumstances similar to the Port Blakely Sub-Area. The environmental standards also shall comply with the Endangered Species Act and implementing regulations. For regulations other than related to the protection of fish and fish habitat, the City of Bremerton Critical Area Ordinance shall be the basis for environmental protection standards.

◆ Key Environmental Issue
◊ Minor Environmental Issue

Subject Area of Environmental Review	Relevant Environmental Analysis	Key Environmental Issues Requiring Further Analysis
D. Population		No significant land use designation impacts are anticipated. The population projection for the City of Bremerton allows for the projected population of this Sub-Area.
E. Compatibility	• Compatibility Table provided in Performance Standard 4.1.21(4)	♦ Evaluate the proposed project to ensure that residential uses and commercial/light industrial and commercial/office uses are compatible with the inclusions of topographic and landscaped buffers or other transitions. ◊ Evaluate the proposed project to ensure that the project utilizes open spaces, natural features/topography and/or landscaping as buffers between non-compatible land uses and developments.
11. HOUSING	• Performance Standards	♦ Evaluate the non single-family residential elements of the proposed project to ensure that all proposed development is consistent with the projected housing needs of the City of Bremerton.
12. AESTHETICS		♦ Evaluate the proposed project to ensure that design guidelines have been developed which address the issues of compatible development throughout the entire site and in particular within and surrounding the Town Center. Design Guidelines shall address, but not be limited to the following issues: desired densities, integrated open and recreational spaces, pedestrian connectivity, circulation, bulk and scale dimensions, lot coverage, landscaping, façade treatment and architectural character.
A. Height		◊ Evaluate the proposed project to ensure that compatible bulk and scale issues are addressed, especially those developments proposed for the Town Center.
B. Views		♦ Impacts to views will be analyzed at the Master Plan level.
13. RECREATION	• Performance Standards	♦ Evaluate the proposed project to ensure that all trails, pathways and open space corridors both on-site and off-site offer physical connectivity to the greatest extent practical. ◊ Evaluate the proposed project to ensure that a significant recreational system is maintained throughout the site to serve the residential community. ◊ Evaluate the proposed project to ensure that no significant adverse impacts[5] from the development and population growth of the site occurs to regional recreational facilities, as well as compliance with Bremerton's Level of Service standards for parks/open space
14. HISTORIC & CULTURAL PRESERVATION	• Washington State Office of Archaeology & Historic Preservation (May 1996) • State Environmental Policy Act	♦ Conduct a cultural resources survey for the site, have a professional Archaeologist review literature and maps, visit the site, consult with the Suquamish Tribe, dig test holes, and produce a report with findings. No significant environmental issues are anticipated. No indication of archeological resources have been identified to date. No significant environmental issues are anticipated.

[5] Significant as used in SEPA means a reasonable likelihood of more than a moderate adverse impact on environmental quality (WAC 197-11-794). The threshold of what constitutes a significant impact will be identified during the EIS process for the project by third-party experts retained by the City of Bremerton.

♦ Key Environmental Issue

◊ Minor Environmental Issue

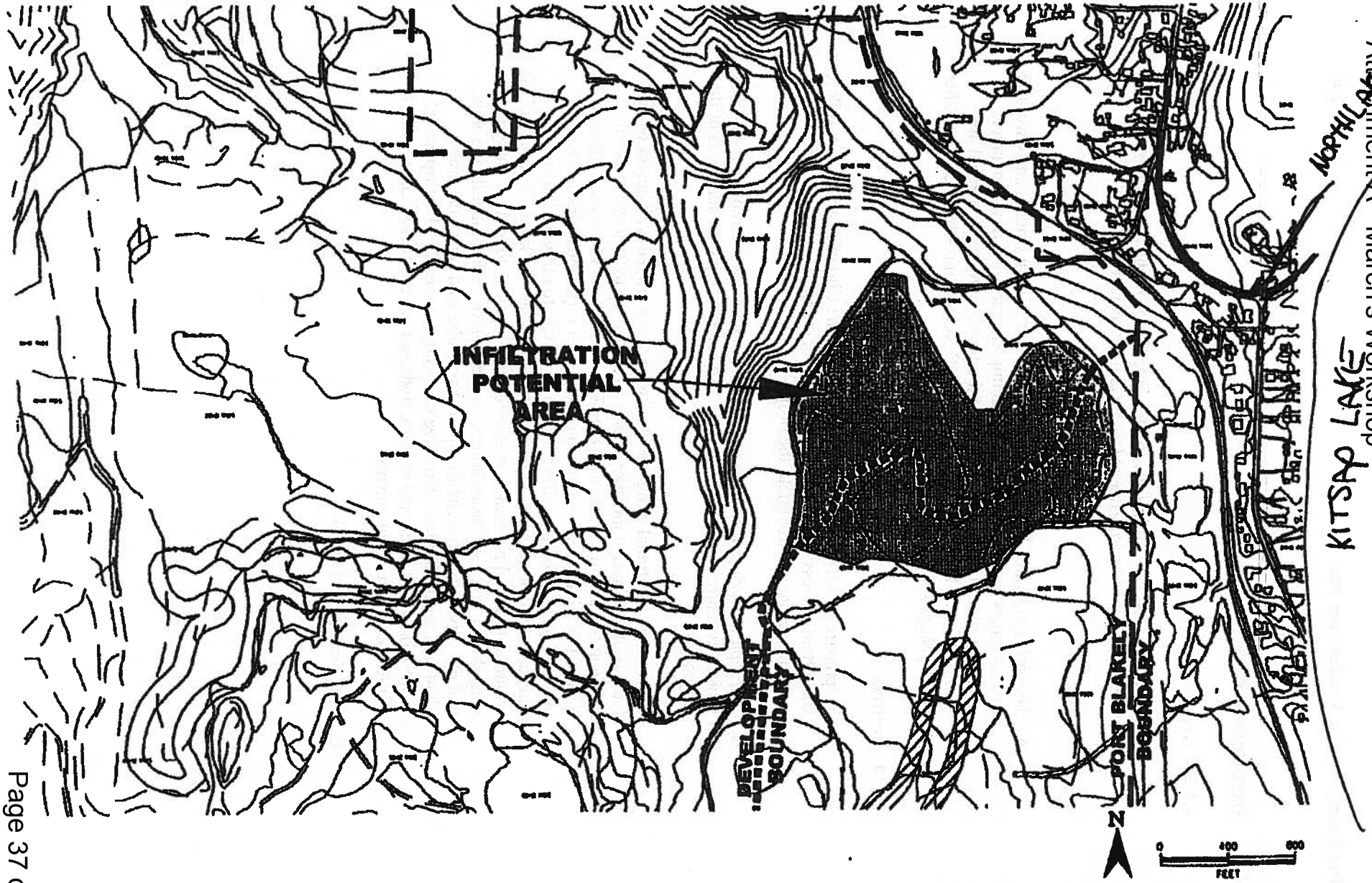
Substantive Area of Environmental Review	Existing Environmental Analysis	Key Environmental Issues Requiring Further Analysis
15. TRANSPORT-ATION		
A. Access/Road Network		◆ Evaluate the proposed project to ensure that all identified road segment and intersection improvements are addressed to the extent outlined by the associated studies. ◆ Evaluate the proposed project to ensure that the roadways (Werner Road between Kean & Union, Werner Road between Auto Center Way & SR-3, and Kitsap Way east of National Avenue) which experience the greatest impacts from future development are mitigated in accordance with adopted standards to accommodate the anticipated traffic increases. ◆ Evaluate the proposed project to ensure that a system of pedestrian connectivity throughout the site is provided.
B. Public Transit		◊ Evaluate the proposed project to ensure that the potential alternatives to extend public transit to the site are explored and implemented.
C. Parking		◊ Ensure consistency with the established Zoning Code to determine the mandated levels of parking.
D. Improvements	• Performance Standards	◆ Evaluate the proposed project to ensure that access and proposed transportation improvements meet the anticipated demand. ◆ Evaluate the proposed improvements to ensure that the goals, policies and plans associated with the expansion of these road segments are consistent with the Performance Standards. ◆ Evaluate the proposed project to ensure that all transportation-related costs associated with this site to the City of Bremerton are identified.
E. Trips/Day	• Technical Memorandum No. 3 (Parametrix, Sept. 5, 1997) • Technical Memorandum No. 6 (Parametrix, Sept. 7, 1999)	◆ Evaluate the proposed project to confirm that the total offsite traffic generation by all uses on the project area will not exceed the projected maximum PM peak trip generation cap of 3,000. ◆ Evaluate the proposed project to confirm that traffic generation from residential uses shall not exceed 33 1/3% of the total PM peak traffic volume for the project area. ◆ Evaluate the proposed project to ensure that a detailed analysis of the existing conditions has been developed. ◆ Evaluate the proposed project to ensure that the traffic generation of the subject site is monitored and adhered to.
16. PUBLIC SERVICE		◆ Evaluate the proposed project to ensure that the impacts (including impact fees) of the proposed project on the existing Level of Service (school, emergency, fire, police etc) is evaluated and addressed.
17. UTILITIES	• Preliminary Wastewater Assessment Technical Memorandum No. 1 & Addendum (Parametrix, April 29, 1997)	◆ Evaluate the proposed project to ensure that each proposed development phase shall provide infrastructure which accommodates the identified impacts of that phase.

◆ Key Environmental Issue
◊ Minor Environmental Issue

JACK STANFILL

CHICO CREEK TASK FORCE

ENCLOSURE 4



INFILTRATION POTENTIAL MAP
PORT BLAKELY, WEST KITSAP JPA
KITSAP COUNTY, WASHINGTON

ASSOCIATED EARTH SCIENCES, INC

Figure 12
Infiltration Potential Map
Port Blakely Planning Area

4.6 IMPLEMENTATION

4.6.10 Goals

A. To ensure that the plan is fully implemented through the adoption or establishment of appropriate measures and agreements.

4.6.20 Policies

A. To work cooperatively to coordinate the efforts of both County and City staff and resources to ensure that the plan is implemented in a timely manner. These mechanisms used to ensure that the plan is fully implemented are included in the Three-Party Agreement, a Development Agreement and other methodologies.

4.6.30 Projects

A. To prepare development agreements between the City of Bremerton and Port Blakely to address the infrastructure needs and impacts of those anticipated uses and activities throughout the project's life.

B. To prepare development agreements between the City of Bremerton and Port Blakely to address future zoning, land use and development standards of the project site.

C. To evaluate additional mitigation for storm water from development within the Sub-Area through infiltration into an area of up to 25 acres located adjacent to the north boundary of the UGA (as shown in the map attached as Figure 12). If all or some portion of such area is (a) determined to be an appropriate location for infiltration, (b) will help to mitigate storm water impacts of the project, (c) will not adversely impact Dickerson Creek, and (d) would not expand the area available for development, then the County may amend the UGA boundaries in its Comprehensive Plan to include this area, and the City may amend its Comprehensive Plan and annex the area identified for infiltration. This area shall only be used for the purposes of infiltration, roads, trails and utilities, and shall not count towards meeting any of the open space requirements.

D. Intentionally Left Blank.

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CHICO CREEK TASK FORCE

ENCLOSURE 5

LEYDA CONSULTING, INC.
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October 14, 2014

Chico Creek Task Force
P.O. Box 4773
Bremerton, WA 98312

RE: Mineral Resource Development Wetland Review, Rating, and Impacts
Ueland Tree Farm, Kitsap County, Washington

Mr. Stanfill:

Leyda Consulting, Inc. (LCI) prepared this document at the request of the Chico Creek Task Force in association with the proposed Ueland Tree Farm, LLC's mineral mining application. This technical memorandum presents the findings of the field visit, rating, and functional assessment of Wetland 4 on the Ueland Tree Farm. Wetland 4 is located near the proposed Basalt Quarry C, located at the southern portion of the project area (parcel nos. 242401-1-006-1003, 242401-1-007-1002; T24N/R1W W.M./S24) in Kitsap County, Washington.

LCI considered the following documents, among others, to prepare this review: the *Ueland Tree Farm, LLC Mineral Resource Development and Preliminary Reclamation Plan* civil engineering package received by Kitsap County on August 5, 2011; *Wetland Delineation and Stream Identification Report Ueland Tree Farm – Mineral Resource Development* dated February 2009; *Habitat Management Plan Ueland Tree Farm Mineral Resource Development* dated February 2009, *Hydrogeologic Report – Ueland Tree Farm Mineral Resource Development* dated February 2009, *Ueland Tree Farm Mineral Resource Development Preliminary Drainage Plan,* all by Parametrix, 4660 Kitsap Way, Suite A, Bremerton, WA; *Ueland Tree Farm Mineral Resource Development Final EIS* dated August 2009, by ESA Adolfson, 5309 Shilshole Avenue NW, Suite 200, Seattle, WA.

