

**ELLENSBURG CEMENT PRODUCTS
MINING PROCESSING PROPERTIES**

CLERF PIT (APN #15927)

Owner: Howard J. Clerf
Address: 930 Prater Road
Acreage: 93.32 Acres*
Zoning: Agriculture 20 (Ag-20)
Mining/Rock Crushing
Adjacent Zoning: Agriculture 20

Attachment A

ELLENSBURG (APN #121033)

Owner: Hutchinson Properties, LLC
Address: Highway 97, Ellensburg
Acreage: 102 Acres*
Zoning: Agriculture 20 (Ag-20)
Forest & Range, Mining/Rock Crushing
Adjacent Zoning: Agriculture 20 (WSDOT)

Attachment B

THOMAS (APN #497634)

Owner: Z Bar Quarry, LLC
Address: 20751 Hwy 97
Acreage: 56.23
Zoning: Forest & Range
Mining/Rock Crushing
Adjacent Zoning: A20 (West); Forest & Range (East); PUD (North)

Attachment C

EXHIBIT A
James Carmody
12-17-24

HUNTER ROAD (APN #636433)

Owner: JH Properties, LLC
Address: Hunter Road (Page Canyon)
Acreage: 50.26 Acres*
Zoning: Agriculture 20 (AG-20) and Forest & Range
Mining/Rock Crushing
Adjacent Zoning: Agriculture 20, Commercial Agriculture,
Split zoning (JH Property Parcels)

Attachment D

THORP (APN #623233)

Owner: Elwin F. Gibson
Address: 9100 N. Thorp Hwy
Acreage: 28.52*
Zoning: Agriculture-20
Mining
Adjacent Zoning: Agriculture-20

Attachment E

SOUTH CLE ELUM (APN #12032)

Owner: JH Properties, LLC/Ellensburg Cement Products, Inc.
Address: South Cle Elum
Acreage: 71.10 acres
Zoning: Forest & Range
Mining & Rock Crushing
Adjacent Zoning: Rural-5

Attachment F

EASTON (APN #191634)

Owner: JH Properties, LLC
Address: Easton
Acreage: 79.56 Acres
Zoning: Forest & Range
Mining/Rock Crushing
Adjacent Zoning: Rural-5 (Both Sides)
Attachment G

CHARLTON (APN #158334)

Owner: Donald D. Charlton
Address: Charlton Road, Ellensburg
Acreage: 160 Acres
Zoning: Agriculture 20 and Forest & Range
Mining/Rock Crushing
Adjacent Zoning:
Attachment H

ATTACHMENT A



Property Report for Parcel#: 15927

Friday, November 29, 2024

Parcel Information

Address:	930 PRATER RD ELLENSBURG
Tax Parcel ID:	<u>15927</u>
Map Number:	17-20-17020-0005
Recorded Area:	93.32 a
Owner Name	CLERF, HOWARD JOHN
Name Cont:	
Mailing Address:	7607 27TH AVE NE
City/State/Zip:	TULALIP WA 98271

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	C
Shore Line:	N/A
Wetland Code:	PEM1C, R5UBEx, R2UBHx
DNR Water Type:	Type 9 (U)
FIRM Zone:	
FEMA Flood Map:	53037C1330D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2010
ISO:	0.019
PG:	38

Domestic Water Information

Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeaawayRiver), Roan New Suncadia, SC Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Wilson-Cherry Creeks



Administrative Information

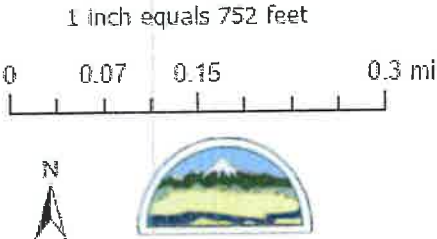
Zone and Allowed Uses:	Agriculture 20
Land Use Category:	Mineral Lands, Allowed Use , Rural Working
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Kittitas School District
Irrigation District:	KRD
Weed District:	
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)
Cemetery District:	N/A
Court District:	Lower District Court
PUD Comm District:	District 3
Parks and Rec District:	
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Kittitas County COMPAS Map



