

December 23, 2011

Jefferson County Department of Community Development
Development Review Division
621 Sheridan Street
Port Townsend, 98368

Subject: Land Use Application and Pending SEPA Determination
MLA 10-00073-Iron Mountain Quarry

On behalf of the homeowners and occupants of the 98 homes in Teal Lake Village, the Teal Lake Village Homeowners Association Board of Directors would like to see specific language that addresses the following:

According to WAC173.60.030 Sub A Sub iii, the Port Ludlow Master Planned Resort (PLMPR) must be treated as a "private residence". Noise levels, air quality and other environmental factors must adhere to the "private residence" standard at all boundaries of the PLMPR, including the PLMPR Golf Course. Based on this Washington state law, Jefferson County must require an Environmental Impact Study (EIS) by issuing a Determination of Significance for the Iron Mountain Quarry's New Shine Quarry project.

Noise: The mitigation for noise recommendations are inadequate to comply with the above referenced Washington state law.

Noise monitoring stations need to be located within PLMPR boundaries and operational during all IMNSQ's operating hours.

A structure of fines, payable within 30 days, should be administered by Jefferson County to ensure IMNSQ's compliance with noise level standards. Non-payment of said fines within the 30 day period should result in permit rescission.

Notification of blasting is not adequately addressed in the Mitigation document. Blasting should be restricted to the hours of 10am and 3pm on Monday through Friday. No blasting should be permitted on Saturday or Sunday. Public announcements of intent to blast should be made at least one week in advance and placed on the Port Ludlow website and in the Port Townsend Leader.

All physical mining operations should be restricted to Monday through Friday between the hours of 7am and 7pm.

Air Quality: Air quality is not adequately addressed in the Mitigated Determination of Non-Significance Document. Many residents of the PLMPR have respiratory problems due to age related chronic diseases.

Air quality monitoring stations should be located throughout the PLMPR to monitor detrimental levels of dust and air pollution in accordance with the standards of the Olympic Region Clean Air Agency. A structure of fines as referenced under noise

concerns should be defined and administered by Jefferson County with the same consequences for non-compliance.

Only vehicles owned by IMNSQ are addressed regarding upkeep and emission standards. These standards should be expanded to include all delivery trucks owned by their clients that are used to haul material from the quarry area.

Watering of haul roads is not sufficient to contain the potential dust problem. Mud from truck tires will be deposited around the mine road entrance and along SR-104. When dried, it will contribute to dust in the air by the traffic on SR-104. A frequent sweeping of the area by IMNSQ should be included in any consideration of a permit. This would also help reduce the amount of debris deposited on the highway by trucks hauling material from the quarry site, thus reducing the potential damage to other vehicles and vehicle windshields.

Traffic: Residents throughout Jefferson County are dependent on SR-104 for access to the Hood Canal Bridge and other destinations to the East. Current documents do not adequately address the traffic issue.

The gaps in traffic cited in the plans for use of SR-104 by IMNSQ's vehicles and those of their clients are not realistic. Jefferson County should involve WSDOT and their data to address the quantity of traffic gaps.

Time for these vehicles to safely enter and exit the quarry site will prove to be inadequate. When this becomes evident and the need for acceleration/deceleration and turning lanes becomes needed, all costs should be borne by IMNSQ, not the taxpayers of Jefferson County or the state of Washington. Language specific to this requirement should be included in any documents setting mitigated operating limits for IMNSQ.

Local markets to be served by trucks carrying material from the IMNSQ site should be clearly defined as Kitsap and Jefferson Counties only. Additionally, the mitigation should state that roads within the PLMPR may be used for transport of rock only to locations within PLMPR. No through transit of rock should be allowed.

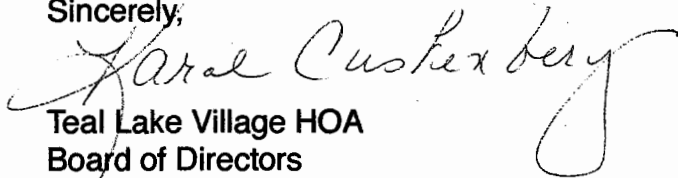
Water Quality: Neither the possible impact of IMNSQ on PLMPR's water sources nor IMNSQ's responsibility to rectify any unforeseen damages to those water sources are addressed in the Mitigated Determination of Non-Significance Document.

Fracturing of basalt rock cannot be predicted. There must be a monitoring program in place to ensure mining operations do not impact aquifers that may service Port Ludlow's water wells or those of the surrounding area and specifically state IMNSQ's responsibility if any damage occurs to those water sources.

A project that plans to remove as much as 400,000 tons of rock per year for up to 40 years can not be deemed to be non-significant. The Teal Lake Village Board of Directors on behalf of our HOA request that you issue a Determination of Significance for the IMNSQ project so an

Environmental Impact Study can adequately assess the environmental, economic, health , safety and quality of life issues for PLMPR residents, Jefferson County and the State of Washington.

Sincerely,



Teal Lake Village HOA
Board of Directors
PO Box 65011
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Karol Cushenbery, President
Lee Springgate, Vice President
Francis Wickeham, Treasurer
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Mark Weaver, ARC Chairman

cc: David Wayne Johnson, Associate Planner, Port Ludlow Lead Planner
John Austin, County Commissioner, District 3
Kevin Van De Wege, State Representative
Norm Dicks, U.S. House of Representatives, 6th District
Maria Cantwell, U.S. Senator
Patty Murray, U.S. Senator
Bob Mead, Washington State DNR
Ross Goodwin, Washington State DNR
Dale Severson, Washington State DOT
Linda Matlock, DOE Water Quality
Frank Meriwether, Washington State Department of Health