I. Introduction and Background

A. Wetland 4 Identification and Location

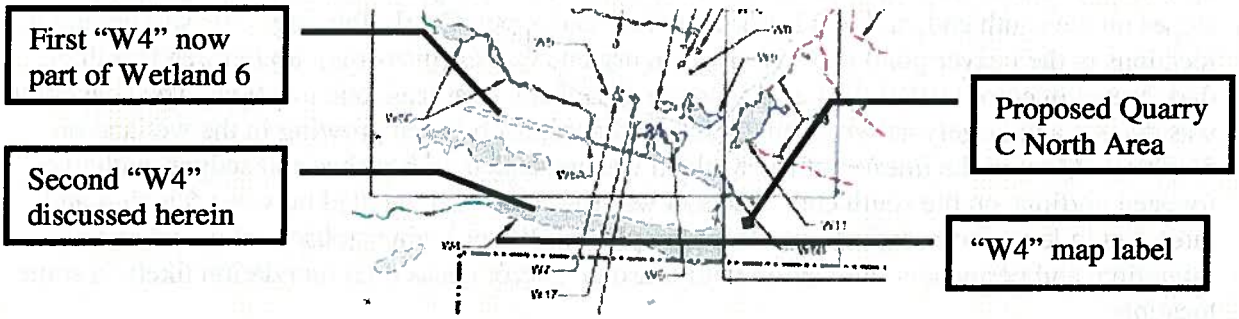
There is some ambiguity surrounding the name of the beaver pond wetland created in Dickerson Creek to the north of the proposed Quarry C. In an email from Phil Struck of Parametrix to Mark Mauren, forwarded to Dave Greetham of Kitsap County, dated 10/1/2010, Parametrix says that "Parametrix' biologists initially flagged portions of a 'wetland 4', but this wetland area was subsequently incorporated into the Wetland 6 complex. The attached field sketch generally shows how 'wetland 4' was incorporated into the Wetland 6 complex."

The sketch shows a polygon called 'wetland 4' as the north arm of Wetland 6 (Inset 1). This First Wetland 4 has been incorporated with the rest of the Wetland 6 complex.

Inset 1. First mention of Wetland 4, sketch included with 9/30/2010 email. The roads show the location of this W4 is actually the blind north end of Wetland 6. North is to the left of the page.

Inset 2. Wetland Delineation Report Figure 3-2 showing the first W4 incorporated into Wetland 6. Note the curved road that corresponds to the road in Inset 1. North is to the left of the page.

The second mention of a Wetland 4 is in the Wetland Delineation Report, which clearly has a wetland labeled "W4" with an arrow pointing to the beaver pond formed in Dickerson Creek. This second wetland called Wetland 4 ("W4") is not the one incorporated into Wetland 6 as described in the 9/30/2010 email. This second Wetland 4 is the subject of this memorandum.



Inset 3. Wetland Delineation Report Figure 3-1 showing Wetland 6 and the second Wetland 4 (beaver pond in Dickerson Creek). North is to the left of the page.

The proposed quarries are shown in the project documents at different distances from Wetland 4. Wetland 4 is shown on Figures 1-2 and 3-1 of the wetland delineation report, and appears to be approximately 120 feet from the north edge of the proposed Quarry C when measured on Figure 1-2. This differs from the *Mineral Resource Development and Preliminary Reclamation Plan* engineering package received by Kitsap County on August 5, 2011 as a permit application submittal, which shows Wetland 4 as 200 feet from the proposed quarry on sheet C11. LCI will use the engineering package measurement for the purpose of this analysis because

it is the best and most accurate representation of what will actually be constructed. The plans are also drawn to scale, and the features clearly labeled in close-up views.

The wetland delineation report states the purpose of the report is to "delineate, survey and document wetland and stream boundaries and types within 300-ft of the development footprint." The engineering plans show the proposed Quarry C 200 feet from Wetland 4 as mapped by Parametrix. However, Wetland 4 was omitted from the discussion in the wetland delineation report, was not rated, and no data from Wetland 4 was presented to establish the boundary shown. In the absence of recorded data, it is unclear how the boundary of Wetland 4 was determined in the Parametrix report.

This LCI memorandum provides a critical review the wetland delineation report, the mapped Wetland 4 boundary, the wetland rating assignment, and a revision of the Parametrix Wetland 6 rating. A discussion of potential and expected impacts of the mining operation is also included.

B. Wetland 4 Boundary

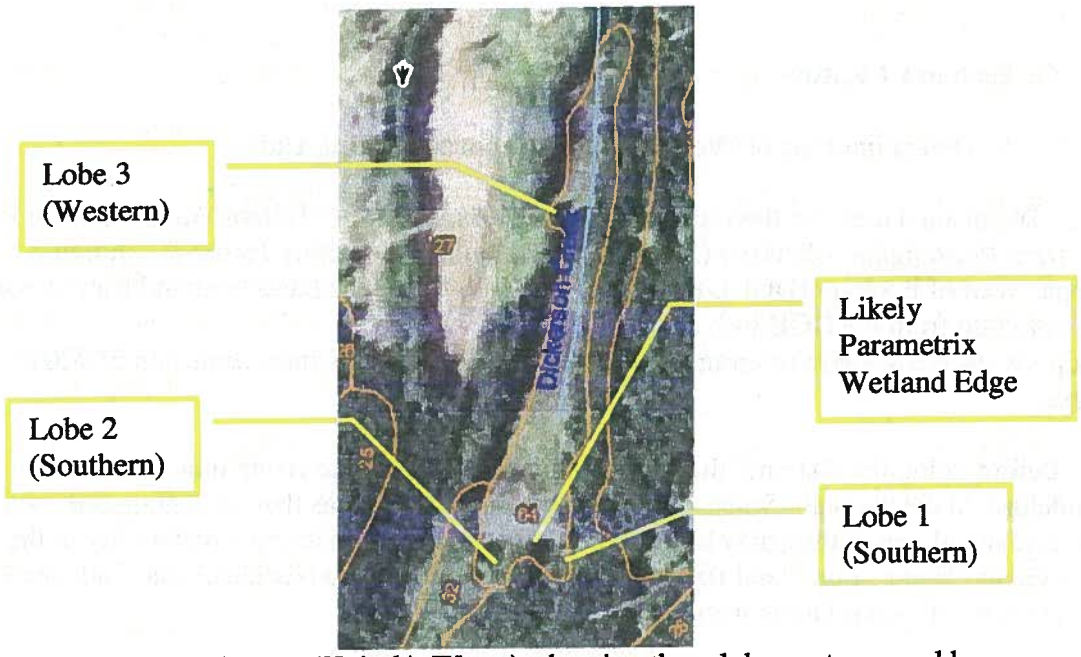
The wetland identification procedures used in this memorandum follow the U.S. Army Corps of Engineers *Wetlands Delineation Manual* (Environmental Laboratory, 1987), *Interim Regional Supplement to the U.S. Army Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Corps, 2008), and the *Washington State Wetlands Identification and Delineation Manual* (WA DOE, 1997).

LCI circumnavigated Wetland 4 as mapped in the wetland delineation report and recorded data in 11 locations on May 5 and 22, 2012. This wetland is a depressional class wetland created by a beaver dam in Dickerson Creek at the north end, and by groundwater discharge at the toe of slopes on the south end, and to a lesser extent by Dickerson Creek flooding. The soil texture in 7 locations in the beaver pond was very high in organic matter (histosols), up to three feet thick, dark brown in color (10YR 2/2), and producing methane in at least one location. The vegetation was diverse and largely native, with 25 different species observed growing in the wetland on 5/4/2012. Most of the interior of the wetland was vegetated with rushes and sedges, with two forested portions on the south end. The soil was saturated or inundated between 6 inches and three feet in locations sampled, and deeper in places. Water regimes observed included soil saturation, and permanent inundation with seasonal and/or occasional inundation likely in some locations.

Historical air photos on Google Earth show inundation in the beaver pond as early as 1997, and most likely earlier. The outlet where the water over-tops the beaver dam was approximately four feet wide at the time of observation. Water depth in the wetland is dependent on the height of the dam, the flows in Dickerson Creek, rainfall and runoff, infiltration, and evaporation/evapotranspiration. Vegetation patterns on the eastern bank to the south of the dam shows that water levels were one or more feet higher in the past or at other times of high flow. A beaver lodge was identified a few hundred feet south of the dam. A more recent beaver gnaw was observed, with the wood chips lacking any decomposition or fungal staining. An older, blown-out beaver dam was observed in the central portion of the wetland.

The Wetland 4 boundary observed by LCI in the field was different from the boundary as shown by Parametrix and in the *Mineral Resource Development and Preliminary Reclamation Plan*. Notably, two lobes were found on the south end (Lobe 1 and Lobe 2) that project toward the proposed Quarry C, and one additional lobe (Lobe 3) was found on the western edge. Lobe 2 on the south end has Dickerson Creek running through it, with a defined channel and ordinary high water mark (Photo 24). LCI did not follow the channel to the source, but observed it within the boundary of Wetland 4. Lobe 1 is forested with tree, partial shrub, and herb layers, and mostly inundated soils (see Sample Plot 9). Lobe 1 is the smaller of the two, and is approximately 75-feet wide at the beaver pond end, and approximately 75-feet long (approximately 5,625 square feet or less). Lobe 2 is forested, with tree, shrub, and herb layers, and two western redcedar (*Thuja plicata*) trees were observed near Sample Plot 10 that had diameters greater than 24", and one of those approximately 36" in diameter. The soils in Lobe 2 are mostly saturated at or below the soil surface, with puddles in places. Lobe 2 is approximately 275' wide at the junction with the beaver pond, and approximately 200' long (approximately 55,000 square feet, or 1.26 A, or less).

Dickerson Creek was observed in Lobe 2, and the channel was approximately 5-feet wide at the observation point with a fine gravelly substrate and flowing water. A portion of the Lobe 2 wetland could be flooded by the creek during times of high flows. However, the presence of leaf litter, the location of the wetland at the base of the surrounding hills and the larger size of the wetland indicate that it is not completely inundated by creek flooding (as riverine class wetlands are), so this Lobe 2 wetland is can be classed as a sloped portion of the depressional beaver pond wetland.



Inset 4. NRCS Color Soil Map (Unit 64: Water), showing three lobes not mapped by Parametrix. North is the top of the page.

This area might be inundated if the elevation of the beaver dam on the north end of Wetland 4 was raised. It likely receives its water from shallow groundwater discharge at the base of the surrounding slopes, from runoff, and a portion from creek flooding. This conclusion is supported by the vegetation, which is mostly facultative with fewer obligate wetland species than Lobe 1, which is mostly inundated.

The southern lobes appear in Figure 5-1 of the habitat management plan, which is an NWI wetland shape. This lobed NWI wetland shape is different from the NWI wetland shape on the NWI map in Appendix A of the wetland delineation report.

The southern and western lobes appear on the NRCS Web Soil Survey (Figure 1, attached), accessed online on May 6, 2012. This soil unit map is the closest representation to LCI's observations in the field.

It appears as though the straight wetland boundary on the Parametrix wetland delineation maps might be the same as the forest-herb boundary shown in the air photo on Figure 1. If so, the Parametrix Wetland 4 boundary might have been drawn from an air photo such as this one, which would explain the lack of data along that southern boundary. The lobes extend beyond the Parametrix boundary, and so they would project a buffer into the proposed Quarry C area.

LCI recommends a full delineation, with data to prove the upland edges, and a licensed survey of Wetland 4 to show the actual extent of the wetland in proximity to the proposed Quarry C. The data should include upland sample plots in locations in all low spots where the quarries are planned, and where stormwater features discharge to the low points in the uplands.

C. Wetland 4 Rating

1. Determination of Wetland 4 as a Separate Rating Unit

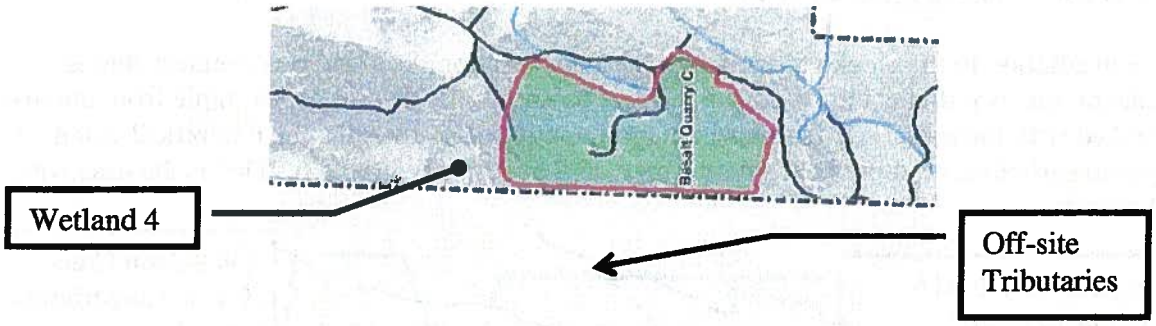
The manual used for the rating was the *Washington State Wetland Rating System for Western Washington – Revised* (Annotated Version August 2006), by the Washington State Department of Ecology [DOE], Publication # 04-06-025. The latest Wetland Rating Form was downloaded from the DOE web site (http://www.ecy.wa.gov/programs/sea/wetlands/ratingsystems/index.html) on 5/7/2012 in pdf form.