Date: 11/29/2024

Disclaimer:
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ATTACHMENT B



Property Report for Parcel#: 121033

Friday, November 29, 2024

Parcel Information

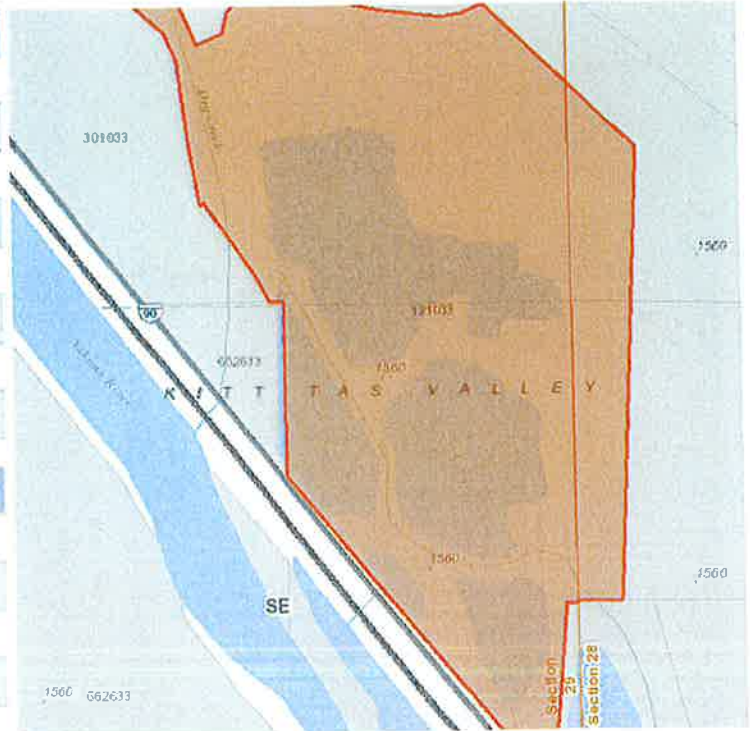
Address:	HWY 97 ELLENSBURG
Tax Parcel ID:	121033
Map Number:	18-18-29010-0002
Recorded Area:	102.00 a
Owner Name	HUTCHINSON PROPERTIES LLC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	YAKIMA RIVER
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	C
Shore Line:	Aquatic, Rural Conservancy
Wetland Code:	L1UBHx, R4SBCx, PSS1C, PFO1C, PUBHx, PEM1B, R3UBH
DNR Water Type:	Type 2 (F), Type 9 (U)
FIRM Zone:	100 YEAR, 500 YEAR
FEMA Flood Map:	53037C1063D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	1561
ISO:	0.028
PG:	44

Domestic Water Information

Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeaawayRiver), Roan New Suncadia, SC Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Taneum Creek



Administrative Information

Zone and Allowed Uses:	Agriculture 20 , Forest and Range
Land Use Category:	Mineral Lands, Allowed Use , Rural Working
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District
Irrigation District:	Ellensburg Water
Weed District:	
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)
Cemetery District:	N/A
Court District:	Lower District Court
PUD Comm District:	District 2
Parks and Rec District:	
Wildland Urban Interface:	IR 2
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	Yes



