

**MASON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

APPLICATION FOR SPECIAL USE

A Special Use is one that possesses unique characteristics due to size, nature, intensity of use, technological processes involved, demands upon public services, relationship to surrounding lands, or other factors. The purpose of this application is to provide for adequate oversight and review of such development proposals, in order to assure that such uses are developed in harmony with surrounding land uses, and in a manner consistent with the intent of the Development Regulations for Mason County; Ordinance No. 82-96. Acceptance of this application by Mason County does not guarantee approval of request.

Applicant name ADAGE Mason, LLC - F. Reed Wills Telephone # (610) 358-4790

Mailing address
225 Wilmington West Chester Pike Suite 302, Chadds Ford, PA 19317

Site address
490 E EXPORT RD SHELTON; 500 E EXPORT RD SHELTON

Tax Parcel # 1 309 S P3 E5 L H1 (Tax Code) - 320081060000 (Parcel ID)

Legal Description
See Attached

Type of Special Use Permit: Communications Tower _____
Accessory Dwelling Unit _____
Oversize Construction _____
Other Structures > 45 ft. in height

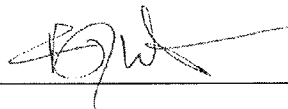
On a separate piece of paper, please state your reasons for requesting a Special Use Permit. Be sure to address the following six criteria, your request will be evaluated based on these criteria.

- 1) Will the proposed use be detrimental to public health, safety, and welfare?
- 2) Will the proposed use be consistent and compatible with the intent of the Comprehensive Plan?
- 3) Will the proposed use introduce hazardous conditions, at the site, that can not be mitigated through appropriate measures to protect adjacent properties and the community at large?

Special Use Permit: \$1,135.00 plus Hearings Examiner: \$2005 or \$670 for ADU's
Applicant will also be billed for all advertising costs. Acceptance of this application, by Mason County does not guarantee approval.

- 4) Is the proposed use served by adequate public facilities, which are in place, planned as a condition of approval or as an identified item in the County's Capital Facilities Plan?
- 5) Will the proposed use have a significant impact upon existing uses on adjacent lands?
- 6) If located outside of an Urban Growth Area, will the proposal result in the need to extend urban services?
- 7) Please provide a site plan that includes the following:
 - Indicate Scale and North Arrow
 - Property line dimensions, easements, and right-of-ways.
 - The location of all existing and proposed structures. Include square footage of existing and proposed structures.
 - Setback distance, in feet from all property lines and structures.
 - Existing and proposed road access to and from the site.
 - Parking sites
 - Location of on-site sewage tanks and drainfields.
 - Location of drinking water supply. Include location on the proposed site and surrounding parcels.
 - Steep bluffs, wetlands, streams, and bodies of water
 - Location of fire hydrants and emergency vehicle access roads, including grade.
 - Surface and storm water run-off routes.

Applicant(s) signature _____



F. Reed Wills

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Publication cost is the responsibility of the applicant. Final permit processing will **not** occur until advertising fees have been paid to the newspaper by the applicant. The Shelton-Mason County Journal will bill the applicant directly.

I / WE understand that I / WE must sign and date the attached acknowledgment indicating and that I / WE understand that is MY / OUR responsibility. I / WE must submit the signed page as part of application in order for it to be considered as complete.



SIGNATURE

DATE: June 28, 2010

ADAGE Masson LLC
OWNER

F. Reed Wills
APPLICANT

Special Use Permit: \$1,135.00 plus Hearings Examiner: \$2005 or \$670 for ADU's
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**LIST OF ADJACENT PROPERTY OWNERS' MAILING ADDRESSES
WITHIN 300 FEET OF YOUR PROPERTY BOUNDARIES**

Addresses are to be obtained from the Mason County Assessor's Office, Bldg. 1, Second Floor.