Before rating the wetland, the wetland must be divided into rating units according to guidelines in the manual. Some wetlands have distinct sections that are influenced by different factors, and although they may be connected, they may be functioning differently in the ecosystem. Water source and flow patterns, constrictions, and blockages may indicate the need to rate parts of a contiguous wetland as separate units.

Although they are connected, Wetland 4 should be rated as a separate unit from Wetland 6, and not as part of Wetland 6. The reason is that the water shows a unidirectional, down-gradient

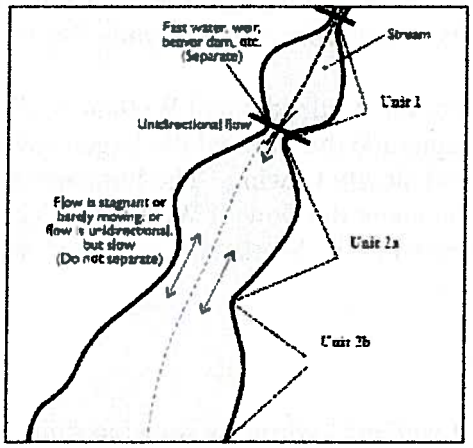
flow through a constriction where Wetland 6 joins Wetland 4. A similar constriction is present where Dickerson Creek enters Lobe 2 of Wetland 4.

The inundation (ponding) in Wetland 4 is mostly from backed up stream flow. Two small streams join offsite to form Dickerson Creek, which enters the Ueland property from the southwest. The beaver dam in the creek backs up the water to form Wetland 4, along with shallow groundwater and precipitation inputs.



Inset 5. Clipped from Habitat Management Plan, Fig. 4-1 (north is to the left). Two tributaries joining offsite from the southwest add considerable flow to Wetland 4.

Because of the position of Wetland 4 along the creek, the rating rules for "Wetlands in a Series of Depressions in a Valley" must be used. Inset 6a shows a theoretical wetland configuration graphic and how it should be divided into different rating units. The graphic shows Unit 1 as occurring above a beaver dam and below a constriction. The thick dark lines indicate the constrictions, and the arrows show the movement of the water. The arrow crossing from Unit 1 to Unit 2a has only one arrowhead, which means unidirectional flow across the dam.

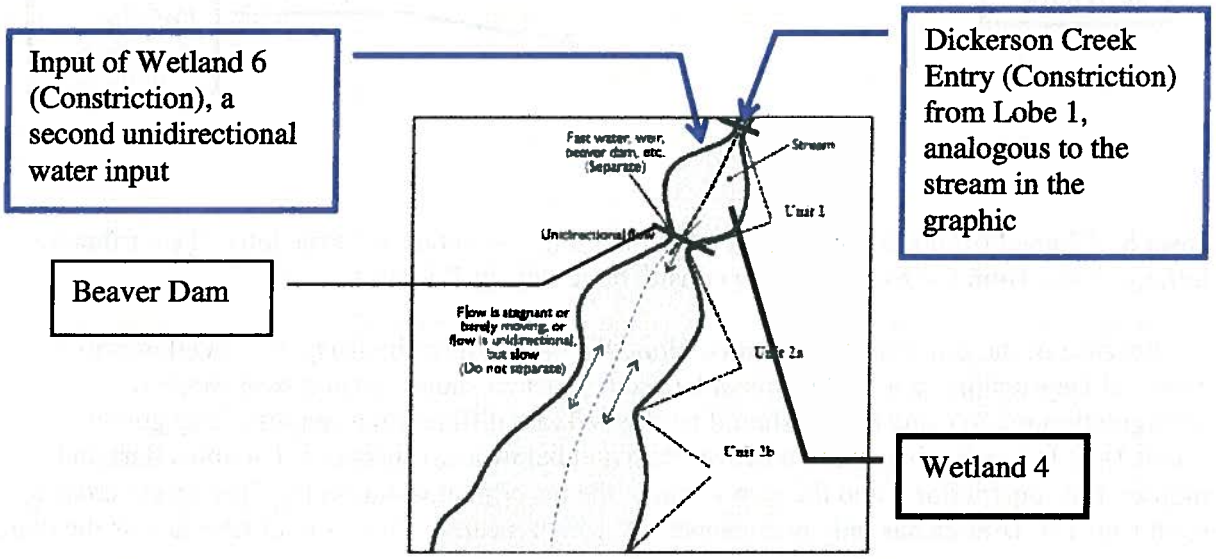


Inset 6a. Graphic from DOE Wetland Rating Manual (p. 13, Figure 1) showing theoretical divisions of the same wetland into different rating units (Units 1 and 2a, 2b).

Dickerson Creek has a narrow width formed by natural banks as it enters Lobe 1, then widens into the beaver pond. This change in width from constricted to wide is analogous to the very top of the graphic in Inset 6a.

Wetland 4 was created by a beaver dam in a stream, like the theoretical wetland in the graphic. Wetland 4's configuration matches this theoretical configuration shown in Inset 6a. They both have a beaver dam, a stream in the middle, and a natural constriction at the top where the stream enters (edge of Lobe 2).

In addition to the creek entering through a constriction, Wetland 6 also enters through a constriction as it drains into Wetland 4. Inset 6b shows the theoretical example from the manual marked with the actual site features in diagrammatic form. Imagine the theoretical example with two constrictions on top, one from the creek, and one from Wetland 6. This is the case with Wetland 4.



Inset 6b. Graphic from manual, marked with features from Wetland 4 to illustrate the similarity of Wetland 4 to the graphic. The blue arrow callouts symbolize the water inputs to Wetland 4.

The water regime is different for Wetland 6 and Wetland 4. Wetland 6 does not receive flows of Dickerson Creek's magnitude that formed the large beaver pond, and Wetland 6's entry into Wetland 4 is constricted and slowly flowing. The Parametrix wetland delineation report contains conflicting information about the flow of Wetland 6. The stream section says "the other unnamed tributary (S-7) flowing from the Wetland 6 complex," which means Wetland 6 drains to the north and into S-7 (p. 3-30).

The Wetland 6 section says,

> "The primary source of wetland hydrology is an intermittent stream from the north fed by precipitation and sustained by a high groundwater table. Depending on the topography, this stream runs either north or south, and is topographically confined to a ravine that widens and narrows throughout the course of the wetland. Soils were inundated or saturated in the upper 12 inches, and most of Wetland 6 had flowing water. The southern

end of the wetland was dammed by old beaver activity while the northern section of the wetland ended in a large body of ponded water at least three to five feet deep with signs of recent beaver activity (Figure 3-2)" (p. 3-20).

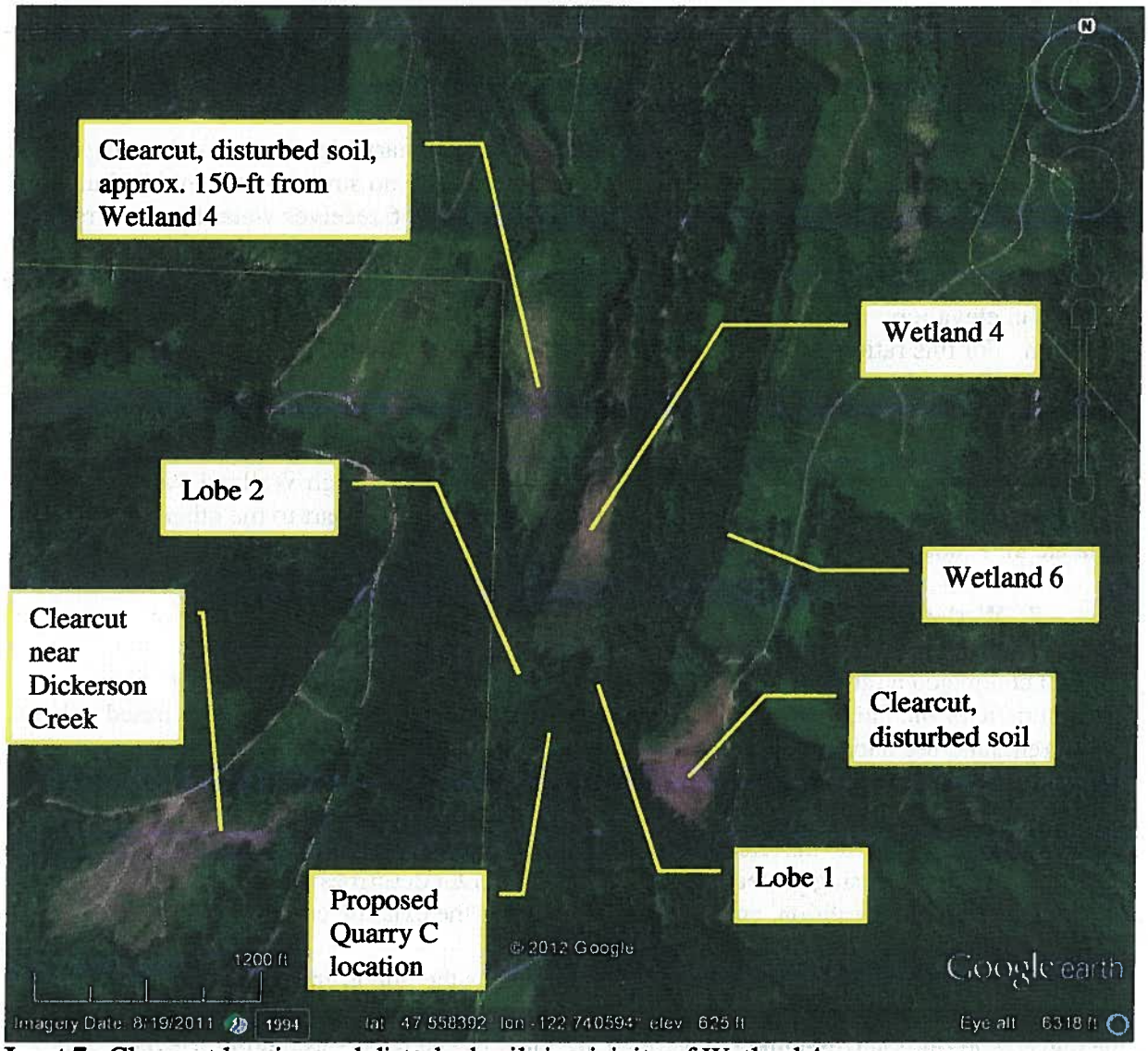
The only mapped "stream from the north" is S-7. No ordinary high water mark is mapped in Wetland 6, which implies that the entire area is a wetland with no stream in the middle but with moving water. So, according to the above statement, Wetland 6 receives water from S7, rather than draining to it, as stated in the stream description quoted above. Inspection of the topography on delineation Figure 3-2 shows the labeled north end of Wetland 6 at approximately 540 feet in elevation; the labeled south end shows a small contour line that would be 630 feet in elevation. For this rating, LCI considers Wetland 6 to mostly drain to the north, except for some smaller portion of it that LCI observed draining into Wetland 4 near the data point SP-2 in this study.

In summary, according to the manual, since the water flow through Wetland 4 is "unidirectional, down-gradient, with an elevation change from one part to the other, then a separate unit should be created" (p.13).

2. Wetland 4 Rating Results

LCI completed a rating form for Wetland 4 during and following the field visit. One characteristic of the Parametrix wetland ratings is that the report shows categories based only on the current land use and conditions, and ignores the changes that the proposed quarry developments will precipitate. When land use changes, and new pollution sources are created by the proposed road and quarry developments, the ratings can change. If the ratings change, the buffers can change. If the buffers change, then the proposed quarry developments could fall inside them, compromising protection of the wetlands. LCI describes some of these changes under the developed condition, and some changes under the existing conditions.

Wetland 4 scored 18 points for water quality, and has the opportunity to improve water quality because of clear-cut logging in the basin to the west and south (see Inset 7), and because the logged soil units surrounding the wetland are rated by the NRCS as having "Severe" and "Very Severe" erosion hazard when disturbed (Figure 2, attached). These soils are very likely to erode and be trapped by Wetland 4. The cleared area to the west is visible on the Erosion Hazard Map, and the more recently logged area is visible on aerial imagery shown here.