Property Report for Parcel#: 480436

Friday, November 29, 2024

Parcel Information

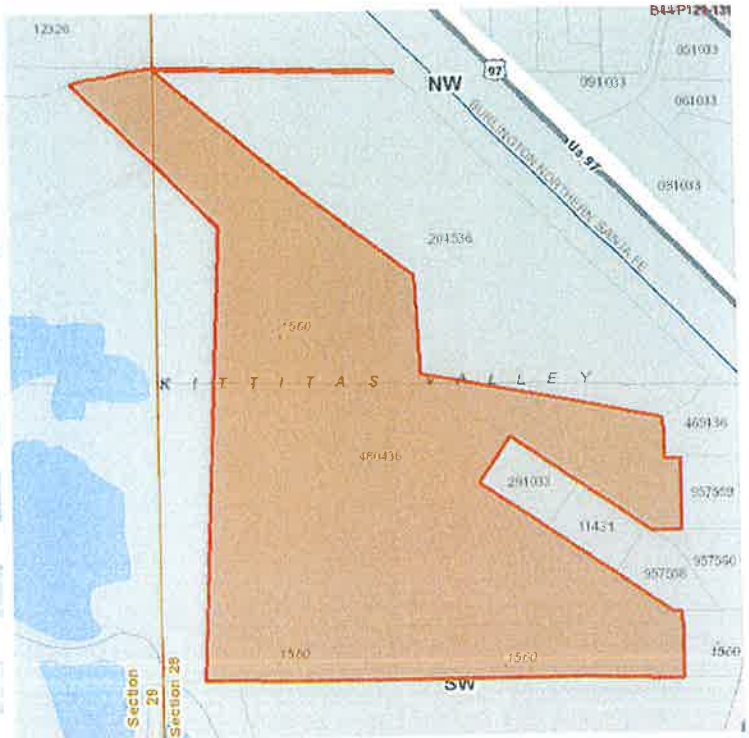
Address:	HWY 97 ELLENSBURG
Tax Parcel ID:	480436
Map Number:	18-18-28030-0009
Recorded Area:	73.46 a
Owner Name	HUTCHINSON PROPERTIES LLC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	YAKIMA RIVER
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	C
Shore Line:	Rural Conservancy
Wetland Code:	R4SBCx, PSS1C, PUBHx, PEM1B, PEM1C, PFO1C, PUBFx
DNR Water Type:	N/A
FIRM Zone:	500 YEAR
FEMA Flood Map:	53037C1063D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	1560
ISO:	0.028
PG:	44

Domestic Water Information

Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, SC_Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Swauk-Dry-Reecer Creeks



Administrative Information

Zone and Allowed Uses:	Forest and Range , Urban Residential
Land Use Category:	Mineral Lands , Allowed Use , Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District
Irrigation District:	Olsen, Ellensburg Water
Weed District:	
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)
Cemetery District:	N/A
Court District:	Lower District Court
PUD Comm District:	District 2
Parks and Rec District:	
Wildland Urban Interface:	IR 2
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	Yes



Property Report for Parcel#: 204536

Friday, November 29, 2024

Parcel Information

Address:	HWY 97 ELLENSBURG
Tax Parcel ID:	<u>204536</u>
Map Number:	18-18-28000-0044
Recorded Area:	33.44 a
Owner Name	HUTCHINSON PROPERTIES LLC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	C
Shore Line:	Rural Conservancy
Wetland Code:	R4SBCx, PUBHx, PSS1C
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C1063D, 53037C1064D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	1562
ISO:	0.028
PG:	44

Domestic Water Information

Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeaawayRiver), Roan New Suncadia, SC_Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Swauk-Dry-Reecer Creeks



Administrative Information

Zone and Allowed Uses:	Forest and Range , Urban Residential , General Industrial
Land Use Category:	Mineral Lands , Allowed Use , Allowed Use , Urban
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District
Irrigation District:	Olsen, Ellensburg Water
Weed District:	
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)
Cemetery District:	N/A
Court District:	Lower District Court
PUD Comm District:	District 2
Parks and Rec District:	
Wildland Urban Interface:	IR 2
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	Yes



