

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/ Taylor Ranches LLC
MAILING ADDRESS: Tyge Taylor, Patrick Taylor II, Katie Taylor, Susan Taylor
Separate address's on attachment

E-MAIL ADDRESS: lmorrison@ellensburgcement.com
BUSINESS PHONE: 509 933 7050 HOME PHONE: _____

B. AGENT'S NAME: Lenny Morrison
MAILING ADDRESS: P.O. Box 938
Ellensburg, Wa. 98926

E-MAIL ADDRESS: lmorrison@ellensburgcement.com
BUSINESS PHONE: 509 933 7050

C. SITE PLAN/PROPERTY MAP with the following features (as applicable): buildings, points of access, abutting roads, septic tank, drain field, etc. **PLEASE ATTACH**

D. LIST OF 500 FOOT ADJOINERS – **PLEASE ATTACH**. If adjoining parcels are owned by the applicant, the 500 feet extends from the farther parcel. If the parcels is within a subdivision with a Homeowners or Road Association, please include the address of the association. (Required on all applications for notification purposes)

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): Tax parcel numbers attached
TOTAL ACREAGE: 251.06 Total
SITE ADDRESS: _____
OWNER(S): Please See attached for property owners and address's
MAILING ADDRESS: _____

HOME PHONE: _____

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

B. EXISTING COMPREHENSIVE PLAN DESIGNATION:
Rural

C. EXISTING ZONING:

General Industrial, Rural Ag 20, Ag 3

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:
Mineral Lands of Long Term Commercial Significance

E. PROPOSED ZONING DESIGNATION *:
Remain the same as zoned

F. THE PRESENT USE OF THE PROPERTY IS:
Agriculture, Cattle grazing, Sand and Gravel excavation

G. SURROUNDING LAND USE:
General Industrial, Agriculture, Cattle grazing, Sand and gravel excavation,
Residential.

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): At three home sites

The site is currently served by a public water system _____; well
Water purveyor (if on public water system): At three home sites

The site is located on a public road _____ private road (check one)

Name of road: All sites served by private road

Fire District #: _____

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?

The growth of housing, resorts and commercial properties in Kittitas, county. are taking resource land out of possible use as sources of minerals used in construction. It is very important to set aside land for this vital resource and protect it for the future of the county.

B. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

Sand and Gravel extraction is allowed with a Conditional Use Permit. These parcels are surrounded by rural and commercial industrial zones.

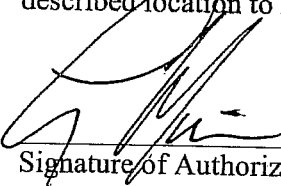
C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

8.5(C) Natural Resource activities contribute to the counties overall economic base. 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.

D. How have conditions changed that warrant a comprehensive plan amendment?

The tremendous growth in Kittitas County has made it very difficult to purchase or lease and permit land for mineral resource excavation. This designation will help balance between development and available resource lands that are essential for the for the future of the county.

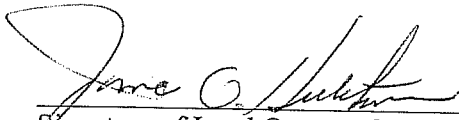
VI. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further 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 of Authorized Agent

6-13-2008

Date



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

6-10-2008

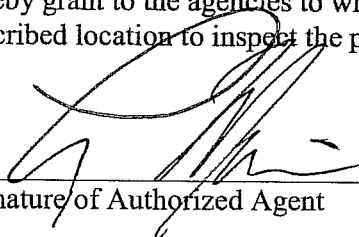
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* Rezone requests require separate Request to Rezone application and fee.