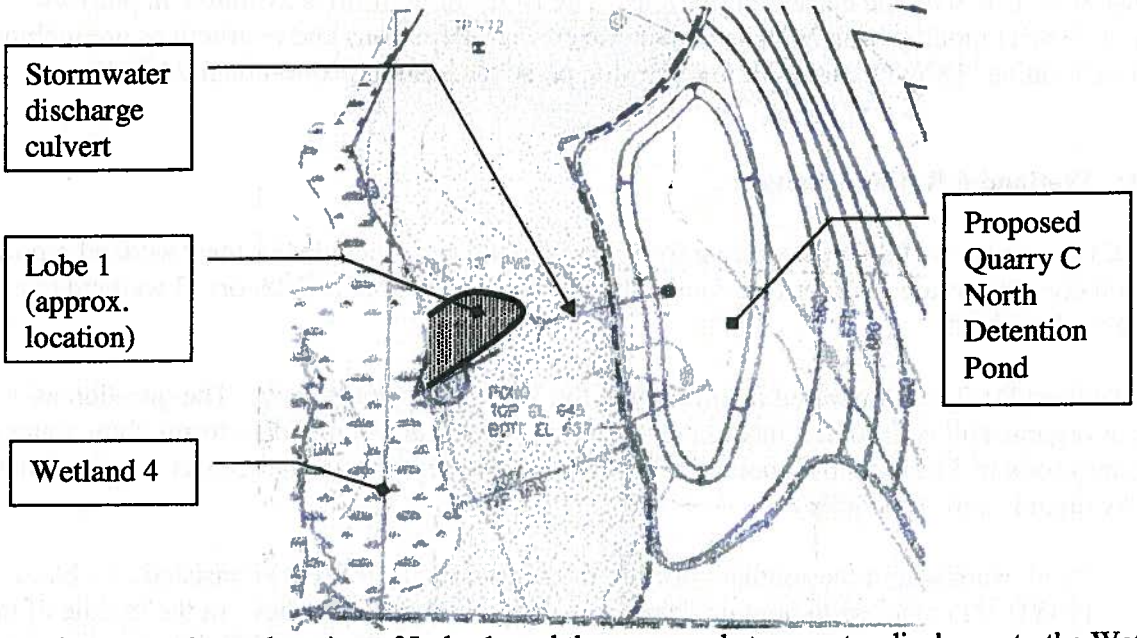


Inset 7. Clear-cut logging and disturbed soils in vicinity of Wetland 4.

The opportunity to improve water quality will exist after the proposed quarry construction, since the proposed Quarry C North detention pond is shown to discharge to a topographic low point in the Wetland 4 buffer about 120' from the edge on the map (*Mineral Resource Development Plan*, Sheet C11). In reality, that topographic low point is either in or very close to the unmapped Lobe 1. Because 50% of the stormwater will be untreated (see **F. Wetland 4 Hydrology and Proposed Quarry Stormwater Plan** herein), and because the rating manual says even treated stormwater is polluted (p. 45, comment 38), Wetland 4 will have the opportunity to improve water quality after construction.

Although the Construction Notes on Sheet G2 say that deviations from the plan may be necessary (General Erosion & Sediment Control Notes, Note 6), which means the exact culvert discharge point could deviate from the plans, the topographic low point will not change, and the stormwater will flow to that topographic low point which could be Lobe 1 of Wetland 4.

All wetlands receiving stormwater from the proposed quarries will also have the opportunity to process pollutants, so the post-construction ratings may change for any wetland that currently does not have the opportunity box checked on its respective rating form. The development plan should be revised to provide larger buffers for wetlands with post-development rating changes.



Inset 8. Approximate location of Lobe 1, and the proposed stormwater discharge to the Wetland 4 buffer, which is very likely in or near the unmapped Lobe 1 of Wetland 4. (Clipped from *Mineral Resource Development Plan*, Sheet C11).

The score for Hydrologic Functions is 10, and includes the opportunity to reduce flooding and erosion because Wetland 4 drains to Dickerson Creek, which has flooding problems, as documented by Kitsap County's Dickerson Creek Culvert Replacement Project. Repairs are planned for the downstream areas of the creek where roads are flooded regularly.

The score for Habitat Functions is 31. This score could increase if portions of the wetland dry out in summer (Question H1.2, Hydroperiods). In the beaver pond portion, LCI observed permanent flooding to the height of the beaver dam, and areas that are only saturated occurring on the edges, and the permanently flowing Dickerson Creek, which flows through the wetland. Lobe 2 does have areas that are only saturated, and possibly has some areas that are either seasonally or occasionally flooded (depending on the creek level). Monitoring may show that inundation in the lobed areas are seasonally and/or occasionally flooded, if they draw down in the dry season when the beaver ponded area remains inundated. If so, this score could increase.

LCI observed 25 species of plants, mostly native, growing in the wetland. Recent beaver activity was present in the form of a gnawed log and stump, with fresh unstained chips. Snags and large downed logs are present throughout the wetland, and more than ¼ acre of thin-stemmed vegetation is present. Lobes 1 and 2 have forested classes, and Lobe 2 has tree, shrub, and herb layers over an area approximately 1.26 acres in size.

The Priority Habitats (per WDFW definitions, linked by the DOE at http://www.ecy.wa.gov/programs/sea/wetlands/ratingsystems/index.html) present for Wetland 4 include a biodiversity corridor, riparian area, instream habitat, and snags and logs. The Parametrix rating forms lack the "instream habitat" check box; those wetland ratings may change if revised with the current definitions. The DOE rating form is available in pdf form only, to restrict modification and ensure that the current definitions and instructions are included with each rating (DOE Scientist Thomas Hruby, personal communication on 5/24/2012).

D. Wetland 6 Rating Changes

LCI reviewed the Parametrix rating form for Wetland 6, as included in their wetland report. Several corrections are in order that would change Wetland 6 from a Category II wetland to a Category I wetland.

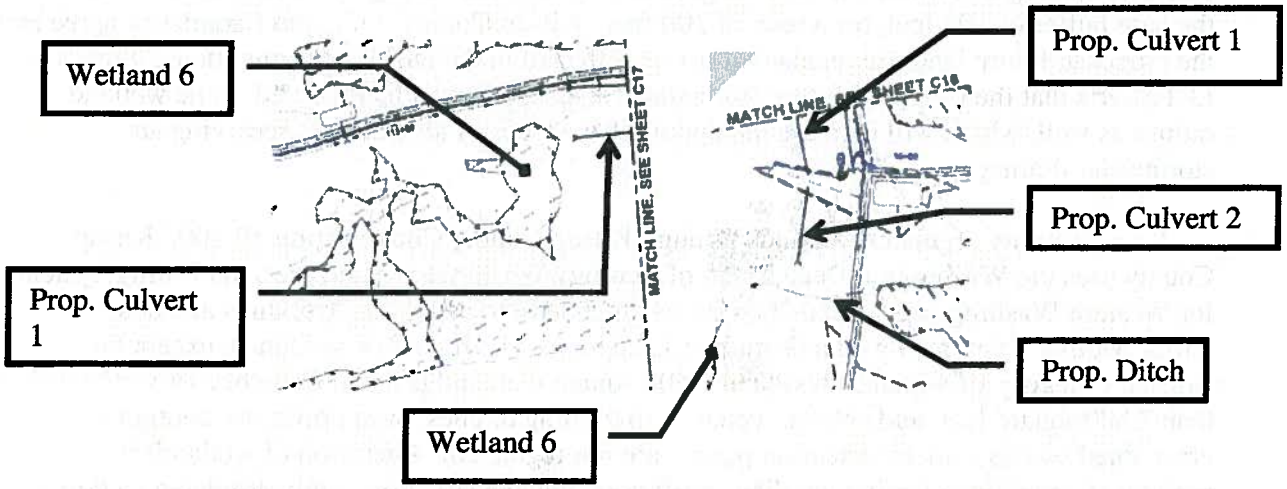
Question D1.2 was answered incorrectly in the Parametrix rating form. The question asks if clay or organic soil is present 2 inches below the surface. The wetland data forms show mucky (organic) soils in 3 of the 5 data points in Wetland 6. The report says the soils are predominantly mucky organic soils (histosols):

> "Soil examined in the southern portion of the wetland (DP W6-1) consisted of a black (10YR 2/1) muck with organic debris to a depth of eighteen inches. In the middle of the wetland (DP W6A-1), soil examined here consisted of a black (10YR 2/1) mucky loam with few, small and prominent dark yellowish brown (10YR 5/8) mottles to a depth of twelve inches. Below this horizon was a very dark grayish brown black (10YR 3/2) silt loam with few, medium-sized and prominent dark yellowish brown (10YR 4/6) mottles. Organic streaking was noted in the lower horizon of this soil profile. At the northern end of the wetland (DP W6C-1), a black (10YR 2/1) sandy muck was observed to a depth of eighteen inches. This horizon had strong brown (10YR 5/8) mottles that were few, fine and distinct. Hydric soil indicators include high organic content in the surface layer, low chroma matrix colors, and redoximorphic features." (p. 3-20).

So, the box on the rating form for Question D1.2 should be checked "Yes," and four points added to the score. This addition will make the "Total for D1" box read 15 points instead of 11 points.

Question D2 asks if the Wetland 6 has the opportunity to improve water quality. The recorded answer is "No." The correct answer is "Yes," for similar reasons that Wetland 4 has the opportunity to improve water quality discussed above. Wetland 4 and most of Wetland 6 are in the same drainage basin (see Inset 6), and will experience similar reactions to the same pollution sources. Wetland 6 has the opportunity to do the same to improve water quality because of clear-cut logging in the basin to the south, and has had the opportunity in the past based on the previously cut area to the east (see Inset 7).

Like Wetland 4, the opportunity will exist for Wetland 6 to improve water quality after the proposed quarry and road construction, since the proposed roadside detention pond is shown to discharge to a topographic low point in the Wetland 6 buffer (*Mineral Resource Development Plan*, Sheets C20 and C21), and will likely cause stormwater to enter the wetland. Because 50% of the stormwater will be untreated (see **F. Wetland 4 Hydrology and Proposed Quarry Stormwater Plan** herein), and because the rating manual says even treated stormwater is polluted (p. 45, comment 38), Wetland 6 will have the opportunity to improve water quality after construction. All wetlands receiving treated and untreated stormwater from the proposed roads will also have the opportunity to process pollutants, so the post-construction ratings may change for any wetland that currently does not have the opportunity box checked on its respective rating form.



Inset 9. Sheets C20 (left) and C21 (right) from *Mineral Resource Development Plan*. The Match Lines apply to each of these insets (they are labeled with the incorrect sheet numbers on the drawings). The culvert from the roadside detention pond in C21 extends to C20 and will discharge to Wetland 6. Also, the other culvert shown completely in C21 will discharge to a proposed ditch that will route road runoff into Wetland 6 at another location.

Based on the engineering drawings, Wetland 6 will receive road runoff, so the opportunity will exist to improve water quality if the proposed construction takes place. This will cause the multiplier to double the Water Quality score from 15 to 30.

Question D4 asks if Wetland 6 has the opportunity to reduce flooding and erosion. The box is marked "No," but the correct answer is "Yes." The Dickerson Creek drainage basin has flooding problems, and roadways in the area are flooded during large storm events. Kitsap County's Dickerson Creek Culvert Replacement Project is directed at reducing flooding, and shows the importance of the hydrologic function of Wetland 6 in attenuating flood flow. Wetland 6 is a headwater wetland, since stream S7 emerges from it, but no stream enters the wetland. Also, Wetland 6 drains to S7, which drains to Dickerson Creek. Another portion of Wetland 6 drains to Wetland 4, which is a beaver pond formed from Dickerson Creek. For these reasons, Wetland 6 clearly has the opportunity to reduce flooding, so the Hydrologic Function score is doubled from 12 to 24.

The opportunity score changes result in Wetland 6 having a Water Quality score of 30, a Hydrologic score of 24, and a habitat score of 30, for a total of 84 points, which equals a Category I wetland. The base buffer is therefore 200 feet, and under a high intensity land use, with a forested class, and with a high water quality and habitat score, the buffer changes to 250 feet.

E. Regulatory Summary

Wetland 4 is regulated by Kitsap County. Wetland 4 carries a 200-foot buffer because the proposed mining condition will be a "high intensity" land use category, which adds 100 feet to the base buffer of 100 feet, for a total of 200 feet. Kitsap County, LCI, and Parametrix agree that the proposed future land use intensity must be reflected in the buffer determinations. Similarly, LCI asserts that the proposed future stormwater discharges must be reflected in the wetland ratings as well, which will increase the opportunity scores of all wetlands receiving any stormwater drainage.

Kitsap County regulates wetlands through Kitsap County Code Section 19.200. Kitsap County uses the Washington Department of Ecology Washington State Wetland Rating System for Western Washington, revised 2004 (or as amended), to categorize wetlands and determine buffer widths. Regulated wetlands include Category I, II, III, and IV wetlands, except that isolated Category III wetlands less than 2,500 square feet, and isolated Category IV wetlands less than 7,500 square feet, and created wetlands (including ditches, farm ponds not contiguous, grass-lined swales, canals, detention ponds) are not regulated. Alteration of wetlands is prohibited, including clearing, grading, earthwork, and construction. Only regulated wetlands carry a buffer. KCC 19.150.170 defines buffers as "a non-clearing native vegetation area which is intended to protect the functions and values of critical areas." Buffers are measured horizontally from the wetland edge. Buffers typically range from 250 feet to 25 feet in width, and depend on wetland category, land use intensity, various sub-scores from the rating system, and administrative decision by the county. Reduction in buffers is possible as described in KCC 19.19.220.C.