Owner	Port of Shelton 21 West Sanderson Way Shelton, WA 98584-1279	Parcel #
Site Address 1	104 E. East West Rd Shelton, WA 98584	320092060000
Site Address 2	340 E Millwright Rd Shelton, WA 98584	320092060000
Site Address 3	351 E Millwright Rd Shelton, WA 98584	320092060000
Site Address 4	MC Forest Products 30 E Export Rd Shelton, WA 98584	320043020000
Site Address 5	Willis Trucking 450 E Export Rd Shelton, WA 98584	320043020000
Site Address 6	1970 E Johns Prairie Rd Shelton, WA 98584	320054060000
Site Address 7	2102 E Johns Prairie Rd Shelton, WA 98584	320054060000
Site Address 8	2104 E Johns Prairie Rd Shelton, WA 98584	320054060000
Site Address 9	490 E Export Rd Shelton, WA 98584	320081060000
Site Address 10	500 E Export Rd Shelton, WA 98584	320081060000

Owner	Douglas Fir Christmas Tree LLC PO Box 820 Shelton, WA 98584-0820	Parcel #
Legal Descrip	NE NW Survey 34/239	320082100000

Owner	Bence, Terry L & Patricia S 610 W Bambi Farms Rd Shelton, WA 98584-7494	Parcel #
Legal Descrip 1	E1/2 SE NW 35/221 Pending BLA #09-20	320082400000
Legal Descrip 2	NE SW EX S 35/221 Pending BLA #09-21	320083100000

Special Use Permit: \$1,135.00 plus Hearings Examiner: \$2005 or \$670 for ADU's
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Owner	Ramona K Jacob 571 E Capital Prairie Rd Shelton, WA 98584-4262	Parcel #
Site Address 1	571 E Capital Prairie Rd Shelton, WA 98584	320084200030

Owner	Mankee Family Resources LTD PTP PO Box 1302 Shelton, WA 98584-1302	Parcel #
Legal Descrip 1	W 79.18 AC WM Morrows DLC EX S 60' W of CO R/W	320084900000
Site Address 2	1500 E Capital Hill Rd Shelton, WA 98584	320093000000

Special Use Permit: \$1,135.00 plus Hearings Examiner: \$2005 or \$670 for ADU's
Applicant will also be billed for all advertising costs. Acceptance of this application, by Mason County does not guarantee approval.

ADAGE is proposing the construction of a new biomass power plant at the John's Prairie Industrial Park on East John's Prairie Road. The facility will be located on a parcel approximately 92 acres in size as shown on Figure 1. This Special Use Permit has been submitted to address Mason County Code 17.07.450 that limits building heights to 45 feet above the surrounding ground. For the proposed facility, structures above this limit will range in height from 50 to 170 feet above the surrounding ground, with the tallest structure being the stack, which will rise 170 feet above the surrounding ground. Table 1 presents a summary of the heights of the various buildings planned for the site that exceed 45 feet in height. No building will exceed 200 feet in height and should not pose a hazard to air traffic patterns. A notice has been sent to the Federal Aviation Administration (FAA) informing them of the location and the height of the structures and requesting their review of the planned facility. All requests by the FAA will be abided by.

Table 1 - Structure Heights	
Structure	Height
A-frame	85 feet
Raw water tank	50 feet
Boiler House	150 feet
Turbine House	65 feet
Baghouse	90 feet
Air Cooled Condenser	95 feet
Fuel Processing Tower	75 feet
Fuel Truck Dumpers	92 feet
Stack	170 feet

