

CU-08-00008



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES  
411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITTITAS.WA.US  
Office (509) 962-7506  
Fax (509) 962-7682

## ZONING CONDITIONAL USE PERMIT APPLICATION

*(Proposing a use such as a Bed & Breakfast or Campground)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST (UNLESS EXEMPT)

### APPLICATION FEE:

\$1,810.00 (\$1,410 fee + \$400 SEPA) payable to Kittitas County Community Development Services (KCCDS)  
\*\*\*Accessory Dwelling Units and Special Care Dwellings are exempt from SEPA\*\*\*

### FOR STAFF USE ONLY

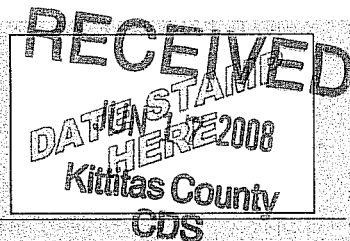
APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

DATE:

6-17-08

RECEIPT #

11693



NOTES:

DARRYL PIERCY, DIRECTOR  
ALLISON KIMBALL, ASSISTANT DIRECTOR  
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Ellensburg Cement Products - James Hutchinson  
Mailing Address: P. O. Box 938  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (509) 933-7050  
Email Address: \_\_\_\_\_

2. **Name, mailing address and day phone of authorized agent, if different from land owner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Lenny Morrison  
Mailing Address: P. O. Box 938  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (509) 201-6365  
Email Address: lmorrison@ellensburgcement.com

3. **Street address of property:**

Address: 1071 Highway 97  
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**  
NE1/4, SE1/4 & SE1/4, NE1/4 of Section 29 and Nw1/4, SW1/4, Section 28, Township 18 N, Range 18 E, W.M.

5. **Tax parcel number:** 18-18-33020-0003

6. **Property size:** Approximately 200 acres (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

The original CUP (CUP 98-22) allowed the operation of a Portland Cement Concrete Batch Plant in three separate areas of the Ivan Hutchinson Pit Site for a 10-year period. It should be noted, as used in this application and SEPA Checklist Portland Cement Concrete Batch Plant and Concrete Batch Plant are synonymous. The proposed amendment would remove the 10-year time limit and allow for the operation of the Portland Cement Concrete Batch Plants on an as needed basis. It should be noted a CUP for the operation of a Portland Cement Concrete Batch Plant in a different area of the pit site was approved in 1996.

8. Provision of the zoning code applicable: KCC 17.52, General Industrial
9. A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

The proposed amendment will allow the permanent operation of a Portland Cement Concrete Batch Plant on three areas of the Ivan Hutchinson Pit Site on an as needed basis. The proposed amendment is essential and desirable to the public convenience for several reasons, including but not limited to:

1. The proposed amendment may reduce the overall truck traffic in the region relative to other pits;
2. The proposed amendment will allow the continued supply of concrete for local and state paving projects (i.e. airport and I-90 maintenance projects, etc.); and,
3. Given the sites proximity to urban population centers, the proposed amendment will provide a reliable supply of concrete available for economic development projects and the general public.

The proposed amendment seeks to remove the time limits placed on the original CUP application (CUP 98-22) which was approved by Kittitas County. Kittitas County has already determined the project will not be detrimental or injurious to the public health, peace or safety. In addition, the site is zoned General Industrial and the proposed amendment is consistent with the provisions of that zoning classification.

B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

Kittitas County previously approved CUP 98-22 for the siting and operation of Portland Cement Concrete Batch Plants in the Ivan Hutchinson Pit Site, with a 10-year time limitation. The proposed amendment seeks to remove the time limitation from the original CUP. In their previous decision, Kittitas County found:

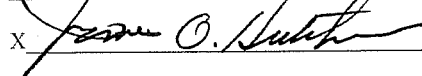
1. The project is adequately served by existing facilities such as highways, roads, police and fire protection, etc.;
2. The project site has adequate existing facilities (i.e. water, septic, etc.) to serve to proposed use; and,
3. The project as sufficient economic benefit to offset any additional public costs or economic detriment.

The proposed amendment will provide a long-term source of concrete for local and state construction/maintenance projects, construction projects associated with economic development and use by the general public.