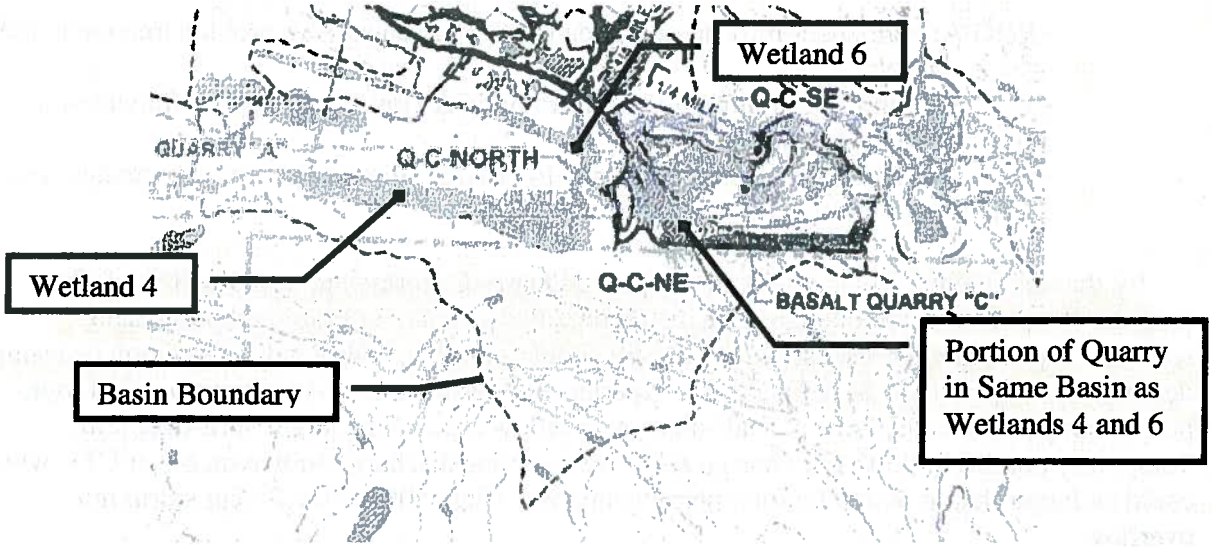
The Washington Department of Ecology (DOE) regulates wetlands through the state Water Pollution Control Act RCW 90.48, the Shoreline Management Act RCW 90.58, and Section 401 of the federal Water Pollution Control Act 33 U.S.C. 1251 et. seq.. The DOE permits wetland fills in coordination with the U.S. Army Corps of Engineers through the 401 water quality certification program, which states that federally permitted discharges to Waters of the United States must be approved by the state in which the discharge occurs. The DOE may also issue an administrative order to stop a discharge to waters of the state, or prior to the discharge if the discharge has not yet occurred. The DOE uses an administrative order to regulate wetlands that the Corps of Engineers does not regulate in some cases.

The United States government regulates wetlands by authority of Section 404 of the federal Clean Water Act 33 U.S.C. 1251 et. seq., 33 CFR 320-331, 36 CFR 800-899, 40 CFR 22, 230, 233, 233G, 1500 et seq., 50 CFR 400-499, 600, by Section 10 of the Rivers & Harbors Act, U.S. Supreme Court rulings, and various other related laws and regulations. Wetlands are considered

"Waters of the United States," and the U.S. Army Corps of Engineers is the primary federal regulatory agency for permitting any discharges, including fill material for construction, into those waters. Isolated wetlands are not regulated by the Clean Water Act, however, the Corps of Engineers reserves the right to determine if a particular wetland or Water of the U.S. is isolated or adjacent on a case-by-case basis. The Corps of Engineers regulates most wetland fills through either the nationwide permit system or through the individual permit system. Nationwide permits are general permits with pre-determined conditions for approval depending on the type of discharge and associated project. Individual permits are specific permits that require special consideration and involve a public interest test, inter-agency and public comment, and other factors. Only a small number of individual permits are granted each year. Notification to the Corps of Engineers is required for all wetland fills, regardless of wetland size, fill amount, or permit type, in order to comply with the General Conditions. The Joint Aquatic Resource Permit Application (JARPA) is used to notify the Corps of Engineers for all work in Waters of the U.S., including filling wetlands. Failure to notify the Corps of Engineers of discharges to Waters of the U.S., including wetlands, is a federal offense punishable by fines and/or imprisonment.

F. Wetland 4 Hydrology and Proposed Quarry Stormwater Plan

Sheet C11 of the *Mineral Resource Development and Preliminary Reclamation Plan* shows the discharge point for the northern-most pond, labeled QC-North, in the 200-foot buffer to Wetland 4, with an invert elevation of 635 feet. The *Preliminary Drainage Plan* shows the Wetland 4 contributing basin on Figure 2-1. The basin line includes a portion of Basalt Quarry C, Pond QC-North, and Wetland 4.



Inset 10. Wetland 4 and Quarry C North Watershed Basin (Figure 2-1, *Preliminary Drainage Report*). North is the left side of the page.

This discharge location may actually be one of the southern lobes of Wetland 4, as previously described in this memorandum (see Inset 8). If the 200-foot buffer were preserved, then the stormwater pond would have to be moved to the south to accommodate the new buffer location from the lobes. LCI will assume that whatever discharge point is proposed, that it will be located

in the middle of the upland buffer, similar to the drawing on Sheet C11. The discharge into the upland buffer will result in surface soil erosion in a Severe Erosion Risk soil type (Figure 2). The construction of the discharge point will also cause a buffer impact, and no mitigation is proposed for these temporary or permanent impacts.

Section J on Sheet C12 shows an ambiguous location for the edge of Wetland 4. The Plan on Sheet C11 shows a 200-foot upland buffer between the edge of the quarry and Wetland 4. The plan is to scale; measuring along Section J shows that the edge of Wetland 4 is 240-feet from the stormwater pond edge. Section J shows less than 140 feet between the stormwater pond and the Wetland 4 edge. Thus, the engineering plans do not show the real location of the wetland edge with respect to the stormwater pond.

The *Preliminary Drainage Plan* also states that the ponds will be temporary and will not hold a 100-year flood event:

> "The stormwater facilities for Q-A, Q-B and Q-C are considered temporary due to the temporary operational characteristics of the quarries. Consequently, these ponds have been designed to provide for sediment removal as if they were a temporary sediment pond. They also provide flow control during the interim operational period" (p. 2-8).
>
> "Detention facilities for Q-A, Q-B and Q-C will provide flow control for 50% of the two year through the 50-year recurrence interval events. To mitigate for potential downstream impacts to aquatic habitat or organisms, the following stormwater treatment BMPs are proposed:
>
> - S&G A: permanent infiltration ponds with amended soils to provide treatment and flow control;
> - Q-A, Q-B and Q-C: temporary ponds to provide flow control and sedimentation during quarry operations;
> - Q-A, Q-B and Q-C: permanent ponds to provide flow control for revegetated quarry conditions;" (p. 2-10).

By this statement, it is clear that the proposed Quarry C stormwater pond will not fully protect downstream water quality. The differences between a temporary and permanent stormwater pond are not discussed; if they are significant, then additional degradation of water quality can be expected. Based on LCI's experience in residential development in Washington, permanent ponds usually have a small-diameter outflow pipe, and a larger spill-over point. Temporary pond QC-North only has no spill-over and one discharge shown on Sheet C11, which could be larger than it would be for a permanent pond, since 50% of the 2-year storm must overflow.

Furthermore, flow control is only designed for 50% of the 2-year storms through 50-year storms, and Parametrix expects downstream effects. This means that 50% of the stormwater for a 2-50 year event is not treated by the detention facility, and 100% of any additional flows beyond the 50-year volume from a 100-year event will not be treated. Untreated mine stormwater is therefore expected to enter Wetland 4 and any other receiving bodies.

According to the *Hydrogeologic Report*, a perched water table flows from the proposed Quarry C location to Wetland 4, and that it is important in maintaining the wetland hydrology:

> "A relatively thin layer of topsoil and weathered material overlies the bedrock. Water that infiltrates the ground surface can only slowly penetrate through the cracks and fissures in the bedrock. Therefore, water tends to accumulate in the soil zone, forming a very shallow water bearing zone overlying the very low permeability bedrock material. Typically, groundwater movement through this interflow zone is restricted to the wet months of the year. This near surface groundwater is strongly influenced by topography and generally flows downslope, parallel to the land surface, closely following surface drainages. Flow direction in the perched interflow zone is therefore highly variable" (p. 3-10).
>
> "Quarry "C" groundwater flow is in a general northerly direction toward wetland and intermittent stream complexes that are associated with tributary to both Dickerson Creek and Heinz Lake. Refer to the Wetland Delineation and Stream Identification Report (Parametrix 2007b) for additional detail on location of drainage basins, wetlands and streams on the site.
>
> Recharge from the interflow zone is an important component of wetland hydrology at the site. Figures 3-4, 3-5, and 3-6 show subsurface conditions in proposed quarry areas.
>
> Subsurface information indicates that shallow interflow zone is the primary component of groundwater flow in quarry areas. Flow within the interflow zone is highly seasonal and dependant on precipitation, commonly occurring from approximately November through April, with minor flow continuing into June. Peak flows typically occur in December, January and February, while there is usually no flow from July through October in most water years (AES 2000)" (p. 3-10) (cites Associated Earth Sciences 2000. Deep Subsurface Exploration Reconnaissance Results, Kitsap Central Business District. Prepared for Port Blakely Communities. September.)

The *Wetland Delineation Report* says that wetland hydrology for Wetland 6 is "sustained by a high groundwater table" (p. 3-20). The same high groundwater table will feed the streams that flow year-round, like Dickerson Creek, which are also in low topographic areas.

The proposed quarry will interrupt this shallow, perched water table. Instead of discharging naturally through the ground to Wetland 4 and its supporting creeks, the water will be collected along with the Quarry C surface runoff in pond QC-North. From there, it will be discharged as surface flow into the uplands and eventually Wetland 4.

In conclusion, the Parametrix reports and plans show that a portion of the natural flow of groundwater will be replaced by surface flow from the temporary stormwater pond QC-North. The water from the proposed Quarry C North will be both treated and untreated stormwater.

G. Hydrologic Impacts to Wetland 4 from the Proposed Quarry C

The *Hydrogeologic Report* says, "Due to very limited infiltration potential, water quality impacts from basalt quarry activities are associated primarily with surface water" (p. 4-4), and that

> "Quarry blasting would generate dust and fines, and rock processing would generate fine sediments. If surface water flows from excavation and processing areas are not controlled, sediment movement and transport to surface water is possible. The steep slopes and soils of moderate erodability in the quarry area could mobilize sediments to tributaries to Dickerson and Gorst Creeks if sediment release is not controlled."
>
> "The primary objective of stormwater management in quarry areas will be to maximize infiltration by constructing large stormwater detention systems within upper permeable soil unit. This infiltration will be monitored to avoid excessive saturation that could potentially result in adverse geologic hazards such as slope instability" (p. 4-4).

The statement that the soils are of "moderate erodability" likely comes from the map in the Hydrogeologic Report, Figure 5-1, Geologic Areas of Concern. The moderate rating is not supported by the NRCS Soil Erosion Hazard Map (Figure 2, attached). In fact, the opposite appears to be true for Quarry C, since the erosion hazard ratings are "Severe" and "Very Severe." This discrepancy should be addressed. Wetland functional assessments such as the Oregon Rapid Wetland Assessment Protocol base erosion potential on the NRCS soil erosion hazard ratings, which demonstrates the accuracy of these erosion hazard ratings for wetland assessment.

Furthermore, this report states that the infiltration is limited, but that ponds will be constructed in the basalt quarry areas to maximize infiltration. The *Preliminary Drainage Plan* specifies flow control ponds will not hold standing water, and will dry out (p. 2-8). Appendix D of the *Preliminary Drainage Plan* lists the QC-North pond infiltration rate as "not applicable" (first page, spreadsheet, pdf page 242). It is unclear how ponds that do not hold permanent water and only catch at most 50% of the 2+year storm flows will infiltrate in areas determined to have no applicable infiltration potential.

The numerical differences in flow rates are apparent in the pre- and post-development conditions (Photo 6). The low runoff numbers for the pre-developed state mean more water is infiltrating into the soil during the storm event. A portion of that water becomes the shallow groundwater interflow that nourishes Wetland 4. The hydrologic change from groundwater interflow to surface runoff via pond QC-North is known to have negative effects on wetlands.

For example, a 6-month storm event will raise the runoff rate in the proposed quarry by 6.69 times above natural levels (4.428/0.661 = 6.69). The post-development outflow rate from the proposed pond is much less than the pre-development rate (0.638/1.071 = 59.5% of normal). The changes from the pre-developed condition to the post-developed condition will both reduce the natural infiltration and reduce the natural surface runoff, producing changes on both ends of the runoff spectrum.