Property Report for Parcel#: 652633

Friday, November 29, 2024

Parcel Information

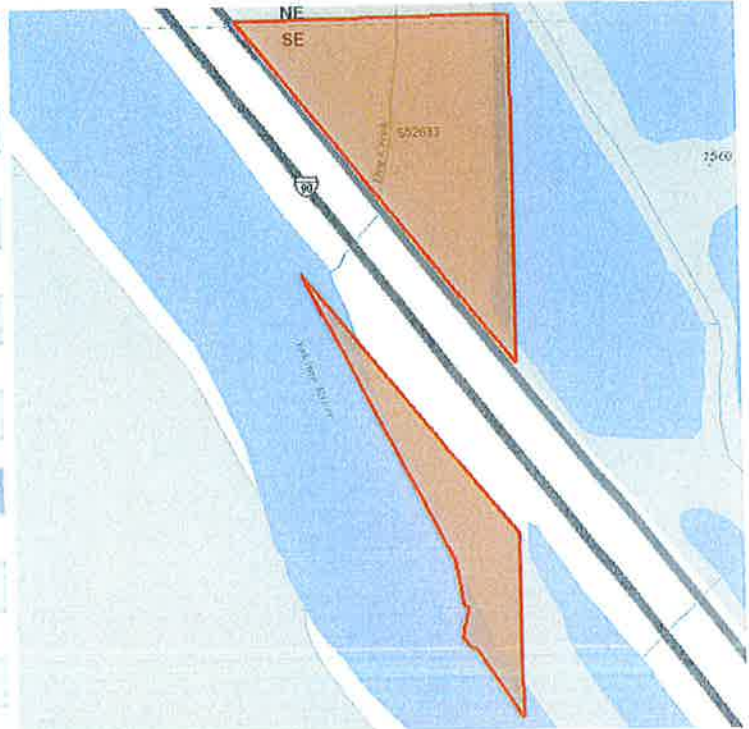
Address:	
Tax Parcel ID:	652633
Map Number:	18-18-29040-0002
Recorded Area:	5.71 a
Owner Name	STATE OF WASH (DOT)
Name Cont:	REAL ESTATE SERVICES
Mailing Address:	2809 RUDKIN RD
City/State/Zip:	UNION GAP WA 98903-1648

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	YAKIMA RIVER
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	C
Shore Line:	Rural Conservancy, Aquatic
Wetland Code:	PFO1C, R3UBH, PEM1C, PUBHx
DNR Water Type:	Type 2 (F)
FIRM Zone:	100 YEAR, 500 YEAR
FEMA Flood Map:	53037C1063D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	1554
ISO:	0.028
PG:	44

Domestic Water Information

Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	
Sub Basin Watershed:	Swauk-Dry-Reecer Creeks



Administrative Information

Zone and Allowed Uses:	Agriculture 20
Land Use Category:	Rural Working, Allowed Use
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District
Irrigation District:	Ellensburg Water, Packwood
Weed District:	
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)
Cemetery District:	N/A
Court District:	Lower District Court
PUD Comm District:	District 2
Parks and Rec District:	
Wildland Urban Interface:	IR 2
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	Yes



Property Report for Parcel#: 301033

Friday, November 29, 2024

Parcel Information

Address:	
Tax Parcel ID:	301033
Map Number:	18-18-29010-0003
Recorded Area:	22.06 a
Owner Name:	STATE OF WASH (DOT)
Name Cont:	REAL ESTATE SERVICES
Mailing Address:	2809 RUDKIN RD
City/State/Zip:	UNION GAP WA 98903-1648

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	YAKIMA RIVER
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	C
Shore Line:	Rural Conservancy
Wetland Code:	PFO1C, R3UBH
DNR Water Type:	Type 2 (F)
FIRM Zone:	100 YEAR
FEMA Flood Map:	53037C1063D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	1559
ISO:	0.028
PG:	44