10. Application is hereby made for permit(s) 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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

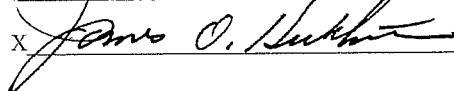
Signature of Authorized Agent:  
(REQUIRED if indicated on application)

X 

Date:

6-16-08

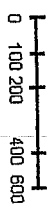
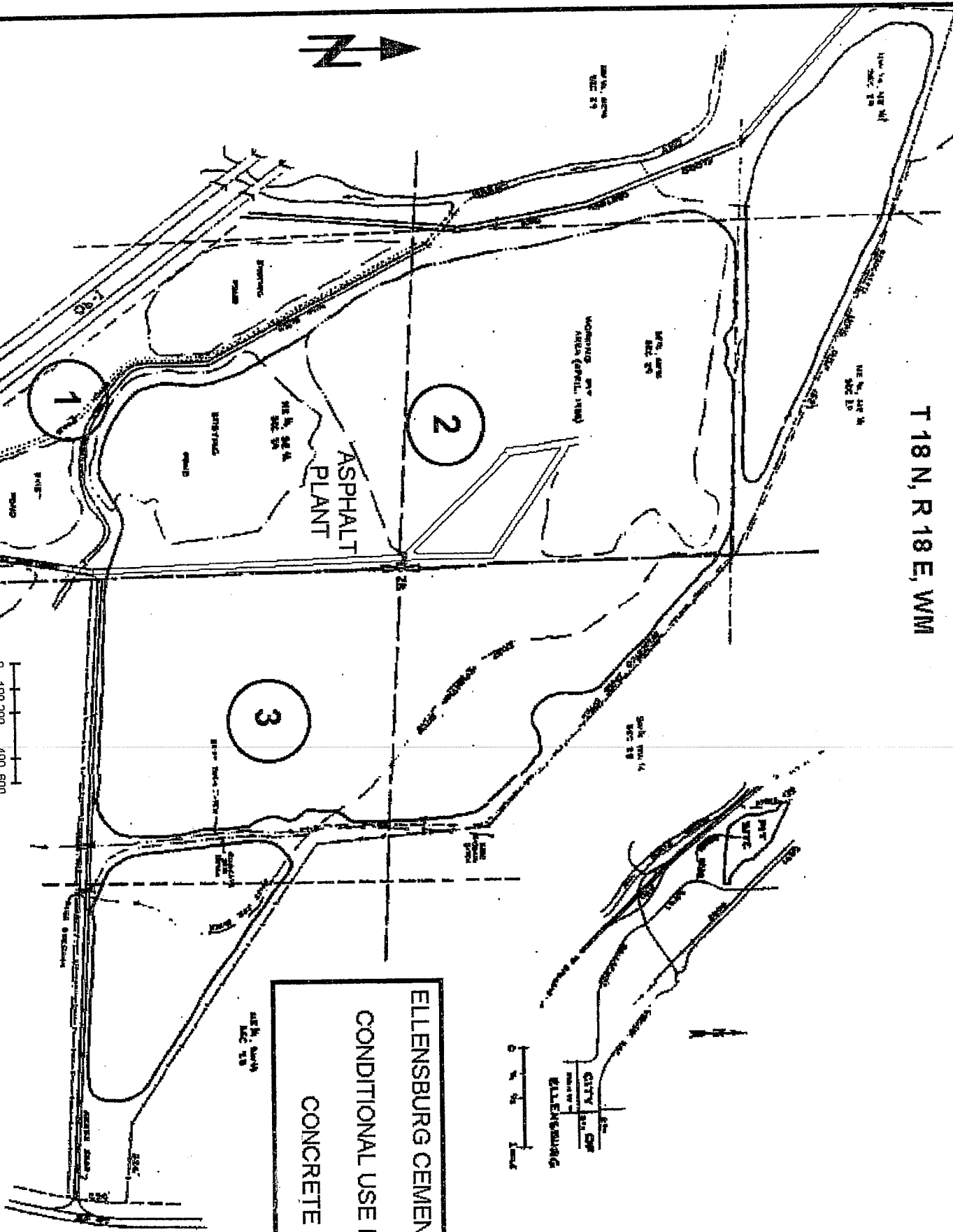
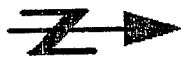
Signature of Land Owner of Record  
(REQUIRED for application submittal)