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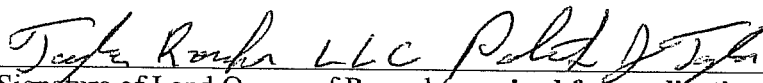
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Signature of Authorized Agent

6-23-2008

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6-22-08

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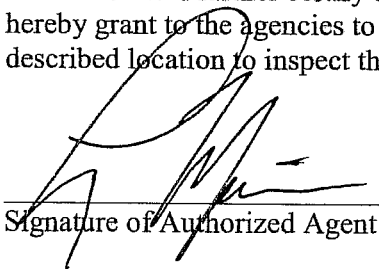
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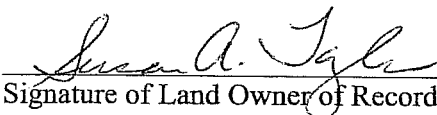
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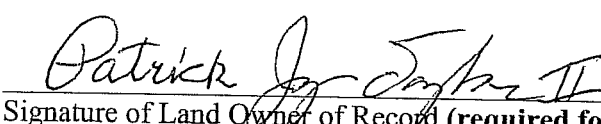
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Signature of Authorized Agent

6-25-2008
Date


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

6-22-08
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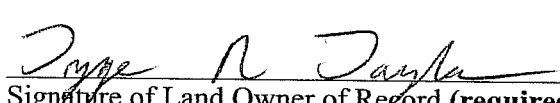
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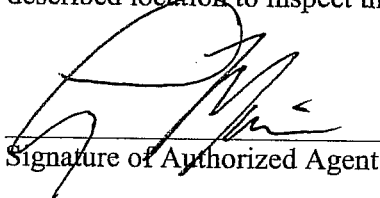
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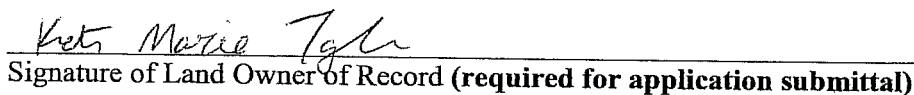
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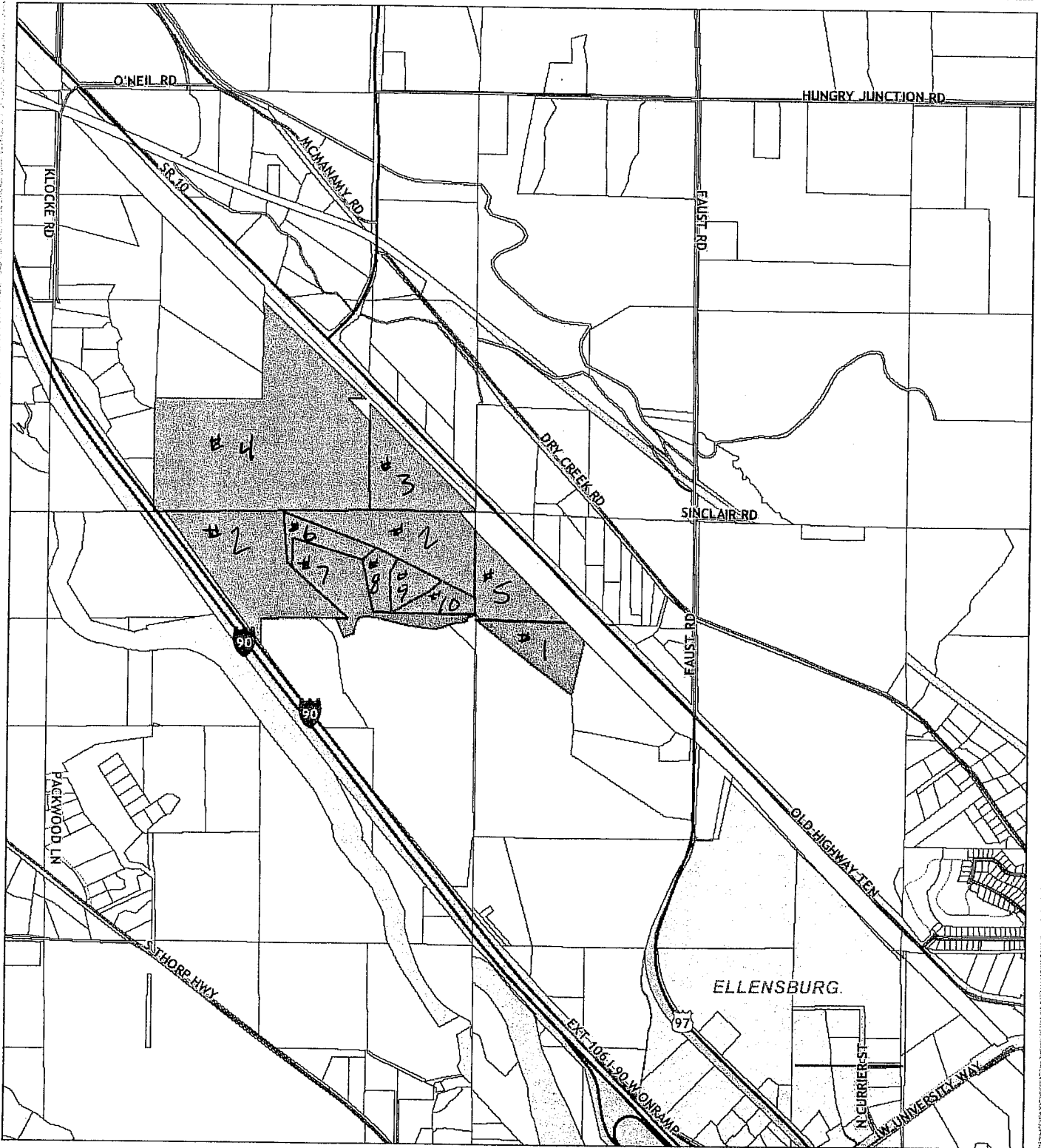
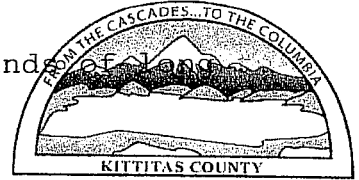
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Shaded areas are properties proposed for mineral lands of long term commercial significance