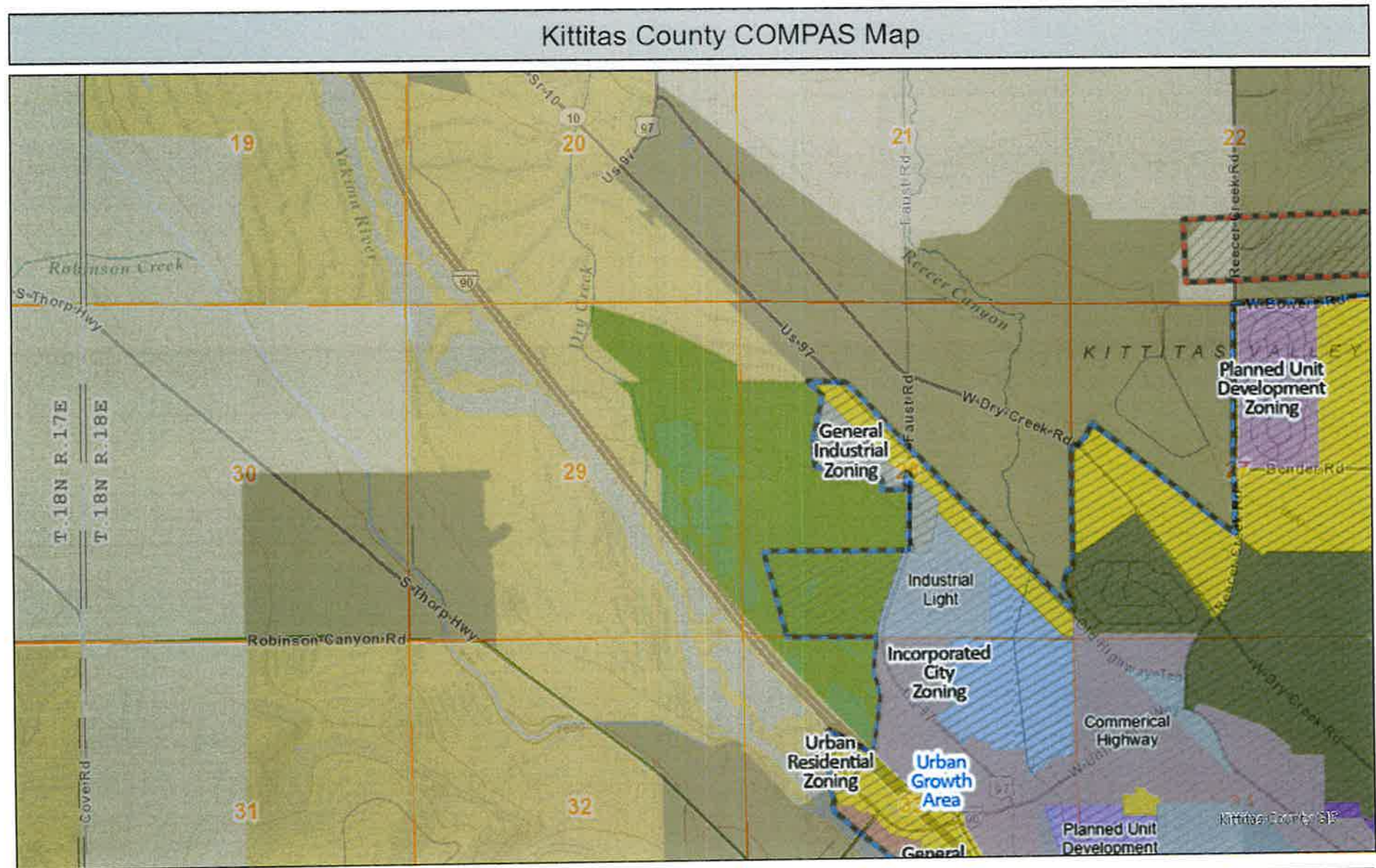
Domestic Water Information

Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	
Sub Basin Watershed:	Swauk-Dry-Reecer Creeks



Administrative Information

Zone and Allowed Uses:	Agriculture 20
Land Use Category:	Mineral Lands, Allowed Use
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District
Irrigation District:	Ellensburg Water
Weed District:	
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)
Cemetery District:	N/A
Court District:	Lower District Court
PUD Comm District:	District 2
Parks and Rec District:	
Wildland Urban Interface:	IR 1, IR 2
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	Yes