X 

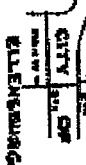
Date:

6-16-08

T 18N, R 18E, WM



ELLENSBURG CEMENT PROJECT  
CONDITIONAL USE PERMIT  
CONCRETE PLANT



ASPH. PLANT  
SEC. 29

# **Ellensburg Cement Products, Inc.**

**Contractor Registration #EllenCP255DP**

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

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

## **Conditional Use For Concrete Plant**

### **Adjacent Land Owners**

**Accurate as of June 16, 2008**

1. 18-18-28000-0043 / Taylor Ranches LLC 3012 Highway 97 Ellensburg Wa 98926
2. 18-18-29010-0008 Tyge Taylor 3014 Highway 97 Ellensburg Wa 98926
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. 18-18-29010-0009 / Patrick j Taylor 3010 Highway 97 Ellensburg Wa. 98926
14. 18-18-29010-0010 / Katy M Taylor 3008 Highway 97 Ellensburg Wa 98926
15. 18-18-29010-0006 Taylor Ranches 3012 Highway 97 Ellensburg Wa. 98926
16. 18-18-29010-0001 Taylor Ranches 3012 Highway 97 Ellensburg Wa. 98926



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**SEPA ENVIRONMENTAL CHECKLIST  
FEE \$400.00**

**PURPOSE OF CHECKLIST:**

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**USE OF CHECKLIST FOR NONPROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

**A. BACKGROUND**

- 1. Name of proposed project, if applicable: \_\_\_\_\_  
 Ellensburg Cement Products - Amendment to CUP 98-22, Concrete Batch Plant, Ivan Hutchinson Pit Site \_\_\_\_\_
- 2. Name of applicant: \_\_\_\_\_  
 Ellensburg Cement Products \_\_\_\_\_
- 3. Address and phone number of applicant and contact person: \_\_\_\_\_  
 c/o Lenny Morrison, P.O. Box 938, Ellensburg, WA 98926 \_\_\_\_\_
- 4. Date checklist prepared: \_\_\_\_\_  
 May 19, 2008 \_\_\_\_\_
- 5. Agency requesting checklist: \_\_\_\_\_  
 Kittitas County Community Development Services \_\_\_\_\_

6. Proposed timing or schedule (including phasing, if applicable): \_\_\_\_\_  
 \_\_\_\_\_  
**The proposed amendment to CUP 98-22 will allow the permanent operation of a concrete batch plant within the Ivan Hutchinson Pit Site. The concrete batch plant would be operated at various times for regional paving contracts.** \_\_\_\_\_
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. \_\_\_\_\_  
 \_\_\_\_\_  
**No future additions or expansion related to the concrete batch plant are contemplated at this time.** \_\_\_\_\_
8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal. \_\_\_\_\_  
 \_\_\_\_\_  
**A SEPA Threshold Determination was issued in conjunction with the original CUP application (CUP 98-22). In addition, an application for a separate permit, or modification to the present, DOE Waste Water Discharge Permit (WWDP) will be made. Lastly, an application for a DOE Air Quality Permit will be made whenever the plant is activated.** \_\_\_\_\_
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. \_\_\_\_\_  
 \_\_\_\_\_  
**There are no known applications currently pending governmental approval affecting the property.** \_\_\_\_\_
10. List any government approvals or permits that will be needed for your proposal, if known. \_\_\_\_\_  
 \_\_\_\_\_  
**New or amended DOE WWDP, DOE Air Quality Permit and the proposed amendment to CUP 98-22 from Kittitas County.** \_\_\_\_\_
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) \_\_\_\_\_  
 \_\_\_\_\_  
**The original CUP (CUP 98-22) allowed the operation of a concrete batch plant in three separate areas of the Ivan Hutchinson Pit Site for a 10-year period. The proposed amendment would remove the 10-year time limit and allow for the operation of the concrete batch plant on an as needed basis. It should be noted a CUP for the operation of a concrete batch plant in a different area of the pit site was approved in 1996.** \_\_\_\_\_
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. \_\_\_\_\_  
 \_\_\_\_\_  
**The proposed CUP amendment covers property within the Ivan Hutchinson Pit Site, which lies immediately west of the present city limits for the City of Ellensburg. The site lies west of SR97, north of I-90 and east of a flood control dike along Dry Creek. The sites are located in the NE 1/4, SE 1/4 & SE 1/4, NE 1/4 of Section 29 and the NW 1/4, SW 1/4 of Section 28; all within Township 18 N, Range 18 E, WM.** \_\_\_\_\_