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Mineral Lands of Long Term Commercial Significance

**Tax Parcels and Mailing addresses included in comprehensive plan amendment
Numbers coincide with subject properties**

Hutchinson Properties LLC

P.O. Box 938

Ellensburg, wa. 98926

1. 14.44 acres 18-18-28000-0018 and 0044

Taylor Ranches LLC.

3012 Highway 97

Ellensburg, Wa. 98926

- 2. 64.2 acres 18-18-29010-0001**
- 3. 20.0 acres 18-18-20040-0006**
- 4. 94.93 acres 18-18-20030-0006**
- 5. 17.79 acres 18-18-28000-0043**
- 6. 8.22 acres 18-18-29010-0007**
- 7. 16.48 acres 18-18-29010-0006**

This address has a septic and is serviced by a private well.

Tyge Taylor

3014 Highway 97

Ellensburg, Wa. 98926

8. 5 acres 18-18-29010-0008

This address has a septic system and is serviced by a private well

Patrick J Taylor

3010 Highway 97

Ellensburg, Wa. 98926

9. 5 acres 18-18-29010-0009

This address has a septic system and is serviced by a private well

Katy Taylor

3008 Highway 97

Ellensburg, Wa. 98926

10. 5 acres 18-18-29010-0010

Total Acres: 251.06

Please see attached map for properties listed

Ellensburg Cement Products, Inc.