The proposed facility has been designed to mitigate potential impacts to the surrounding land. Figure 2 shows the proposed layout of the plant on the parcel. The buildings and stack are located on approximately 10 acres in the northwest corner of the property, close to similar existing industrial operations. The remainder of the property will be used for biomass storage and ancillary support facilities that will not exceed 30 feet in height. The entire industrial park is zoned industrial and the proposed power plant is a similar or related use to the other businesses with operations within the park which consist primarily of wood product operations. The biomass plant is in compliance with permitted uses under Chapter 17.07.630 of the code, as a value-added forest product operation. The closest non industrial operations building to the planned power plant is approximately 900 feet away from the Site border and 3600 feet from the stack. A 50 foot buffer area will be maintained on the south and east sides of the property. Inside the buffer area, an earthen berm and landscaping will screen the neighboring properties from plant operations. The facility is not anticipated to have a significant impact on adjacent lands. According to the Land Use Classifications in Section 17.03.034, the site will be classified Category VI. North and east of the Site, the adjacent property is part of the same parcel and part of the Johns Prairie Industrial Park; to the south and west, the adjacent property is classified as Category I. The Site will meet or exceed Mason County and Shelton UGA landscaping code based on these classifications.

The John's Prairie Industrial Park is located in the Shelton Urban Growth Area. As part of the construction of the facility, sanitary sewer and water service is being extended to this area. Expansion of municipal services to this area is included in the City of Shelton long term

growth plan for 2011. Recognizing the accelerated rate of expansion of services to this area, ADAGE has agreed to help finance the expansion of services to this area.

Several steps will be taken to reduce and control the aesthetic impacts by the proposed site development. These steps will include:

- Maintaining a minimum 50 – 100 foot buffer for existing trees and vegetation that would be left around the western, southern, and northern boundaries of the site, excluding entrances and exits.
- Developing a facility color scheme for the exteriors of the buildings and equipment that blends with the existing vegetation.

A SEPA Checklist has been prepared for this project and has been submitted to Mason County for review, along with this Special Use application. On the basis of the information presented in the SEPA Checklist, the proposed facility is not detrimental to public health, safety, or welfare. The site will not introduce hazardous conditions, at the site, that cannot be mitigated through appropriate measures. As with any industrial facility, the potential exists for inadvertent releases of chemicals or other accidents. However, safety systems have been incorporated into the site design to prevent and control chemical releases and a site wide Environmental, Health and Safety Management System (EHSMS) program will be established to train workers in procedures to prevent accidents and accidental releases. A site specific EHSMS manual will be developed based on industry's best practices. The manual will address at a minimum the OSHA and WISHA laws and rules applicable to the power industry, along with site specific information. In addition to the EHSMA manual, management systems such as those required under a SPCC, Industrial NPDES and SWPPP will be developed and implemented to prevent accidents and releases, and to control and cleanup releases if they do occur. Employees will be trained in these programmatic requirements and periodic compliance audits will be conducted to ensure that employees are familiar with, and are implementing, program requirements. The proposed operation will not introduce hazardous conditions to either adjacent property owners or the community at large.

There is currently no water or sewer hook up to the proposed Site. Sanitary sewer service will be provided by the City of Shelton for both sanitary and process wastewater. Several alternative approaches are under evaluation. . This work would be performed in accordance with applicable criteria from Mason County and the City of Shelton. New lines would be located in existing public right-of-ways. The City of Shelton is currently developing plans to construct a new 16 inch water main to serve the Public Utility District facility on Johns Prairie Road. With approval from the Port of Shelton, the City plans to annex the Port's existing 8-inch water main serving the industrial park, providing water service to the entire industrial park. The Port will transfer ownership of their water main. This work is not being planned or executed as part of the proposed construction. To connect the proposed project site to the water system will entail extension of the existing water main to the site. Work would be constructed in existing public right-of-ways. ADAGE has received letter from the City discussing requirements for discharge of wastewater to the City's sewer system as well as the requirements for water supplies from the City's system.