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other. \_\_\_\_\_  
\_\_\_\_\_ The Ivan Hutchinson Pit Site encompasses approximately 200 acres, with a variable floor and steep mslopes within the mining areas. The areas permitted for the plant set up is level and open.
- b. What is the steepest slope on the site (approximate percent slope)? \_\_\_\_\_  
**The steepest slope on site is approximately 60% within the mining areas.** \_\_\_\_\_
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. \_\_\_\_\_  
\_\_\_\_\_ **The soils on site are generally sandy silt overlaying 30 or more feet of silty, sandy gravel. All areas of the Ivan Hutching Pit Site are used for industrial purposes.** \_\_\_\_\_
- d. Are there surface indications or history of unstable soils in the immediate vicinity? \_\_\_\_\_  
\_\_\_\_\_ **The are no known surface indications or history of unstable soils in the immediate vicinity of the site.** \_\_\_\_\_
- e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill. \_\_\_\_\_  
\_\_\_\_\_ **It is anticipated some minor regrading may be required for the specific set-up areas. On-site material will be used, as needed.** \_\_\_\_\_
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. \_\_\_\_\_  
\_\_\_\_\_ **No erosion is expected to occur as a result of clearing, construction or use.** \_\_\_\_\_
- g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? \_\_\_\_\_  
\_\_\_\_\_ **Approximately 1% of the pit site will be covered with impervious surfaces.** \_\_\_\_\_
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: \_\_\_\_\_  
\_\_\_\_\_ **A DOE WWDP will be obtained by the plant operator(s) or a modification will be made to the current WWDP for the site.** \_\_\_\_\_

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. \_\_\_\_\_  
\_\_\_\_\_ **Emmissions resulting from the project will be within limits established by a DOE Air Quality Permit.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_  
\_\_\_\_\_ **There are no known off-site emmissions or odors that may affect the project.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: \_\_\_\_\_  
\_\_\_\_\_ **All equipment will be kept in good working order, with proper filters and bag houses. The plant area and work roads will be sprayed with water and/or dust palliatives as needed. Some areas may be temporarily paved.**



3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

Dry Creek is approximately 1000 feet to the west of the most westerly area used for plant operations. An irrigation ditch is approximately 40 feet to the north of area 1 & 1000 feet of more from areas 2 and 3. The Yakima River lies beyond I-90 to the south of the property. Some industrial ponds for mining and sediment control and pit dewatering are within the pit site.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**Area 1, permitted under CUP 98-22, lies within 40 feet of an irrigation ditch.**

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

**Neither the approved CUP or this proposed amendment includes placing fill in or dredging material from a surface water or wetland.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**A legal water right provides water needed for operations.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**The proposal does not lie within a 100-year floodplain.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**The proposal will not discharge waste water into surface waters.**

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

**A legal water right provides water needed for operations and no discharge of waste water will be allowed.**

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**No waste material will be discharged into the ground.**

c.

Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters?

If so, describe.

**Stormwater co-mingles with other on-site water. Process water from the plant sites will be collected in a lined basin and recycled, treated or allowed to evaporate.**

2) Could waste materials enter ground or surface waters? If so, generally describe.

\_\_\_\_\_

\_\_\_\_\_

**No discharge of any waste materials will be allowed to enter surface or ground waters.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

\_\_\_\_\_

\_\_\_\_\_

**Process waters will be collected in a lined basin and recycled, treated or allowed to evaporate. Where reasonable, storm water will be separated from process waters.**

4. PLANTS

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

\_\_\_\_\_

evergreen tree: fir, cedar, pine, other

\_\_\_\_\_

shrubs

grass

pasture

crop or grain

wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other

water plants: water lily, celgrass, milfoil, other

other types of vegetation: \_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

\_\_\_\_\_

\_\_\_\_\_

**The proposed amendment will not remove or alter vegetation.**

c. List threatened or endangered species known to be on or near the site.

\_\_\_\_\_

\_\_\_\_\_

**There are no known threatened or endangered plant species on or near the site.**

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

\_\_\_\_\_

\_\_\_\_\_

**Reclamation will be performed in accordance with the current DNR Mining/Reclamation Permit.**

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

\_\_\_\_\_

\_\_\_\_\_

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beavers, other:

fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site.