Date: 12/2/2024

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1 inch equals 3,009 feet

0 0.33 0.65 1.3 mi



ATTACHMENT C



Property Report for Parcel#: 497634

Friday, November 29, 2024

Parcel Information

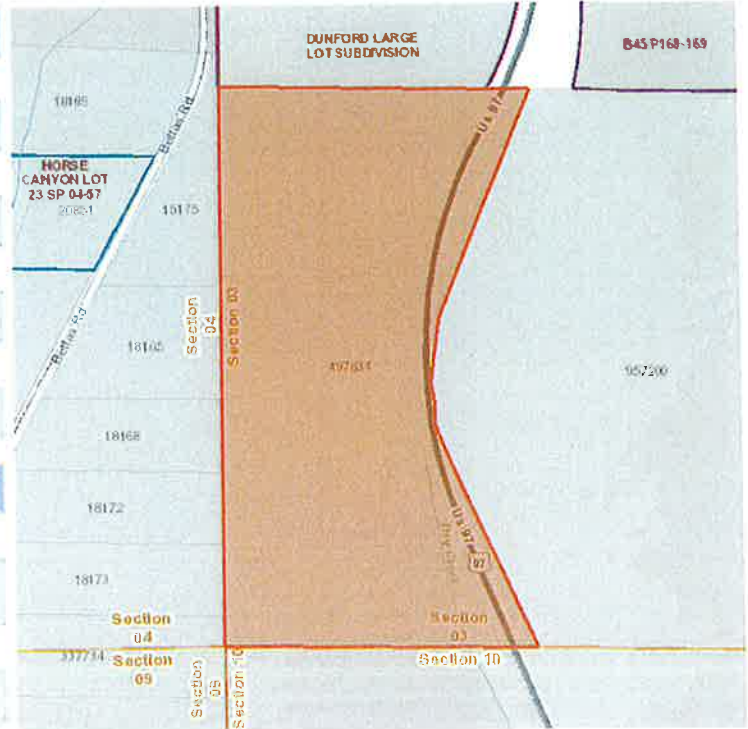
Address:	20751 HWY 97 ELLENSBURG
Tax Parcel ID:	497634
Map Number:	19-17-03000-0001
Recorded Area:	56.23 a
Owner Name	Z BAR QUARRY LLC
Name Cont:	
Mailing Address:	911 ROBBINS RD
City/State/Zip:	ELLENSBURG WA 98926

Critical Areas Information

Contains > 30% Slope:	Yes
PHS Site Name:	ELLENSBURG MULE DEER WINTER RANGE
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R5UBH
DNR Water Type:	Type 4 Seasonal (N)
FIRM Zone:	
FEMA Flood Map:	53037C0750D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2768
ISO:	0.032
PG:	89, Engineering is required

Domestic Water Information

Groundwater Permit Required?	N/A, Suitability Map
Qualifying Water Banks:	New Suncadia(SwaukFirstCreeks), Roan New Suncadia
Sub Basin Watershed:	Swauk-Dry-Reecer Creeks



Administrative Information

Zone and Allowed Uses:	Forest and Range
Land Use Category:	Mineral Lands, Allowed Use
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Open Range
COE Gas Service Area:	No

ATTACHMENT D



Property Report for Parcel#: 636433

Friday, November 29, 2024

Parcel Information

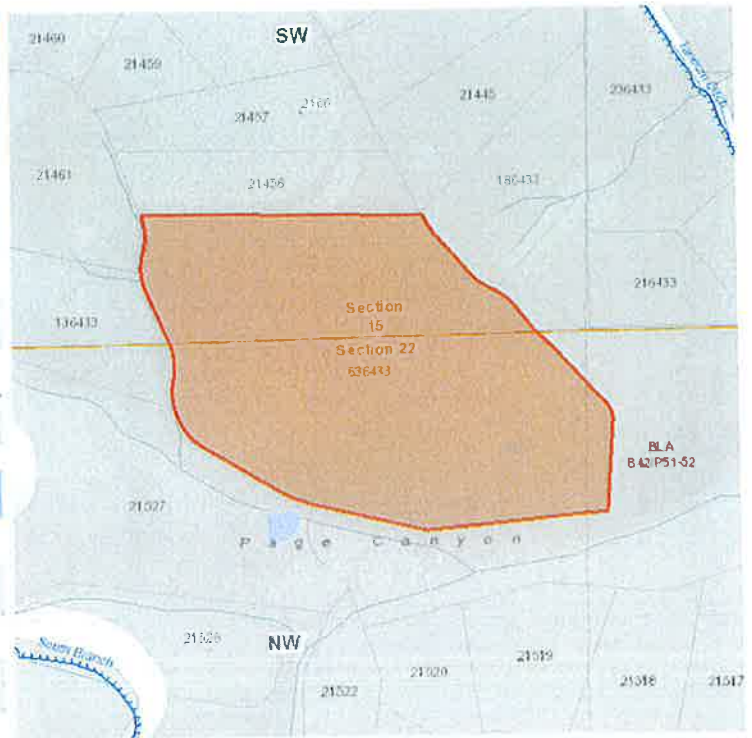
Address:	HUNTER RD ELLENSBURG
Tax Parcel ID:	636433
Map Number:	18-17-22020-0002
Recorded Area:	50.26 a
Owner Name	JH PROPERTIES LLC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope:	Yes
PHS Site Name:	N/A
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBA
DNR Water Type:	Type 4 Seasonal (N)
FIRM Zone:	
FEMA Flood Map:	53037C1040D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2161
ISO:	0.032
PG:	69