Tr (Years)	Subbasin 1 Runoff Predevelopment* Flow(cfs)	Subbasin 1 Runoff Postdevelopment* Flow(cfs)	Pond Outflow Node Postdevelopment** Flow(cfs)
6-Month	0.661	4.428	
2-Year	1.071	5.715	0.636
5-Year	1.662	7.259	1.029
10-Year	2.163	8.378	1.395
25-Year	2.956	9.914	1.749
50-Year	3.685	11.148	1.990
100-Year	4.558	12.459	2.045
200-Year	5.603	13.857	2.545

* Recurrence Interval Computed Using Generalized Extreme Value Distribution
** Computed Using Gringorten Plotting Position

Inset 11. Runoff rate table for Quarry C-North (*Preliminary Drainage Plan*, pdf p. 282).

A scientific study shows the similarity of mine land to urban land in terms of the negative ecological effects compared to forest:

> "There are some parallels between a forest to mineland conversion and a forest to urban land-use conversion. In both cases soil permeability decreases; in one case due to soil compaction and in the other due to addition of buildings and pavement… Some of the reported symptoms include a flashier hydrograph, elevated concentrations of nutrients, … , reduced biotic richness, increased dominance of tolerant species, … , and a decrease in leaf breakdown."[1]

The mine areas are generally impervious, but to replicate the effects of the urban landscape, the land surface does not have to be 100% impervious. Urban landscapes include areas such as lawns, medians, and natural areas as well as pavement. It is common knowledge among civil planners that urban areas with greater than 12% impervious surface will produce negative effects from runoff. Some cities, such as the City of Bellingham, Washington, mandate that new developments limit impervious area to about this level in order to protect water quality.

The proposed Quarry C will produce effects that will mimic urban stormwater runoff according to the research. It will catch natural perched groundwater and turn it into surface flows, discharged through stormwater pond QC-North. As shown by the *Preliminary Drainage Plan*, the flows will become flashier and change from the natural condition on both amount of runoff and discharge rate. Therefore, scientific studies that examine effects of urban runoff on wetlands apply to the proposed mines.

Changing the water flow from groundwater interflow to surface water point discharge will change one or more of the three important elements of wetland hydrology: depth, duration, and/or timing. The changes in runoff rates and the studies quoted above show that. Research has shown that changes in the depth, duration, and timing of hydrology can change wetland plant survival.[2] Research by experts and professional engineers has shown that such water routing

[1] Simmons, Jeffrey A, William S. Currie, Keith N Eshleman, et al. Forest to Reclaimed Mine Land Use Change Leads to Altered Ecosystem Structure and Function. *Ecological Applications*, 18(1), 2008, pp. 104-118.
[2] Azous, Amanda L. and Richard G. Horner, Ed. *Wetlands and Urbanization: Implications for the Future. Final Report of the Puget Sound Wetlands and Stormwater Management Research Program.* Published by Washington

produces major negative effects in wetlands that impair ecological functions, kill sensitive native plants, and allow weed invasion. This is important since Wetland 4 has 25 native plant species, as observed by LCI.

Other areas in the Pacific Northwest have experienced large-scale changes to the landscape similar to the proposed mine and have seen negative results of engineered stormwater systems. These areas face similar challenges and are analogous to the landscape changes the proposed mine would produce.[3] By looking at scientific research in the Pacific Northwest, insight is gained into the effects of the proposed mine's stormwater system on the surrounding landscape, and Wetland 4, which is the bottom of the basin. Other wetlands receiving treated and untreated storm runoff carry the same risks of pollution.

Research on the effects of stormwater system discharges into wetlands has shown that the wetland plant community declines from the changes in hydrology, despite the best intentions of the design engineers.[4] Observations confirm that even newly engineered systems harm wetlands, and a large number of scientists and engineers agree that the systems do not actually replace the effects of native forest soil when it comes to harming wetlands.[5, 6]

The proposed mine stormwater system is similar to others that actually do harm the wetland vegetation and wildlife. The effects of mining are similar to the effects of urbanization because impervious surface is created[7] and similar ineffective stormwater engineering models are used to allegedly protect the downstream waters. As a result, runoff increases, and carries pollution with it, such as fine sediment from mining and blasting, as mentioned in the *Hydrogeologic Report* (p. 4-4). Engineered systems catch the extra runoff, detain it, slow it down, and discharge it at a calculated rate. As seen by the numbers in Photo 6, the rates are different from the natural condition. Even the newest stormwater runoff models produce treatment systems that harm wetlands, especially those vegetated with a wide variety of sensitive native plants.[8, 9, 10]

State Department of Ecology, Olympia, WA; King County Water and Land Resources Division; the University of Washington, Seattle, WA. 1997.

[3] Simmons, Jeffrey A, William S. Currie, Keith N Eshleman, et al. Forest to Reclaimed Mine Land Use Change Leads to Altered Ecosystem Structure and Function. *Ecological Applications*, 18(1), 2008, pp. 104-118.

[4] Cornwall, Warren. "The Painful Cost of Booming Growth." *The Seattle Times*. May 11, 2008. Accessed online on 11/23/10 at http://seattletimes.nwsource.com/html/localnews/2004405985_growth_stormwater20m0.html.

[5] Cornwall, Warren. "The Painful Cost of Booming Growth." *The Seattle Times*. May 11, 2008. Accessed online on 11/23/10 at http://seattletimes.nwsource.com/html/localnews/2004405985_growth_stormwater20m0.html.

[6] Concerned Scientists and Engineers. Letter to Puget Sound Partnership, "Partnership Recommendations To: Improve Water Quality and Habitat by Managing Stormwater Runoff; Protect Ecosystem Biodiversity and Recover Imperiled Species; Provide Water for People, Fish and Wildlife, and the Environment." October 26, 2006. Accessed online on 11/23/10 at http://seattletimes.nwsource.com/ABPub/2008/05/10/2004406008.pdf.

[7] Simmons, Jeffrey A, William S. Currie, Keith N Eshleman, et al. Forest to Reclaimed Mine Land Use Change Leads to Altered Ecosystem Structure and Function. *Ecological Applications*, 18(1), 2008, pp. 104-118.

[8] Cornwall, Warren. "The Painful Cost of Booming Growth." *The Seattle Times*. May 11, 2008. Accessed online on 11/23/10 at http://seattletimes.nwsource.com/html/localnews/2004405985_growth_stormwater20m0.html.

[9] Azous, Amanda L. and Richard G. Horner, Ed. *Wetlands and Urbanization: Implications for the Future. Final Report of the Puget Sound Wetlands and Stormwater Management Research Program.* Published by Washington State Department of Ecology, Olympia, WA; King County Water and Land Resources Division; the University of Washington, Seattle, WA. 1997.

[10] Concerned Scientists and Engineers. Letter to Puget Sound Partnership, "Partnership Recommendations To: Improve Water Quality and Habitat by Managing Stormwater Runoff; Protect Ecosystem Biodiversity and Recover

H. Water Quality Impacts to Wetland 4 from the Proposed Quarry C

The Washington Department of Ecology discusses surface mining impacts to wetlands:

> "Surface mining generates large quantities of unusable rock that is often left on the surface after it is extracted. This exposes the rock (called spoils) to an oxidizing environment, resulting in a complex series of chemical reactions. The minerals contained in the spoils are not in equilibrium with the oxidizing environment and almost immediately begin weathering and mineral transformations.
>
> The reactions are analogous to 'geologic weathering' which takes place over extended periods of time (hundreds to thousands of years) but the rates of reaction are orders of magnitude greater than in "natural" weathering systems. The accelerated reaction rates can release damaging quantities of acidity, metals, and other soluble components into the environment (U.S. Department of the Interior, Office of Surface Mining 2003).
>
> Thus, the two major disturbances created by surface mining are (Adamus et al. 2001):
>
> • An increase in the levels of heavy metals that are toxic to many organisms
> • An increase in the acidity of surface waters"[11].

Although the *Preliminary Drainage Plan* states that basalt will be piled away from stormwater features (p. 2-9), the fact that the proposed temporary stormwater pond will collect all the runoff from the mine means that the runoff could still contain chemicals or particulates that could harm water quality. No stockpile areas are shown outside the Quarry C plan, so it is assumed that the proposed detention ponds will catch the runoff from the stockpiles and transmit at least 50% of the polluted runoff to Wetland 4 or other receiving water bodies. Therefore, according to the DOE, acid damage to Wetland 4 could occur.

Acid drainage potential is not discussed in the *Preliminary Drainage Plan* or in the *Hydrogeologic Report*. Acidification of surface runoff was not mentioned in the EIS. Monitoring of groundwater pH is proposed in some locations (*Hydrogeologic Report*, p. 4-6), but no discussion of how to effectively stop acid mine drainage is mentioned. "Acid mine drainage

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Imperiled Species; Provide Water for People, Fish and Wildlife, and the Environment." October 26, 2006. Accessed online on 11/23/10 at http://seattletimes.nwsource.com/ABPub/2008/05/10/2004406008.pdf.

[11] Sheldon, D., T. Hruby, P. Johnson, K. Harper, A. McMillan, T. Granger, S. Stanley, and E. Stockdale. March 2005. *Wetlands in Washington State - Volume 1: A Synthesis of the Science.* Washington State Department of Ecology. Publication #05-06-006. Olympia, WA. (p. 3-33). [Author cites U.S. Department of the Interior, Office of Surface Mining. 2003. Factors Controlling Acid Mine Drainage Formation. Available: http://www.osmre.gov/amdform.htm. Accessed: May 23, 2003; and cites Adamus, P.R, T.J. Danielson, and A. Gonyaw. 2001. Indicators for Monitoring Biological Integrity of Inland, Freshwater Wetlands: A Survey of North American Technical Literature (1990-2000). EPA 843-R-01. Fall 2001. Available: http://www.epa.gov/owow/wetlands/bawwg/monindicators.pdf. U.S. Environmental Protection Agency, Office of Water.]

from active and closed mines poses a serious pollution problem in receiving waterways because of acidity and metals that spread downstream from the point source."[12]

pH is the measure of acidity, and it is a logarithmic scale from 1-14 that expresses the number of hydrogen ions (H+) in a sample. The lower the pH, the higher the acidity. A neutral pH is 7, and water is usually close to this value. Stomach acid has a pH of around 2. "pH is a major factor determining metal toxicity. Some metals may compete with H+ at binding sites, reducing their uptake and toxicity, while the toxicity of other metals may increase in the presence of high H+ concentrations, probably due to changes in their speciation, mobility and bioavailability (Cummins, 1993). In addition, the uptake of one metal by the organism is dependent on several factors, e.g. the nature of the membrane where the uptake takes place, the presence of complexing agents in the water, or the developmental state of the organism. Therefore, metals' bioavailability and concomitant toxicity to benthic invertebrates may be considered species specific (Gerhardt, 1992). Metals when in toxic concentrations may act as metabolic poisons (Earle and Callaghan, 1998) or having several other modes of action (e.g. inactivation of enzymes) that in general have reflexes on important biological processes such as growth, reproduction or oxygen consumption (Depledge et al., 1993). However, the H+ ions themselves exert adverse effects (Cummins, 1993), affecting several physiological functions such as Na+ regulation, respiration, Ca_2+."[13]

In addition to the detrimental effects of pH on the downstream Wetland 4, the metals in the runoff can affect organisms downstream. "Acid-mine drainage (AMD) originating from these sites typically has a low pH and contains high concentrations of metals. Once AMD enters a stream, a number of processes may occur, including a decrease in stream pH, precipitation of metal oxyhydroxides, and scavenging of other metals by sorption and/or co-precipitation with these metal oxyhydroxides. Precipitates may settle to the streambed as sediment or coatings on sand and rocks, or they may travel downstream as suspended sediments (Stumm, 1992; Schemel et al., 2000)."[14]

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[12] Duongruitai Nicomrata, Warren A. Dick, Mark Dopsonc, Olli H. Tuovinen. Bacterial phylogenetic diversity in a constructed wetland system treating acid coal mine drainage. *Soil Biology & Biochemistry* 40 (2008) 312–321.

[13] Macedo-Sousa, Joaquim A., Almut Gerhardt, et al. Behavioural responses of indigenous benthic invertebrates (Echinogammarus meridionalis, Hydropsyche pellucidula and Choroterpes picteti) to a pulse of Acid Mine Drainage: A laboratorial study. *Environmental Pollution* 156 (2008) 966–973. [author cites Cummins, C.P., 1993. Acid solutions. In: Calow, P. (Ed.), Handbook of Ecotoxicology. Blackwell Scientific Publications, Oxford, pp. 21–44; Gerhardt, A., 1992. Review of heavy metals on stream invertebrates with special emphasis on acid conditions. Water Air Soil Poll. 66, 289–314; Earle, J., Callaghan, T., 1998. Impacts of mine drainage on aquatic life, water uses, and man-made structures. In: Brady, K.B.C., Smith, M.W., Schueck, J. (Eds.), Coal Mine Drainage Prediction and Pollution Prevention in Pennsylvania. Pennsylvania's Department of Environmental Protection, Harrisburg, pp. 4.1–4.10; Depledge, M.H., Weeks, J.M., Bjerregaard, P., 1993. Heavy metals. In: Calow, P. (Ed.), Handbook of Ecotoxicology. Blackwell Scientific Publications, Oxford, pp. 79– 105.]

