COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM

I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP ☑️ COMP PLAN TEXT

NOTICE: If the amendment you are applying for is within an URBAN GROWTH AREA or you are proposing a UGA expansion of the Ellensburg, Cle Elum, or Roslyn UGA you are required to docket your item with that City as well. You must contact the appropriate City for filing deadlines, fees, application, and costs.

II. GENERAL INFORMATION

A. APPLICANT’S NAME: Ellensburg Cement Products, Inc.
   MAILING ADDRESS: P.O. Box 938
                    Ellensburg, WA 98926
   E-MAIL ADDRESS: concrete@elltel.net
   BUSINESS PHONE: (509) 933-7050
   HOME PHONE: __________________

B. AGENT’S NAME: Bruce Terrell
   MAILING ADDRESS: Same as above
   E-MAIL ADDRESS: bterrell@ellensburgcement.com
   BUSINESS PHONE: (509) 933-7050

C. LIST OF 300 FOOT ADJOINERS – PLEASE ATTACH.
   (Required on all applications for notification purposes)

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): 19-16-25020-0009 & Portion of 19-16-25030-0001
   ACREAGE: 80
   SITE ADDRESS: Southeast of Elk Heights Rd. off I-90 exit #93
   OWNER(S): Three Bar G Ranch Inc. c/o Frank J. Gregerich
   MAILING ADDRESS: 3761 Thorp Hwy. South
                      Ellensburg, WA 98926
   HOME PHONE: (509) 962-2978

   (Additional sheets may be attached if more then one parcel is involved)

B. EXISTING COMPREHENSIVE PLAN DESIGNATION:
   Rural

C. EXISTING ZONING:
   Forest & Range
D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:
   Mineral Lands of Long Term Commercial Significance per Washington State
   Growth Management Act (RCW 36.70A.060, 170 and WAC 365-190-070)
E. PROPOSED ZONING DESIGNATION *
   Remain the same: Forest & Range
F. THE PRESENT USE OF THE PROPERTY IS:
   Cattle grazing
G. SURROUNDING LAND USE:
   Cattle grazing, wildlife refuge, private residences, zoned for mining and rock
   crushing
H. SERVICES

Please provide the following information regarding the availability of services.

The site is currently served by sewer _____; septic _____ (check one)
Sewer purveyor (if on public sewer system): ____________________________

The site is currently served by a public water system _____; well ______
Water purveyor (if on public water system): ____________________________

The site is located on a public road   ✓   private road ______ (check one)
Name of road: Elk Heights Rd.
Fire District #: #1 (Rural Thorp)

IV. FOR TEXT AMENDMENTS

Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are
proposing to change and provide the proposed wording (attach additional pages if
necessary)

V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?
   Housing developments, and resorts are flourishing in Kittitas County taking land
   out of possible use as sources of minerals used in all phases of construction. It
   is important to set aside land for this vital resource. Ref. Kittitas County Comp.
   Plan 8.5 (C), GPO 8.26
B. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
   Major Commercial and Industrial Development: Policy C: Industrial developments which are solely resourced based may be permitted beyond UGA’s

C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
   8.5(C) Non-Designated Resource Uses- Forestry, Farming, Mining; Natural Resource activities contribute to the County’s overall economic base, as such commercial agriculture, forestry and mining in Rural Lands should be encouraged.
   GPO 8.26 Laws and regulations which unnecessarily restrict farming, logging and mining should be opposed, and laws and regulations which enhance them should be supported.
   GPO 8.42 The development of resource based industries and processing should be encouraged.

D. How have conditions changed that warrant a comprehensive plan amendment?
   The tremendous growth of residential developments in Kittitas County has made it very difficult to purchase, lease, and permit land for mineral resource mining and processing.
   This designation will help provide a balance between development and available resource mining.

VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING)

A. SITE PLAN OF THE PROPERTY WITH THE FOLLOWING FEATURES: buildings; points of access, ABUTTING roads, and parking areas; septic tank and drainfield and replacement area.

B. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

[Signature]
Signature of Authorized Agent

[Date]
6-18/07

[Signature]
Signature of Land Owner of Record (required for application submittal)

[Date]
6/18/07

* Rezone requests require separate Request to Rezone application and fee.

G DRIVE/CDS FORMS/DEVELOPMENT APPLICATIONS/COMP PLAN AMENDMENT
UPDATED: 7-1-06
June 8, 2007

Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

Ref: Mineral Lands of Long Term Commercial Significance 3-BAR-G Quarry

1. Physical properties of the resource, including a quality and type.

The anticipated resource consists of some Glacial Till with the majority consisting of Yakima Basalt. The resource is covered with topsoil with a depth from between 1-3 feet. 2. Depth of resource.

The depth is unknown but using well logs from nearby wells, the Basalt extends to at least 365 feet below the surface at approximately 2200 feet above sea level or in the southeast corner of the 3-BAR-G Quarry.

3. Depth of overburden.

The depth of overburden varies between 1-4 feet once again using information gained from well logs.

4. Accessibility and proximity to the point of use or market.

The quarry is accessed by using Interstate 90 at exit #93. The road to the quarry is Elk Heights Road heading south across I-90 for .25 mile then entering the quarry off Elk Heights Road east via a haul road approximately 1350 feet. This site provides excellent access to our main sales and processing area in Ellensburg at the Ivan Pit off Highway 97 approximately 11.34 miles to the southwest. The quarry will also provide material on-site for use by construction companies serving the Cle Elum and Ellensburg areas.

5. Physical or topographical characteristics of the mineral resource site.

The topography varies from an ephemeral stream at the north end of the quarry at approximately 2200 feet above sea level rising to a hill topping out at approximately 2320 above sea level. The land gently inclines from north to south and then rises sharply approximately 800 feet from the fenceline along I-90.
5. Cont'd

The land is currently used as pasture. It is covered with a mixture of pasture grass, Big Sage, and Ponderosa Pines.

6. Life of the resource.

Estimated resource is 700,000 cubic yards of raw material lasting approximately twenty plus years depending on the extent of mining throughout the year.

7. Availability of public roads.

The quarry is in close proximity to Exit #93 on I-90. Exiting I-90 turn north onto Elk Heights Road for a short distance and enter the quarry site via a haul road on the east side of Elk Heights Road close to the I-90 fenceline.

8. General land use patterns in the area.

The general land use is agriculture, grazing cattle, with some small businesses near the interchange with a few residences located in the surrounding area.

9. Surrounding parcel sizes and surrounding uses.

Parcel sizes vary from 2 acres to over 300 acres. The smaller parcels are located on the north side of I-90 and most of the larger parcels are located on the south side in the vicinity of the quarry site.

The uses vary from raising cattle to residences and some small commercial operations. The Washington Department of Natural Resources controls most of the land to the south of the parcels where the quarry will be located.

Sincerely,

[Signature]
Bruce W. Terrell
Environmental/Safety Manager

Enclosures: Application for Docketing Amendments to the Kittitas County Comprehensive Plan, Adjacent Landowner List, and a Map of Proposed Site
Ellensburg Cement Products, Inc.
Contractor Registration #EllenCP255DP
1071 Hwy 97 • PO Box 938 • Ellensburg, WA 98926
Telephone (509) 933-7050 • Fax (509) 933-7068

Three-BAR-G Quarry
Neighboring Property Owners
Accurate as of 29/MAY/07

1. Interstate Highway 90, State of Washington D.O.T., P.O. Box 12560, Yakima, WA 98909

2. 19-16-36000-0001 Parcel #407634, State of Washington, Department of Natural Resources, 1111 Washington St. SE, P.O. Box 47016, Olympia, WA 98504-7016

3. 19-16-26090-0233 Parcel #493633, State of Washington, Wildlife Real Estate Division, 600 N. Capitol Way, Olympia, WA 98502

4. 19-16-26040-0003 Parcel #869136, Moe, Bruce A., 331 Elk Heights Rd., Cle Elum, WA 98922