\_\_\_\_\_

**Bald Eagle, Blue Heron and Osprey**

c. Is the site part of a migration route? If so, explain.

\_\_\_\_\_

**The site is located in the Pacific Flyway and eagles, ducks and geese are known to visit the area.**

d. Proposed measures to preserve or enhance wildlife, if any.

\_\_\_\_\_

\_\_\_\_\_

**Waste water will be contained and reclamation activities will comply with current DNR Mining/Reclamation Permits.**

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. \_\_\_\_\_  
\_\_\_\_\_

**The plants will utilize electrical power and equipment will use diesel fuel. Plant operations may include diesel powered portable generators on occassion.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe. \_\_\_\_\_  
\_\_\_\_\_

**The proposed amendment will not affect the potential use of solar energy by adjacenet properties.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. \_\_\_\_\_  
\_\_\_\_\_

**All equipmnet will be kept in good working order. Only clean fuels will be used and the continued use of the site will reduce hauling sand and rock to other sites.**

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. \_\_\_\_\_  
\_\_\_\_\_

**Environmental health hazards are typical of other industrial uses, including fire, explosions, spills, etc.**

1) Describe special emergency services that might be required. \_\_\_\_\_  
**No special emergency services will be required by the proposed amendment.**

2) Proposed measures to reduce or control environmental health hazards, if any. *The plants will continue to operate in compliance with compliance with rules, regulations and BMPs.* \_\_\_\_\_  
\_\_\_\_\_

b. Noise  
1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? \_\_\_\_\_  
\_\_\_\_\_

**There are no known noises in the area which may affect the proposed amendment.**

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. \_\_\_\_\_  
\_\_\_\_\_

**No additional noise levels will be created through the proposed amendment.**

3) Proposed measures to reduce or control noise impacts, if any. \_\_\_\_\_  
**All equipment will be properly muffled.**

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? \_\_\_\_\_  
**The site is currently used for industrial purposes, including sand and gravel excavation, rock crushing, asphalt batch plant, concrete batch plant, and other associated activities. Adjacent properties are used for livestock grazing and industrial uses.**

b. Has the site been used for agriculture? If so, describe. \_\_\_\_\_  
**The project site has not been used for agricultural purposes.**

c. Describe any structures on the site. \_\_\_\_\_  
*The pit site includes an office and structures used for the pit site. The areas permitted for operations do not have structures on them.*

d. Will any structures be demolished? If so, what? \_\_\_\_\_  
**The proposed amendment will not result in the demolition of any structures.**



- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**Light or glare resulting from the proposed amendment will not pose a safety hazard or interfere with views.**


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- c. What existing off-site sources of light or glare may affect your proposal?  
**There are no known off-site sources of light or glare that would affect the proposed amendment.**


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- d. Proposed measures to reduce or control light and glare impacts, if any.  
**Lighting will be redirected or shielded to control impacts.**


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12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**There are no designated recreational opportunities in the immediate vicinity of the property. Informal recreational opportunities in the area include fishing and river rafting.**


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- b. Would the proposed project displace any existing recreational uses? If so, describe.  
**The proposed amendment will not displace any existing recreational opportunities.**


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- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
**No mitigation measures have been proposed, since no impacts have been identified.**


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13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
**There are no historical or cultural places or objects known to be on or next to the site.**


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- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
**There are no known landmarks or other evidence of historic, archaeological, scientific, or cultural importance on or next to the site.**


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- c. Proposed measures to reduce or control impacts, if any.  
**As no impacts to historical or cultural resources have been identified, no mitigation measures are proposed.**


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14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
**The pit site is accessed from SR97.**


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- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
**The project site is not served by public transit.**


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- c. How many parking spaces would the completed project have? How many would the project eliminate?  
No parking spaced will be added or removed through the proposed amendment. \_\_\_\_\_
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
The proposed amendment will not require any new roads or improvements to existing roads. WSDOT has allowed access to I-90, near area 1, by their contractors for work on I-90. This is at the sole description of the WSDOT. \_\_\_\_\_
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
The proposed amendment will not use or occur with the immediate vicinity of water, rail or air transportation. \_\_\_\_\_
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
The proposed amendment will not result in an increase to the average daily trips currently generated by the industrial operation. \_\_\_\_\_
- g. Proposed measures to reduce or control transportation impacts, if any.  
No mitigation measures are proposed, as no impacts have been identified. \_\_\_\_\_