[14] Butler, Barbara A. Effect of pH, ionic strength, dissolved organic carbon, time, and particle size on metals release from mine drainage impacted streambed sediments. *Water Research* 43 (2009) 1392-1402. [Author cites Stumm,W., 1992. Chemistry of the Solid-water Interface: Processes at the Mineral-water and Particle-water Interface in Natural Systems. John Wiley & Sons, New York, New York, 428 pp.; Schemel, L.E., Kimball, B.A., Bencala, K.E., 2000. Colloid formation and metal transport through two mixing zones affected by acid mine drainage near Silverton, Colorado. Applied Geochemistry 15, 1003–1018.]

Metals that are toxic to fish and other aquatic organisms include zinc, copper, and others. The discharge of untreated stormwater (50% of the 2-50 year storms) from the proposed Quarry C could release metals and lower the pH of the water in Wetland 4 and the stream reaches below. The toxic acids and metals from the proposed Quarry C could therefore harm fish and other organisms that depend on the aquatic features. "Acid mine drainage (AMD) is the leachate from a mining operation that typically contains high concentrations of sulfuric acid, Fe, Al, Mn, and numerous toxic metals."[15]

The acid mine drainage and associated metals can also disrupt the phosphorus dynamics of aquatic ecosystems, and cause phosphorus in the water column to enter sediments, and even co-precipitate with metals.[16] This is important in wetlands, where plant growth and decay creates phosphorus-rich environments. "Lower dissolved P in the water column could lead to lower productivity by periphyton and slower decomposition by microorganisms."[17]

II. Conclusion and Recommendations

Wetland 4 has not been delineated and described by collecting data typical to the delineation process. Wetland 4 should be delineated with flags in the field to show the extent of Lobes 1 and 2 that LCI observed. The flags should be surveyed by a licensed surveyor to reveal the true wetland edges and determine the buffer offsets.

The delineation should also include mapping the ordinary high water marks (OHWMs) of Dickerson Creek in Lobe 2, and include mapping of the offsite Dickerson Creek OHWMs to show whether the stream buffers will enter the propose quarry sites. All stream OHWMs should be delineated for buffer determination rather than relying on the centerlines that appear on the plans. Centerlines are not OHWMs, and the buffers will likely project farther into the uplands if offset from the OHWMs.

Wetland 4 is a Category II wetland that scores high for water quality and habitat functions. It should be considered a separate rating unit from Wetland 6. The wetland ratings should reflect the increased opportunity for the wetlands to improve water quality under the proposed stormwater discharge plans for all wetlands proposed to receive stormwater.

The proposed Quarry C operation will change the runoff characteristics of the basin, which will have negative effects on wetlands, similar to urban runoff impacts. The proposed Quarry C will also release large amounts of untreated stormwater during 2-year and higher intervals. These changes in hydrology have been proven to negatively affect plant diversity in wetlands such as Wetland 4. Wetland 4 has a high number of native plants, and changes in plant diversity can be expected according to the best available science.

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[15] Simmons, Jeffery A. Phosphorus Removal by Sediment in Streams Contaminated with Acid Mine Drainage. *Water Air Soil Pollut* (2010) 209:123–132.
[16] Simmons, Jeffery A. Phosphorus Removal by Sediment in Streams Contaminated with Acid Mine Drainage. *Water Air Soil Pollut* (2010) 209:123–132.
[17] Simmons, Jeffery A. Phosphorus Removal by Sediment in Streams Contaminated with Acid Mine Drainage. *Water Air Soil Pollut* (2010) 209:123–132.

Wetland 6 is and will certainly be a Category I wetland after the proposed mine development and the buffers should be increased to protect it if the proposed development proceeds.

Research shows that these untreated mine releases can contain acid mine runoff and heavy metals. The acidity and metals could be directly toxic to aquatic organisms, as they have in other cases. The metals and acids can also disrupt the phosphorus cycle of Wetland 4, which is a concern given the high number of native plant species in the wetland. The resident beavers depend on plants for food, and significant declines in the plant community could negatively affect them. For these reasons, LCI recommends additional review and analysis of these issues by the County and applicant prior to the applicant receiving a SDAP.

Sincerely,

Leyda Consulting, Inc.

Joseph D. Leyda, MA
Professional Wetland Scientist
Certified Ecologist

COMMENT #50

Allison Satter

From: Judith Friedberg-Nerf <jnerf@comcast.net>
Sent: Monday, February 23, 2015 11:30 AM
To: Allison Satter
Cc: Eric Younger; Roy Runyon; Greg Wheeler
Subject: Questions re: Comp Plan Update

Hello Allison,

I attended the recent Land Use Open House gathering and appreciate the invitation for citizen feedback.

I'd like to submit some comments soon; but first I'm seeking additional information with respect to land use designations.

I've looked at City website, and I've been unable to find definition of General Commercial development parameters in the CompPlan 2035 section. It would be helpful to have these in hand in order to understand and compare the impacts of proposed changes from Limited Commercial, Commercial Corridor, Neighborhood Center and Neighborhood Business designations to that of General Commercial. Can you please provide a copy General Commercial development parameters?

Also with respect to the re-creation of Multifamily Residential designation, I understand that unintended problems arose when that designation was removed from the existing Comp Plan. I understand that multifamily properties that were "rezoned" became "non-conforming", and that property owners are experiencing negative impacts as a result. Could you please briefly explain what consequences arose from rezoning these properties and why property owners are experiencing constraints - it would be interesting to have an idea about how many properties have been impacted? Is it being proposed that all condo developments across the City be designated "Multifamily Residential" (like the one near the corner of Shorewood Drive and Kitsap Way in Council District 7, Draft Land Use Map #3)? Will there be uniform development parameters for all Multifamily Residential properties - and could you please provide a copy of these?

I live in Council District 7, and have a high interest in proposals that potentially affect the Oyster Bay/Kitsap Way corridor areas. Since our home faces the Oyster Bay Channel, we are strongly connected to the entire residential community surrounding Oyster Bay - as well as to the Kitsap Way commercial corridor that lies just South of R10 zone below Oyster Bay. Council Districts are divided such that issues affecting Oyster Bay area fall into two districts - so some of my questions actually relate to parts of Council District 6 as well.

Thank you so much for any information you can provide.

Also, I want to say that the website postings of council district-by-district profiles - stats and maps - are helpful and useful. I don't know who is responsible, but kudos to all involved in organizing and posting this information. And special thanks to staff and council members who took time to put their feet on the ground to develop these profiles. I hope this effort continues on a regular basis. And maybe in the future, citizens and business owners from each council district will be invited to go along and participate? And as an outcome of this activity, would there ever be a possibility of publishing district-by-district map reflecting empty/underutilized commercial buildings?

Sincerely,

Judy Friedberg-Nerf
1600 Madrona Point Drive
Bremerton 98312

COMMENT #51

Allison Satter

From: Laura Gardner <laura.u.gardner@gmail.com>
Sent: Tuesday, February 24, 2015 11:38 AM
To: Allison Satter
Subject: Comprehensive Plan Update

Allison,

I represent Gardner Properties, LLC, the owner of a multi-family property located at 1027 Walnut Street, Bremerton.

I understand as part of the Comprehensive Plan Update, you are working on the process of changing the city zoning back to medium density instead of low density on the west side of Schley to Cherry Ave, which includes Walnut Street.

I would like to see our property be considered a duplex again, the way it was originally built. Our company definitely supports the change. I believe the neighborhood supports it as well, as there are several similar duplex buildings in the immediate neighborhood.

Thank you for your work on this matter,

Laura Gardner
Managing Member
Gardner Properties, LLC
Laura.u.gardner@gmail.com

COMMENT #52

Allison Satter

From: Stieber, John S CIV C/2308.2 <john.stieber@navy.mil>
Sent: Friday, March 06, 2015 7:27 AM
To: Allison Satter
Subject: Plans for the 5-Ten Building

Ms. Satter,

Contrary to my email address, I am making a personal inquiry and this has nothing to do with the shipyard or the Navy.

I am not sure who I would direct this question towards. I am curious about the plans for the building at 510 Washington Avenue. This building has been boarded up and empty for a while and I was wondering if it is going to be demolished, to make way for new construction as outlined in the District 3 Profile? It is hard to discern from the plan. If the plan is to demolish, who would I contact about this?

You were asking for feedback on the profile draft. I like the plan overall. The direction it appears to go, with regards toward the new look and feel of Bremerton, is good. However, one of the reasons I liked to come downtown was the combination of the new and the old. It is my belief that that nostalgic feel is being sacrificed just for the sake of a newer look. Additionally, while my wife and I like perusing the art stores/shops/museums, but it really is not something most kids (<17 years old) care to visit. The remaining businesses are not geared toward families either. Besides the new movie theater, there is not a lot commercially to draw the families with kids in. If it is there, it is not advertised. There used to be a couple of larger grocery stores in the downtown area. With no plan to include any larger commercial buildings to provide for basic shopping needs, becomes harder to expect people to rely solely on public transportation to procure their groceries
. The plan mentioned that surface parking would be reduced. This would leave only a few parking structures. With the exception of the old Penny's building , these structures are not located for ease of access to the city center. To visit the city center from any of the outlying structures means a walk of one to three full city blocks. As the city center plan seems to center around the arts, this will draw adults with more refined tastes, many of whom are senior citizens. As with my wife, for many older people walking becomes an issue after walking too far. There is no easy solution to either of these issues, but is my two cents on the issue.

On a positive note, One thing that I do love about the downtown area, is the layout of the waterfront, from the fountain park, along the boardwalk, and up to the new apartments/condominiums. It has a good feel to it, with an easy flowing design and layout, that allows one to relax. The layout is design such that most of the intrusive city background noise is reduced or eliminated. Access to/from the businesses and parking is easy and a short walk. It is my sincere hope that the city continues this flowing walkway design all of the way to the new Manette Bridge. Beside enticing people to walk more, having the walkway separated from the road reduces any safety factors of having a narrow sidewalk immediately next to a busy road.

If you want, I can expand on anything . Please let me know.

V/R
John Stieber

"Those who think they have no time for exercise will sooner or later have to find time for illness."

Commission Meeting Date: March 17, 2015 Agenda Item: V.B.1

CITY OF BREMERTON, WASHINGTON
PLANNING COMMISSION AGENDA ITEM

AGENDA TITLE:	Workshop for Comprehensive Plan Update: Economic Development Chapter
DEPARTMENT:	Community Development
PRESENTED BY:	Nicole Floyd, Senior Planner; (360) 473.5279

BREMERTON 2035 - PROJECT OVERVIEW

"Bremerton2035" is title of the City of Bremerton's Comprehensive Plan Update, which focuses on evaluating which aspects of the existing Comprehensive Plan are working and what needs to be adjusted. The City is taking this project on in accordance with the Growth Management Act. The City is required to evaluate and plan for growth over the next 20 years (2016 to 2035). The overarching principles and general concepts within the 2004 Comprehensive Plan continue to be applicable; however, some alterations are necessary to reflect changes related to the economic climate and overall goals of the community.

The Planning Commission is holding a series of workshops, each addressing a different component of the Comprehensive Plan Update (Bremerton 2035). A common theme the Plan update is to streamline and simplify the existing core elements of the Comprehensive Plan and to update the plan to ensure compliance with the Growth Management Act and other locally adopted planning policies.

SPECIFIC MEETING TOPIC

This meeting will focus on the "Economic Development Chapter." An economic development element establishes local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. Unlike all of the other elements in the Comprehensive Plan, the Economic Development chapter is not required by the state, although it is strongly encouraged.

As with the other chapters of the Comprehensive Plan, Staff has made significant efforts to streamline and simplify the content to provide a clearer, more concise, and user friendly document for the public. This element of the current Comprehensive Plan is not particularly complicated or lengthy so the changes are primarily related to format and readability.

ATTACHMENTS

- ***Attachment A:*** *Draft Economic Development Chapter*

WORKSHOP DESIRED OUTCOME

Staff is requesting the Planning Commission consider and deliberate on the proposed Economic Development Chapter to determine if the goals and policies listed adequately address the fundamental principles necessary, while maintaining a user friendly readability.

Modifications to the Economic Development Chapter

The Economic Development chapter is intended to ensure the City is considering and embracing the economic impacts of the City's 20 year growth strategy. As a Metropolitan City, intended to grow into the regional hub of Kitsap County, it is particularly important for the City to look to the future with commercial development in mind.