Legal Description 06-25-10
ADAGE Mason County LLC – Mason County, Washington
Proposed 60 MW Biomass Power Plant
Page 1 of 2

That portion of the Northeast One Quarter of Section 8 and the Northwest One Quarter of Section 9, both in Township 20 North, Range 3 West of the Willamette Meridian, described as follows:

Beginning at the Southwest Corner of the Northwest One Quarter of said Section 9; thence South $87^{\circ}04'26''$ East along the South Line of said Northwest One Quarter, a distance of 478.48 feet to a #5 iron bar with plastic yellow cap set at the Southwest Corner of the Shearer Brothers Chipping LLC Lease, per document originally dated January 1, 2000, which is on file at the Port of Shelton; thence North $01^{\circ}39'24''$ East along the West Line of said Shearer Brother's Lease, a distance of 479.81 feet to a #5 iron bar with plastic yellow cap set per said Lease; thence continuing along said West Line North $01^{\circ}39'24''$ East, a distance of 504.46 feet to a #5 iron bar with plastic yellow cap set per said Lease; thence continuing along said West Line North $01^{\circ}39'24''$ East, a distance of 256 feet, more or less, to the South Line of the Red Dog Reload LLC Lease per the Port of Shelton's AutoCAD file named: MCFP Lease.dwg which represents the land lease dated October 4, 2002, which is also on file at the Port of Shelton; thence North $88^{\circ}25'$ West, more or less, along said South Line, a distance of 490 feet, more or less, to the West Line of the Northwest One Quarter of said Section 9; thence continuing along said South Lease Line North $88^{\circ}25'$ West, a distance of 200 feet, more or less, to the Southwest Corner of said Red Dog Reload Lease; thence North $88^{\circ}46'$ West, more or less, parallel with the South Line of the Northeast One Quarter of said Section 8 and 1231 feet, more or less, perpendicular northerly therefrom, a distance of 2463 feet, more or less, to a point 60.00 feet easterly of the West Line of said Northeast One Quarter; thence South $02^{\circ}49'$ West, more or less, parallel with said West Line and 60.00 feet perpendicular easterly therefrom, a distance of 910 feet, more or less, to a point which is 321.00' northerly of the South Line of said Northeast One Quarter; thence South $42^{\circ}11'$ East, a distance of 359 feet, more or less, to a point which is 314.00 feet easterly of the West Line of said Northeast One Quarter and 60.00' northerly of the South Line of said Northeast One Quarter; thence South $88^{\circ}46'$ East, parallel with said Northeast One Quarter and 60' perpendicular northerly therefrom, a distance of 1151 feet, more or less, to a point which is 55.00 feet easterly of the centerline of East Capital Prairie Road; thence South $02^{\circ}29'$ West, more or less, parallel with the centerline of said road and 55.00 feet perpendicular easterly therefrom, a distance of 60 feet, more or less, to the South Line of said Northeast One Quarter; thence South $88^{\circ}46'$ West along said South Line, a distance of 1294 feet, more or less, to the Point of Beginning. Containing 87 acres, more or less.

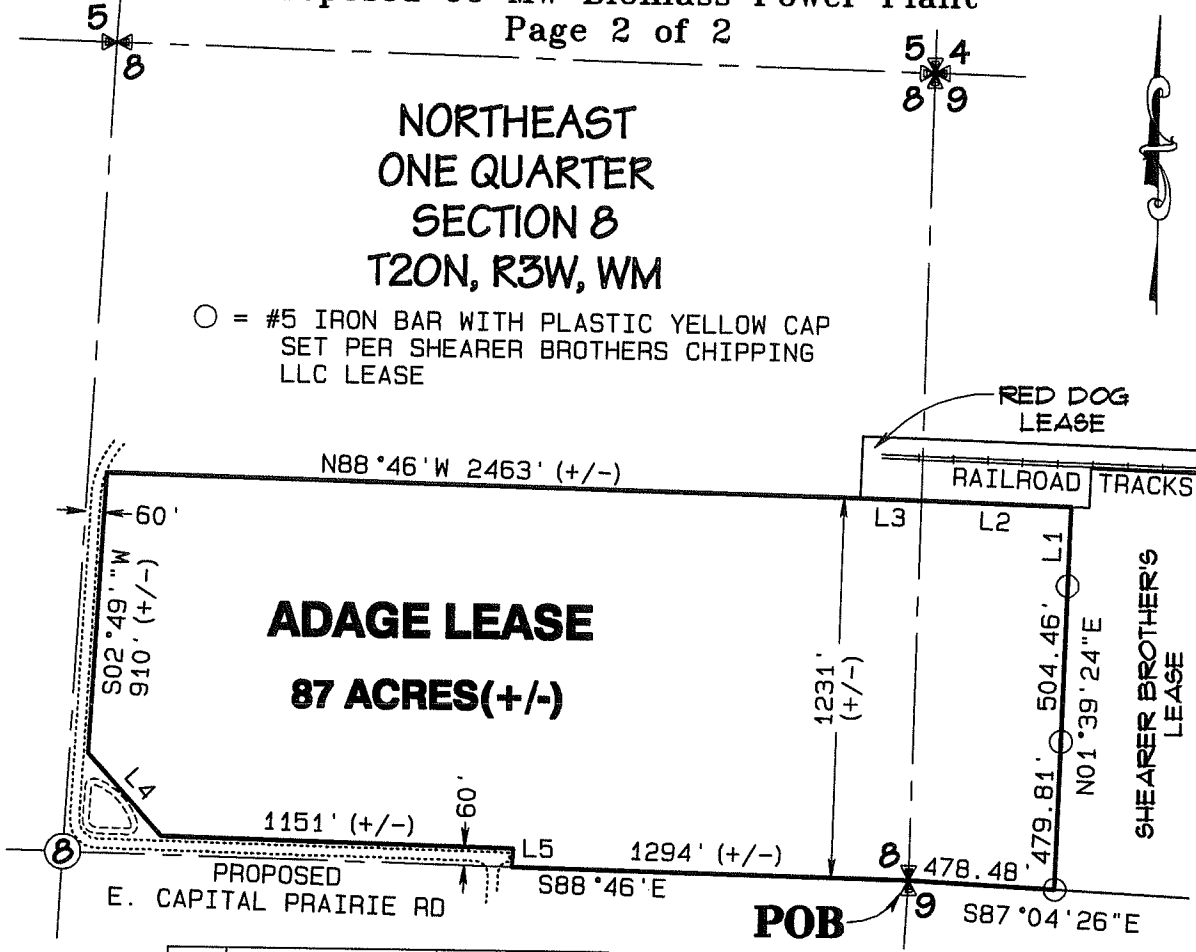
Situate in the County of Mason, State of Washington.

Subject to easements, restrictions and reservations of record.

LEGAL DESCRIPTION 06-25-10

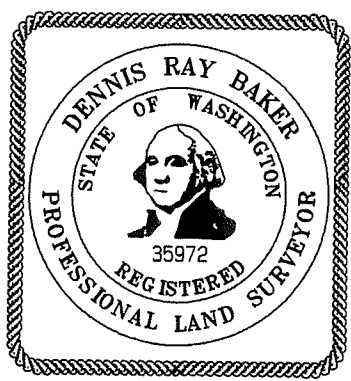
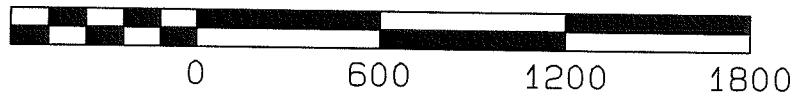
ADAGE Mason County LLC - Mason County, Washington
Proposed 60 MW Biomass Power Plant

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	BEARING	DISTANCE
L1	N01°39'24"E	256' (+/-)
L2	N88°25'W	490' (+/-)
L3	N88°25'W	200' (+/-)
L4	S42°11'E	359' (+/-)
L5	S02°29'W	60' (+/-)

GRAPHIC SCALE 1"=600'



JWM&A Civil • Municipal • Geotechnical Engineering, Land Surveying and Planning

Jerome W. Morrissette & Associates Inc., P.S.

1700 Cooper Pt. Road S.W. #B-2, Olympia, Wa. 98502-1110 Ph 360.352.9456 Fx 360.352.9990