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
The proposed amendment will not result in an increased need for public services. \_\_\_\_\_
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
The proposed amendment may in fact reduce truck traffic in the region relative to the use of other pit sites. \_\_\_\_\_

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.  
Electricity, water, refuse service, telephone, septic system, etc. \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.  
The proposed amendment will not require additional utilities. Kittitas County PUD supplies electrical power. Waste Management of Ellensburg collect refuse. Ellensburg Telephone provides telephone service. The Concrete Batch Plant operators may provide portable toilets for their workers. \_\_\_\_\_

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_

Date: 6-16-2008

Print Name: \_\_\_\_\_

**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

**SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY.** WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

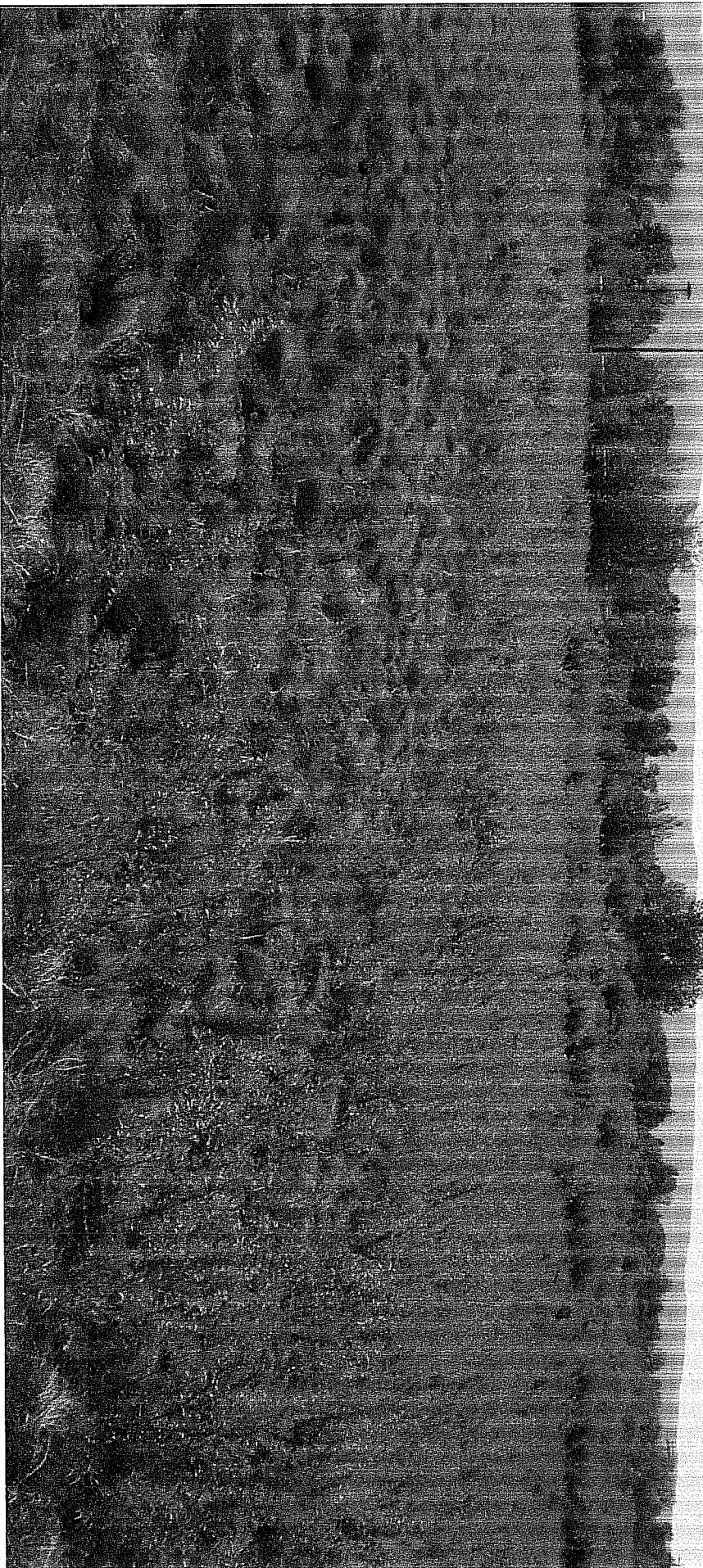
1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s). \_\_\_\_\_  
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\_\_\_\_\_

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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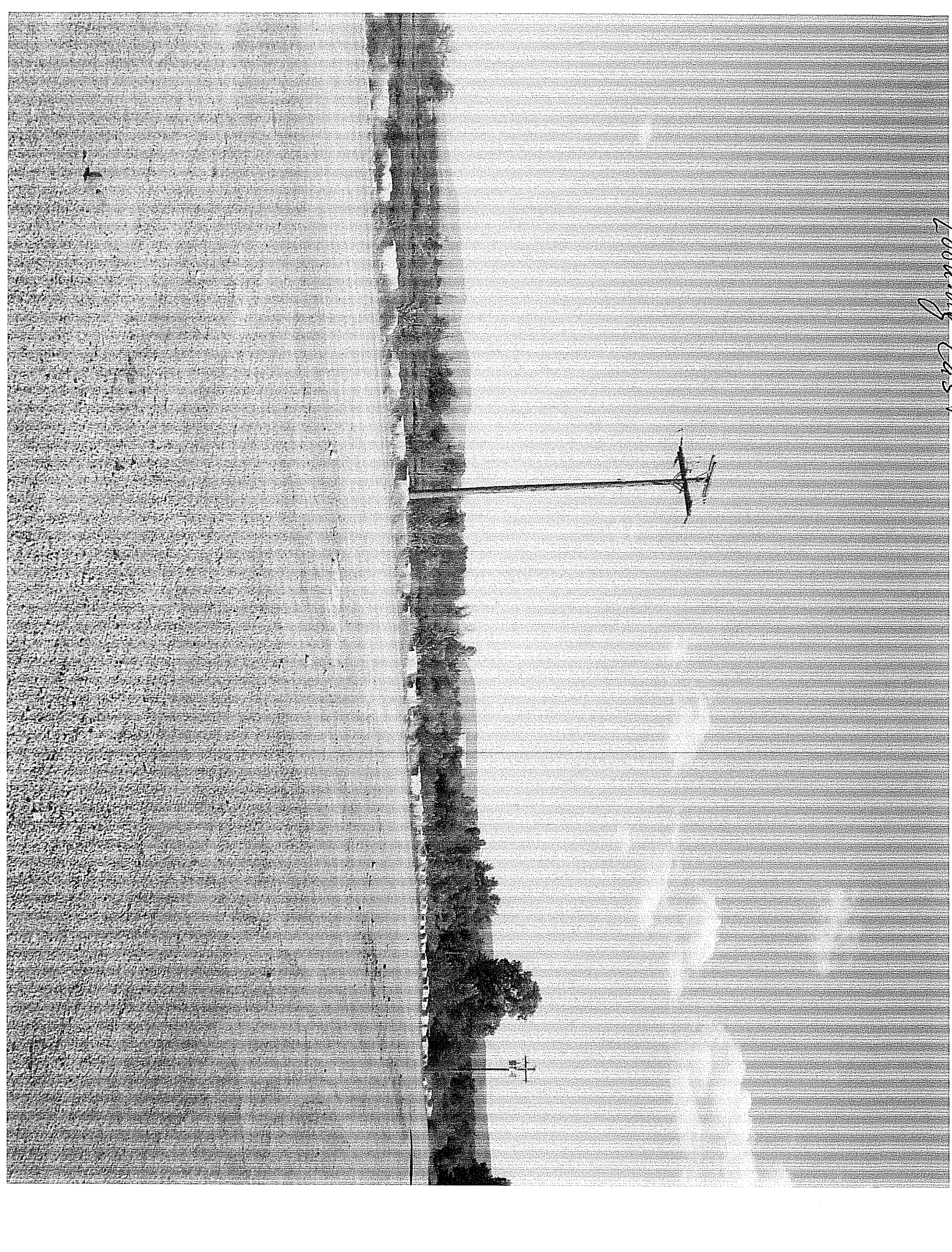
John Doe  
1234567890  
1234567890







*Looking East*







Photograph of a rural landscape