Although an optional element, the State strongly encourages an Economic Development Element in the code. In order to comply with the Growth Management Act and the County Wide Planning Policies, the element should include a summary of the local economy; address the strengths and weaknesses of the local economy and to clearly identify policies, programs, and projects to foster economic growth and development and to address future needs. In preparing this element staff has also worked diligently on revising the previous language of this chapter to better emphasize the key components. Unlike the pervious elements reviewed, this one was not particularly long; nevertheless it has been streamlined and reorganized as follows:

- Reduction from 6 goals to 5 goals
- Elimination of 3 pages of content
- Re-organization and enhancement of the existing components within the document

Staff has reviewed data available regarding the past 10 years and our economic circumstances and is currently working on updating the Economic Development Appendix with this information. Generally, the City witnessed extensive growth at the turn of the century, but this growth was stifled by the Great Recession. Only recently has the economy begun rebound in Bremerton and the surrounding areas. While the economic growth anticipated for the last 10 years has not been realized significant advances have been made in the way of infrastructure and new facilities that will help entice commerce to Bremerton.

Forecasts indicate that due to Seattle's current growth rate, Cities adjacent to Seattle are likely to witness a ripple effect and also witness significant growth. Many Cities surrounding Seattle are already experiencing higher volumes of growth due to the high cost of living and rents within Seattle. Bremerton is poised and ready to accommodate this growth surge. It is more important than ever to have a strategic plan for how new growth and expanded commerce will shape the future of Bremerton. Specific attention should be paid to improvements related to Bremerton's regional reputation. Attention to building design, street improvements, transportation, safety and diversity will ensure Bremerton grows into a City that is more than a navy town, but is a desirable and prosperous community.

The 2004 Economic Element recognized the importance of growth of the economy, therefore significant changes are not related to content, rather, the draft language is intended to update, simplify and streamline. Staff is seeking Planning Commission's guidance on the chapter's readability and core principles. Does the draft chapter provide clear policy direction in an efficient and reader friendly format, while still meeting all Growth Management Act's goals?

The current Comprehensive Plan, all public released public documents and more information on this process can be reviewed at www.Bremerton2035.com.

Element 4

Economic Development

Economic Development Vision

As the only Metropolitan City within Kitsap County, Bremerton expects to substantially expand employment and job variety over the next 20 years to support a growing economy and lifestyle diversity within the region.

The State of Washington has recognized the need to promote economic competitiveness in community planning efforts. While not a required element of the Comprehensive Plan, this Element is strongly encouraged due to the clear connection between businesses and their critical role in providing for a vibrant, healthy City. The Economic Development Element asserts the need for Bremerton to grow its economy into the Metropolitan City it has been designated to become. This Element puts a priority on both retention of existing competitive businesses and diversifying by encouraging new development that increases activity levels within all commercial areas, especially mixed use centers. At the same time, the Element works to highlight and enhance the qualities that make Bremerton a wise investment, such as its prime waterfront, regionally significant location, and its existing quality infrastructure.

With Bremerton's excellent location it is only a matter of time before the City realizes an unprecedented economic vitality. The City of Bremerton is 14,800 acres, or approximately 23 square miles and is located at the geographic center of the Puget Sound Region. It is only 11 miles across the water from Seattle and just 33 miles northwest of Tacoma off State Highway 16. The Washington State Ferry system conveniently links downtown Bremerton to downtown Seattle, providing unobstructed automobile access, a unique feature, in comparison to other satellite cities around Seattle. State highways tie Bremerton and the Puget Sound Industrial Center (including the Bremerton National Airport), to Tacoma on the south, and to the Hood Canal Bridge on the north, Puget Sound's link to the Olympic Peninsula. Residents, visitors, and Bremerton-based businesses benefit from this unparalleled regional access as well as the City's favorable size for operations and management. In fact, Bremerton is the largest incorporated City in the West Sound, with a population of approximately 38,000 and houses more jobs than the combined markets of Gig Harbor and Silverdale[1].

Bremerton is regionally significant due to the deep water port, home to a newly rebuilt state ferry terminal, public marina and the Puget Sound Naval Shipyard - the West Sound's largest employer. The City's major employers include the Puget Sound Naval Shipyard, Olympic College and for now, Harrison Hospital. The Puget Sound Naval Shipyard has long been the City's principal economic base despite its federal exemption from paying local taxes and property assessments. Approximately 48 percent of jobs in the City of Bremerton in 2013 were government employment (public sector). Shipyard activities strongly affect the City's population demographics and land use development. Commercial activities are often strategically located near PSNS access points, including automobile oriented business on the edges of Charleston, near the shipyard's main gate on Naval Avenue.

Prior to the Great Recession, Bremerton was growing in almost every sector at rates faster than had been seen for nearly 50 years. While much of that growth stagnated with the economic downturn, significant advances in terms of upgrades to public

facilities and infrastructure progressed. As the economy nationwide is beginning to grow once more, Bremerton is also witnessing growth, particularly in the Downtown region. Development patterns include the permitting of three different multi-family projects totaling nearly 500 new residential units in Downtown alone. A 10 screen movie theater has been constructed, many restaurants and small businesses are thriving and more are anticipated to come.

In 2013, in order to encourage businesses to locate in Bremerton, the City began raising the level of exemption from its Business and Occupation tax annually in $20,000 increments. Currently (as of 2015), the first $120,000 of a business' gross receipts are exempt from this tax. In 2014, the City saw a net gain of 750 active business licenses from the previous year, and that number has been increasing annually since 2008.

Harrison Hospital's recent decision to relocate to Silverdale is anticipated to significantly impact the overall economic vitality of Bremerton in the near future; however this departure can be viewed as an opportunity for another large employer to fill the gap. Olympic College is growing rapidly and now offers four year degrees from both Western Washington University and Washington State University. Significant investments into the campus and surrounding area have been witnessed and are forecasted to continue into the future.

Economic development requires partnerships across jurisdictional lines, especially to enjoy the benefits of a shared economy that does not contain itself to political boundaries. The City has been working collaboratively with all jurisdictions within Kitsap County and extending further to the greater Puget Sound Region. Significant growth of Seattle has placed higher demands on its surrounding Cities. As Bremerton is only a ferry ride away from downtown Seattle, it is anticipated that development of the City will increase due to this proximity.

The City of Bremerton is reemerging as a commercial, residential, and cultural center in the region. Downtown is the first of the City's designated centers, with its own adopted Sub-Area Plan to assure a quality setting for new investments. This focused economic activity, with the subsequent protection of quality residential neighborhoods, will lead to new vibrancy and economic well-being City-wide.

The total number of jobs in the City of Bremerton for 2013 is over 28,000, compared to 32,000 in unincorporated Kitsap County[1]. The City's share of jobs in relation to its geographical size (23 square miles), in comparison with the County's size (566 square miles) is representative of the City's status as a metropolitan area. The ED Appendix provides available data regarding Bremerton's economic conditions.

[1] Puget Sound Regional Council, Seattle, WA - 2013 Covered Employment Estimates

Economic Development Goals

The following summarizes the intent of the four Economic Development goals for the City of Bremerton:

ED1: **Support expansion of commerce.**

ED2: **Upgrade and enhance existing buildings and street frontages**.

ED3: **Facilitate improvements to commercial districts through incentives and partnerships.**

ED4: **Recognize the relationship between transportation and economic development - improve multi-modal transportation options and routes.**

ED5: Establish a regional perception of Bremerton as a welcoming, attractive and business friendly city.

Policies

The four goals support the overall growth strategy of the City specifically related to Economic Development. Associated policies have been created to support and implement the vision established by the goals.

Goal ED1: Support expansion of commerce by diversifying and expanding Bremerton's commercial base.

Implementing Policies:
ED 1(A): Attract new employment opportunities throughout the city by utilizing incentives for redevelopment of underutilized sites, such as encouraging adaptive re-use of existing commercial buildings.

ED 1(B): Increase market elasticity and diversity of businesses by supporting a wide variety of commercial uses within the designated mixed use Centers throughout the City.

ED 1(C): Entice development of start-up and small businesses by supporting home occupation businesses, incubator businesses, and mobile vendors. Educate property owners in development options and interests.

ED 1 (D): Actively seek living wage jobs that benefit a broad cross-section of residents and encourage educational opportunities such as higher education and workforce training programs.

DRAFT

ED 1(E): Support and encourage annexations when appropriate. Continue to monitor land supply and availability for development sites throughout the city.

Goal ED 2: Revitalize Bremerton's commercial districts by upgrading and enhancing the aesthetic quality of existing buildings and street frontages.

Implementing Policies:
ED 2(A) Encourage rehabilitation and upgrades to enhance the street presence in existing commercial districts through a wide variety of means including but not limited to:

- *Promote decorative street lighting, window displays, increased security, and pedestrian public amenities (trash cans, benches, etc.).*
- *Consider recognition, preservation, and repair of historic storefronts and signage such as McGavin's Bakery that emphasize quintessential elements from our past in areas such as Downtown, Manette, and Charleston.*
- *Investigate outdated and obsolete elements of building frontages such as façade treatment and signage. Encourage maintenance, repair, and enhancement focusing on pedestrian scale enhancements.*

ED 2(B): Ensure new development promotes street level activation to encourage walkability and social interaction through site and façade design, including but not limited to the following:

- *Design standards should be required for new commercial structures, especially in Centers, that ensure buildings and site layouts are designed with a focus on pedestrian scale such as intersection anchoring, strategically locating parking to the rear of structures, recognizable access ways, promotion of weather protection etc.*
- *Promote the use of the design review board to ensure aesthetic quality, pedestrian scale of new buildings, and flexibility of development standards within the Downtown Regional Center for both new construction and substantial remodel of existing structures.*

Goal ED3: Facilitate physical improvements to commercial districts through tax incentives, intergovernmental programs, and private public partnerships.

Implementing Policies:
ED 3(A): Pursue regional and state investment interests, especially public dollars, through lobbying and relationship-building, highlighting Bremerton as a stable, appealing community committed to partnerships and collaboration.

ED 3(B): Encourage rehabilitation programs, grant funding, and Local Improvement Districts for clean-up/repair of existing structures and infrastructure improvements especially in designated mixed use centers.

ED 3(C): Pursue state legislation, programs, and tax strategies to aid business districts in attracting and retaining a diverse commercial base. Expand existing strategies such

as the Multi-Family Tax Exemption to all centers and the Empowerment Zone citywide.

Goal ED 4: Recognize the relationship between transportation and economic development by working collaboratively with other governmental agencies to improve multi-modal transportation options and routes.

Implementing Policies:
ED 4(A): Pursue alternative transportation monies, including federal dollars typically spent on the interstate system, for fast-ferry research and other multi-modal investments and improvements.

ED 4(B): Ensure access to commerce by focusing commercial development along existing transportation corridors. Support expansion of transportation systems and facilities to improve access to the Bremerton National Airport, the Puget Sound Naval Shipyard, Downtown, and the designated District Centers.

ED 4(C): Work with Kitsap Transit to enhance access to commerce during standard business hours, nights, and weekends.
ED 4(D): Coordinate with the Puget Sound Naval Shipyard and the Washington State Ferry Service to work towards reducing parking demands and traffic influxes from commuter and shipyard workers on City streets. Continue to limit surface parking as it does not promote economic development of the City.

Goal *ED* 4: Advance efforts to establish a regional perception of Bremerton as a welcoming, attractive and business friendly City.

Implementing Policies:
ED 4(A): Evaluate and work towards efficiency and efficacy of all permit processes to ensure requirements and timelines are predictable. Encourage City Departments and Staff to advocate on behalf of development projects that meet code provisions and to provide condensed development guides to applicants that help identify code requirements.

ED 4(B): Encourage a wide variety of marketing and tourism efforts that provide a welcoming sense such as:

- *Supporting the installation of way-finding signs to business districts, parks, and regional attractions within the City.*
- *Partner with private and public agencies to publicize community services and amenities.*
- *Support efforts of local business and associations to attract new business and visitors from outside the City.*
- *Support tourist attractions and amenities, by advocating for enhanced and regular ferry service between Bremerton and Seattle.*

ED 4(C): Encourage community engagement and civic activities within Centers by promoting recreational activities, and community events as these activities tend to enhance a sense of community and support local commerce.

COMMENT #53

Allison Satter

From: Andrea Spencer
Sent: Wednesday, March 11, 2015 1:13 PM
To: Allison Satter
Subject: FW: Olympic College Comprehensive Plan Endorsement

Please include in the official record for the Comp Plan.

From: Riveland, Bruce [mailto:briveland@olympic.edu]
Sent: Wednesday, March 11, 2015 12:48 PM
To: Andrea Spencer
Cc: Pasquariello, Robert
Subject: Olympic College Comprehensive Plan Endorsement

Dear Andrea Spencer,

The college has reviewed the proposed changes to the Comprehensive Plan in the area around the Olympic College. We agree with the proposed changes to the Higher Education designation that are shown on the plan. These are consistent with our long term plans and with our ongoing conversations with you and other City administrators. Thank you for your good work and collaboration in advancing our collective interests.

Bruce Riveland
V.P. Administrative Services
Olympic College
1600 Chester Avenue
Bremerton, WA 98337-1699
360-475-7501