Domestic Water Information

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, SC_Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Taneum Creek



Administrative Information

Zone and Allowed Uses:	Agriculture 20 , Forest and Range
Land Use Category:	Mineral Lands, Allowed Use , Rural Working
Commisioner District:	0, 2
Voter Precinct:	Ridgeway
Hospital District:	HOSPITAL DISTRICT 1
School District:	Thorp School District
Irrigation District:	KRD
Weed District:	
Fire District:	Fire District 1 (Rural Thorp)
Cemetery District:	Thorp
Court District:	Lower District Court
PUD Comm District:	District 2, District 3
Parks and Rec District:	
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

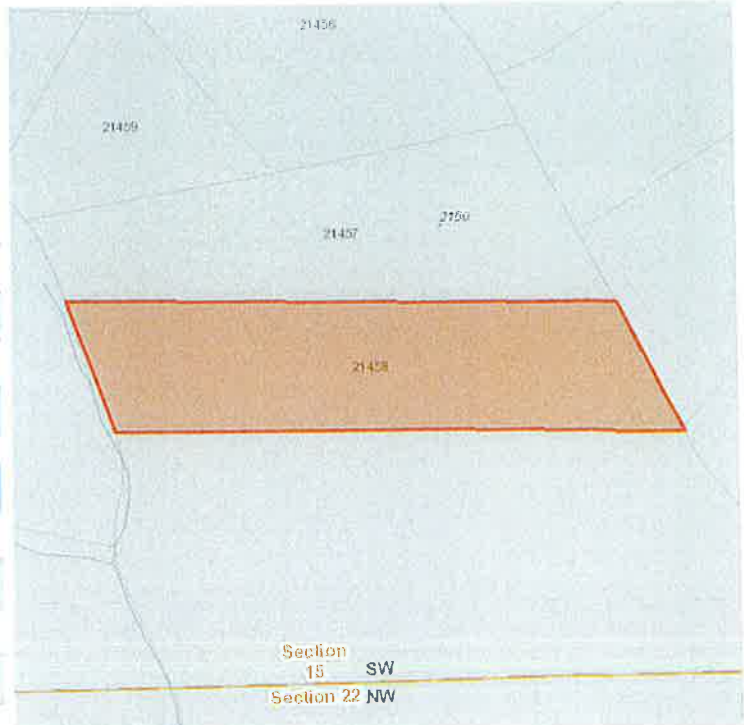


Property Report for Parcel#: 21458

Friday, November 29, 2024

Parcel Information

Address:	UNKNOWN ELLENSBURG
Tax Parcel ID:	21458
Map Number:	18-17-15000-0019
Recorded Area:	8.03 a
Owner Name	JH PROPERTIES LLC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBA
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C1040D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2164
ISO:	0.032
PG:	69

Domestic Water Information

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, SC Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Taneum Creek

Administrative Information

Zone and Allowed Uses:	Forest and Range , Agriculture 20
Land Use Category:	Mineral Lands, Allowed Use
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Thorp School District
Irrigation District:	KRD
Weed District:	
Fire District:	Fire District 1 (Rural Thorp)
Cemetery District:	Thorp
Court District:	Lower District Court
PUD Comm District:	District 2
Parks and Rec District:	
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No



