

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

"Building Partnerships – Building Communities"

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:

\$2,030.00 (\$1,560 fee + \$470 SEPA) for Community Development Services

✕ \$130.00 for Fire Marshal

(One check made payable to KCCDS)

Accessory Dwelling Units and Special Care Dwellings are exempt from SEPA



FOR STAFF USE ONLY

PAID

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

DATE:

RECEIPT #

01-07-10

6770



NOTES:

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

Name: Ron McMillan
Mailing Address: 2422 Hunter Rd.
City/State/ZIP: Ellensburg Wa. 98924
Day Time Phone: 509.964.2111
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: Jim Pfeffer
Mailing Address: Po Bx 785
City/State/ZIP: Ellensburg, Wa. 98924
Day Time Phone: 509.925.2141
Email Address: _____

3. Street address of property:

Address: 2422 Hunter Rd.
City/State/ZIP: Ellensburg, Wa. 98924

4. Legal description of property:

Sec 22 Twn 18N Range 17 EWM

5. Tax parcel number: 18-17-22020-0001 - 18-17-22020-0002

6. Property size: 35 Acres ^{NO} 50.26 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):

Project is to operate a temporary asphalt plant at the existing ARG Quarry on Hunter Rd. Water is not required in asphalt production. No onsite Sewage is needed onsite Portable toilet are used. This project will create a viable source for quality asphalt for use in road projects throughout the County. Emissions are Met through DOE requirements.

Changes made as per phone w/ Pfeffer 1/29/10

8. Provision of the zoning code applicable: Forrest + Range
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.

This project is desirable by establishing a quality source for asphalt production during the construction season. The conditional use permit for the asphalt plant is in keeping with the zoning at the ARG site and fits with the uses, no general public will be harmed or inconvenienced from this activity nor will any of the surrounding neighborhood

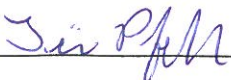
B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police 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.

The proposed project is adequately served with existing facilities currently. No additional services are required. Current access to site suitable for all vehicle traffic

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:

12/8/09

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

X 

Date:

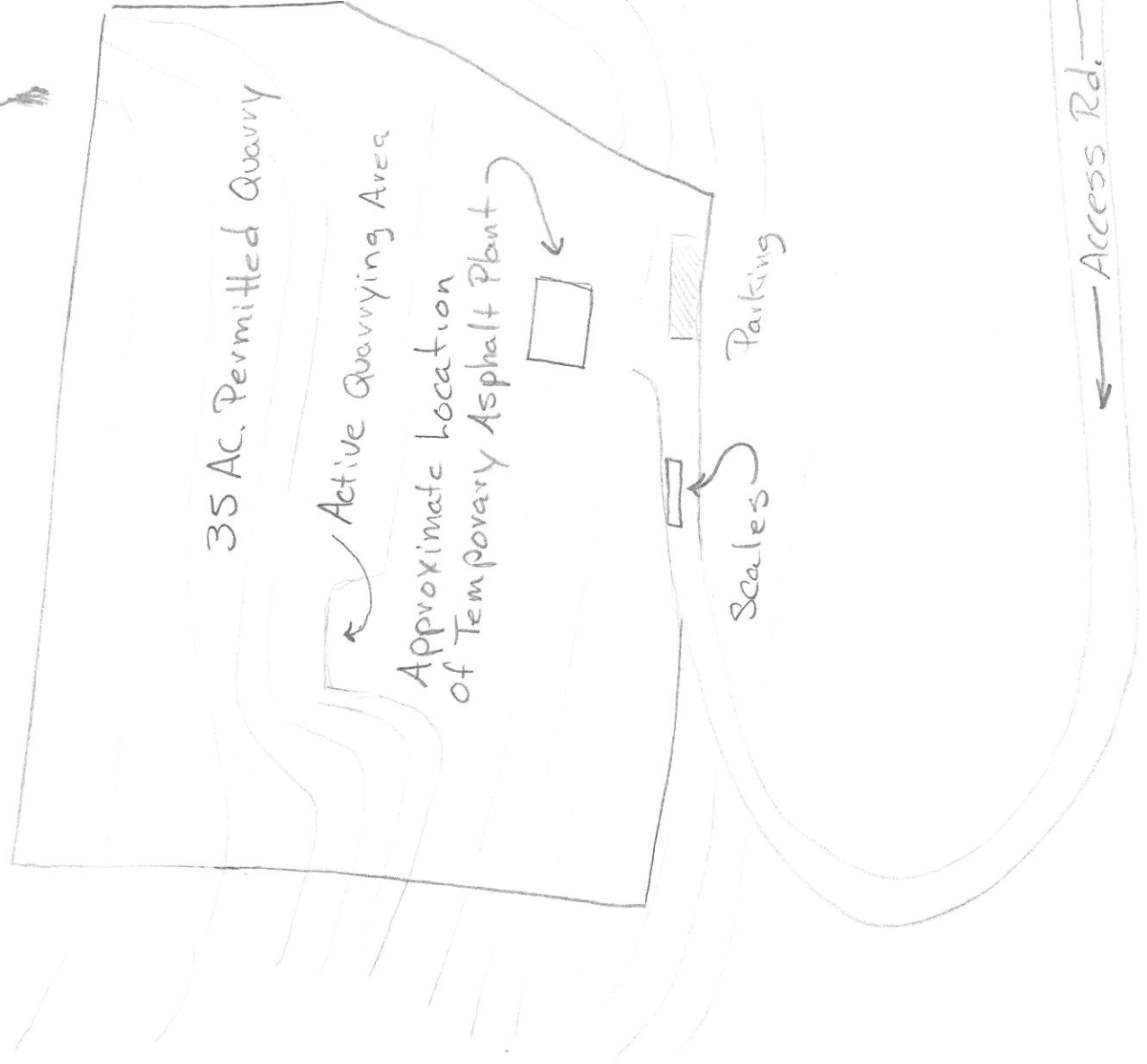
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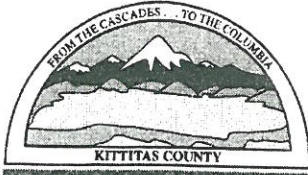
1/7/10