Contractor Registration #EllenCP255DP

1071 Hwy 97 • PO Box 938 • Ellensburg, WA 98926

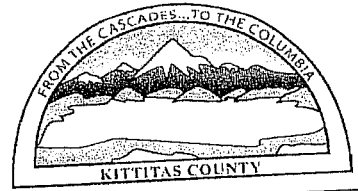
Telephone (509) 933-7050 • Fax (509) 933-7068

Mineral Lands of Long Term Commercial Significance

Adjacent Land Owners

Accurate as of June 16, 2008

1. 18-18-20040-0012 / BNSF Railway Company, P.O. Box 961089, Fort Worth, TX 76161
2. 18-18-28000-0048 / BNSF Railway Company, P.O. Box 961089, Fort Worth, TX 76161
3. 18-18-28030-0010 / Fulleton, P., 1831 Highway 97, Ellensburg, WA 98926
4. 18-18-28000-0023 / Wood, C., 1830 Highway 97, Ellensburg, WA 98926
5. 18-18-28030-0008 / Hayden, Stephen M., 2950 Killmore Rd., Ellensburg, WA 98926
6. 18-18-28030-0005 / Scott, Arloha M., 1608 Glen Drive Ellensburg, WA 98926
7. 18-18-28030-0004 / Scott, Thomas C., P.O. Box 934, Ellensburg, WA 98926
8. 18-18-29040-0006 / Scott, Thomas C., P.O. Box 934, Ellensburg, WA 98926
9. I-90 / State of Washington D.O.T., P.O. Box 12560, Yakima, WA 98926
10. Hwy.97 / State of Washington D.O.T., P.O. Box 12560, Yakima, WA 98926
11. 18-18-29040-0002 / State of Washington D.O.T., P.O. Box 12560, Yakima, WA 98926
12. 18-18-29010-0003 / State of Washington D.O.T., P.O. Box 12560, Yakima, WA 98926
13. 18-18-20030-0007 / Patrick Hand 580 McManamy rd. Ellensburg, Wa. 98926
14. 18-18-29020-0013 / Patrick Hand 580 McManamy rd. Ellensburg Wa. 98926
15. 18-18-20050-0006 / Don Williams 1340 Klocke rd. Ellensburg Wa. 98926
16. 18-18-20050-0007 / Michael Williams 860 Klocke rd. Ellensburg Wa. 98926
17. 18-18-20050-0008 / Michael Williams 860 Klocke rd. Ellensburg Wa. 98926
18. 18-18-33020-0002/ Mid-Columbia Asphalt 1073 Highway 97 Ellensburg Wa. 98926



Adjacent land owners in shaded areas



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Ellensburg Cement Products

June 16, 2008

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

Ref: Mineral Lands of Long Term Commercial Significance.

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

The anticipated resource consists of materials consistent with the Yakima River basin. The resource is covered with topsoil with a depth from between 1-3 feet.

2. Depth of resource.

The depth is known to be at approximately 70 feet

3. Depth of overburden.

The depth of overburden varies between 1-3 feet this is known by comparison to adjoining excavation.

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

The excavation site is accessed by using highway 97. The road to the 14.44 acre Hutchinson site will be accessed by private road through the ECP pit. The Taylor properties are accessed by a private road that leads to the Taylor properties. These sites have excellent access to our main processing area in the Hutchinson pit. The expansion will provide material for construction companies serving the Ellensburg areas.

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

The property lies with a gentle slope toward the southeast corner. This is typical of the surrounding area. The land is currently used as pasture, and some hay.

June 16, 2008

Page 2

6. Life of the resource.

Estimated resource is approximately 15,641,038 cubic yards of raw material. This resource could last several years depending on demand of product.

7. Availability of public roads.

The excavation site is in close proximity of Highway 97 but is only accessible through the main operations Ellensburg Cement Products on a private haul road

8. General land use patterns in the area.

The general land use is for grazing cattle, Mineral lands, and general industrial

9. Surrounding parcel sizes and surrounding uses.

Parcel sizes vary from 20 acres to over 100 acres. Burlington northern railroad is to the north, and north east, Interstate 90 to the southwest plus Highway 97 to the east, and mainly surrounded by mineral lands on two borders with cattle grazing on northwest border. This area is rural ag 20 and General Industrial with some light residential to the western corner.

Sincerely,

Lenny Morrison

Environmental/ Safety Manager

Enclosures: