

**Conditions Amended and Added by BOCC on 12/9/02**

**Re: Comprehensive Plan Amendment Application MLA02-235; Fred Hill Materials;  
Mineral Resource Land (MRL) overlay; Thorndyke Tree Farm**

**Substitute Condition 2 (for Condition 2 on page 2-34 of Final Supplemental  
Environmental Impact Statement—FSEIS—dated 11/25/02)**

2. As a matter of policy, the legal, nonconforming use (i.e., established prior to adoption of the UDC) at the Shine Pit hub of 144 acres (including an existing MRL overlay of 121 acres) shall be subject to operational standards a. and b. upon adoption of a Wahl Lake/Meridian MRL overlay and operational standards c. and d. when (and if) approval is granted through a permit review process for mineral extraction activities in the Wahl Lake/Meridian MRL overlay:
  - a. The maximum permissible sound level at any and all receiving properties outside of the Thorndyke Tree Farm shall be 57 dB(A) between 7:00 a.m. and 7:00 p.m. on weekdays and 47 dB(A) on weekends, holidays, and between 7:00 p.m. and 7:00 a.m. on weekdays. Compliance protocol shall be established during review of future mineral extraction permit application. Any planned, temporary exceeding of these standards must be authorized beforehand by the Administrator and documented in the compliance case file.
  - b. Outdoor lighting shall meet the specifications of the US National Park Service Interim Design Guidelines for Outdoor Lighting. Building lighting shall be located high on the structures and include forward throw optics to direct lighting away from the sides of the buildings and onto the ground. Lighting required for mineral extraction, processing, and transportation activities shall be independently mounted (not directly attached to equipment) to allow for a more downward throw of light to further limit the potential for direct light to reach offsite areas.
  - c. Transportation options shall be fully studied in project action environmental review, including optimum hours for truck access to SR 104.
  - d. A visual impact mitigation plan shall be a mandatory element of project action environmental review, including but not limited to the establishment of berms, vegetative plantings, and other measures to mitigate offsite visual impacts.

**Substitute Condition 13 (for Condition 13 on page 2-36 of FSEIS)**

13. During mining operations, dust shall be controlled by the proponent, through means of watering or other methods that are acceptable to the SEPA Responsible Official.

**Substitute Condition 14 (for Condition 14 on page 2-36 of FSEIS)**

14. Any application for a conveyor and pier facility for barge loading in the Hood Canal would automatically receive a threshold Determination of Significance (DS) from Jefferson County, requiring the preparation of a project action Environmental Impact Statement (EIS). The permit application review process for any application for mineral extraction in the newly adopted Wahl Lake/Meridian MRL overlay shall include a full environmental review of all transportation options of mined material, including terrestrial and marine options. If an application is submitted for mineral extraction in the Thorndyke Tree Farm, but a concurrent zoning and shoreline conditional use application is not submitted for a conveyor and pier facility for barge loading in the Hood Canal, the marine transportation option shall be fully analyzed and considered during SEPA review, the absence of an application notwithstanding, *or* the marine transportation option shall be eliminated from future consideration. This measure is established as a matter of policy and in an effort to fulfill the spirit and intent of the State Environmental Policy Act and the Jefferson County Comprehensive Plan, which call for full environmental review of all probable short- and long-term environmental impacts.

**Condition 15 (new Condition)**

15. A periodic review process shall be established in conjunction with any future mineral extraction or related permits granted for activities in or associated with the current and newly adopted MRL overlays in the Thorndyke Tree Farm. At five (5) year intervals from permit issuance, DCD will conduct a periodic review process, equivalent to a Type II permit process under Section 8 of the UDC, including applicable public notice provisions and appeal rights, to determine whether the site is operating consistent the most current standards and to establish other conditions as necessary to mitigate identifiable environmental impacts. Written notice that periodic review is commencing shall be provided to the public and to agencies with jurisdiction. The notice shall explain the purpose and intent of the periodic review process and other relevant details.

[END]