NOT TO SCALE



RECEIVED
JAN 07 2010
KITITAS COUNTY
CDS





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SEPA ENVIRONMENTAL CHECKLIST FEE \$470.00

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 of your proposal are significant, requiring preparation of 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 area" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Temporary Asphalt Plant at American Rock + Gravel

2. Name of applicant:

Jim Pfeffer

3. Address and phone number of applicant and contact person:

PO Bx 785 Ellensburg, Wa. 98926, 509.925.2141

4. Date checklist prepared:

5. Agency requesting checklist:

County Planning

6. Proposed timing or schedule (including phasing, if applicable):

In Preparation of the 2010 construction Season.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not at this time.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

There is a Air Quality Permitt that is required with the operation of the Asphalt Plant this will be in Place during operation.

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. NO.

10. List any government approvals or permits that will be needed for your proposal, if known.

DNR, DOE

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.)

operation of an Asphalt Plant on a temporary basis. The Asphalt Plant will occupy an area of 1 acre +/- within the 35 Acre Permitted Quarry

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.

Site is located a 1/2 mile west of the end of Hunter Rd.

N.W. 1/4 Section 22, T. 18 N., R 17 E. + S.W. 1/4 Section 15 T 18 N, R 17 E W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?

2:1

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.

Clay, Sand

d. Are there surface indications or history of unstable soils in the immediate vicinity?

NO

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NO

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: No additional erosion will occur from this proposal.

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. Exhaust emission are to be within the state limits as per state permit

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Equipment in use meets all air quality standards as per D.O.E.

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.

Irrigation Canal (Taneum Ditch) Highline Canal

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. NO

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.

None

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

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. NO

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. NO

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. NO

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.

None

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. Any Storm water that enters

the site will disappate from evaporation or absorption.

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

NO

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

Berming

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, eelgrass, milfoil, other

___ other types of vegetation: _____

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

None

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

None

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None

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. None

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

NO

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

None

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.

Asphalt Plant will be powered by diesel generator or line power

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe. NO

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. NONE are included at this time

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. There are no large amounts of hazardous materials onsite.

1) Describe special emergency services that might be required.

Fire extinguisher and First Aid onsite

2) Proposed measures to reduce or control environmental health hazards, if any. Any Items stored in proper containers

b. Noise

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

None

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.

Diesel generator and possible increase in truck traffic, operation is 7:00 AM - 5:00 PM

3) Proposed measures to reduce or control noise impacts, if any.

Berms for sound reduction are in place currently

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Rock Quarry - Ag

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site. NONE

d. Will any structures be demolished? If so, what? NO

e. What is the current zoning classification of the site?
Forest + Range, Mineral lands of long term

f. What is the current comprehensive plan designation of the site?
Rural Residential

g. If applicable, what is the current shoreline master program designation of the site?
N/A

h. Has any part of the site been classified as an:
 environmentally sensitive area?
None

i. Approximately how many people would the completed project displace?
None

j. Approximately how many people would reside or work in the completed project?
2-6

k. Proposed measures to avoid or reduce displacement impacts, if any.
None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING

a. *Fits Current Zoning*
Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
N/A

c. Proposed measures to reduce or control housing impacts, if any.
N/A

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Asphalt Silo 50'

b. What views in the immediate vicinity would be altered or obstructed?
None

c. Proposed measures to reduce or control aesthetic impacts, if any.
N/A

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
N/A

b. Could light or glare from the finished project be a safety hazard or
N/A

interfere with views? N/A

c. What existing off-site sources of light or glare may affect your proposal?

NONE

d. Proposed measures to reduce or control light and glare impacts, if any.

N/A

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity? NONE

b. Would the proposed project displace any existing recreational uses? If so, describe. NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

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.

NONE

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE

c. Proposed measures to reduce or control impacts, if any.

N/A

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.

Thorp Hwy, Killmore Rd. Hunter Rd.

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

NO

c. How many parking spaces would the completed project have? How many would the project eliminate? N/A

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).

None

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Traffic from the site is Project Based
Some Projects have generated up to 40 trips per day.

g. Proposed measures to reduce or control transportation impacts, if any.

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.

NO

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

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.

Phone - Fairpoint Communications

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: Jim Pfeffer

Date: 11/13/09

Print Name: Jim Pfeffer

*

Adjoining Landowners 1/05/2010

- 1) John Dyk 960 Hunter Rd. Ellensburg Wa. 98926
- 2) John Foster 2263 Killmore Rd, Ellensburg Wa. 98926
- 3) West Ridge Ranch LLC 620 SE Everett Mall Way, Suite 360, Everett Wa. 98208
- 4) State of Washington Fish & Wildlife, 600 N. Capitol Way, Olympia Wa. 98502
- 5) Sharon R. Leishman 17744 SE Jones Rd. Renton Wa. 98058
- 6) John P Wheatley Jr. PO Bx 190 Thorp Wa. 98946
- 7) Harrel Farm LLC 371 Thorp Cemenry Rd. Thorp Wa. 98946
- 8) Anthony Lenseigne 1370 Hunter Rd. Ellensburg Wa. 98926
- 9) Roy D. Moses 1601 Hunter Rd. Ellensburg, Wa. 98926
- 10) Jeff Slothower 2581 Hunter Rd. Ellensburg Wa. 98926