Property Report for Parcel#: 21457

Friday, November 29, 2024

Parcel Information

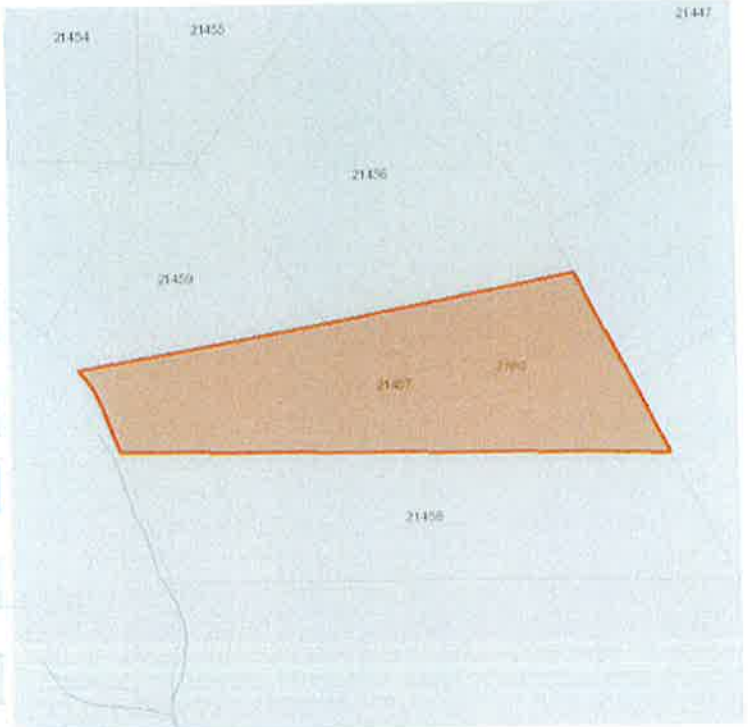
Address:	UNKNOWN ELLENSBURG
Tax Parcel ID:	21457
Map Number:	18-17-15000-0018
Recorded Area:	8.02 a
Owner Name	JH PROPERTIES LLC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C1040D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2164
ISO:	0.032
PG:	69

Domestic Water Information

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, SC Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Taneum Creek



Administrative Information

Zone and Allowed Uses:	Agriculture 20
Land Use Category:	Rural Working
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Thorp School District
Irrigation District:	KRD
Weed District:	
Fire District:	Fire District 1 (Rural Thorp)
Cemetery District:	Thorp
Court District:	Lower District Court
PUD Comm District:	District 2
Parks and Rec District:	
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No



Property Report for Parcel#: 21527

Friday, November 29, 2024

Parcel Information

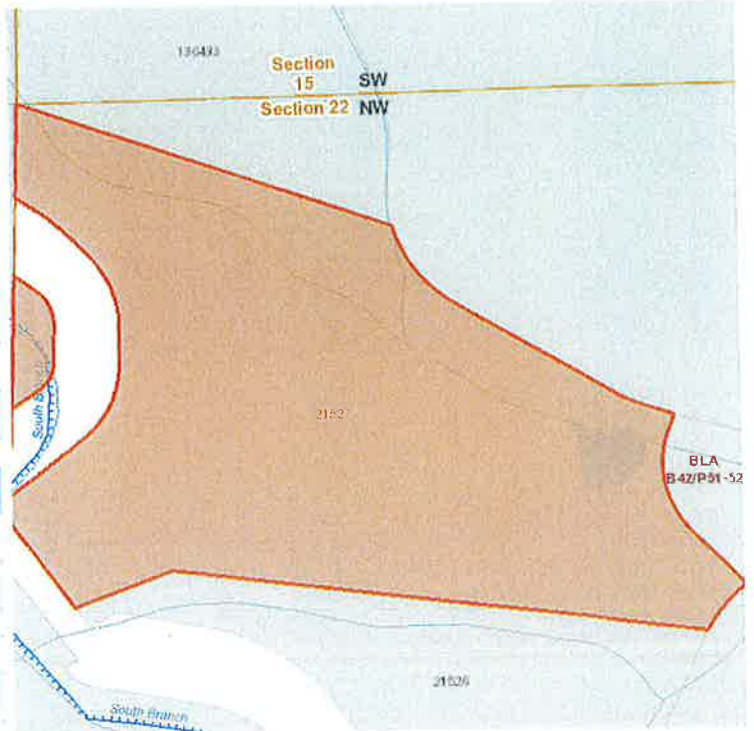
Address:	UNKNOWN ELLENSBURG
Tax Parcel ID:	21527
Map Number:	18-17-22000-0068
Recorded Area:	25.82 a
Owner Name	JH PROPERTIES LLC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	LT MURRAY ELK WINTER RANGE
Roof Hazard:	LOW_HAZARD RATING, HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS C, CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	PEM1C, PSS1C, PUBHh, PFO1C, R4SBC, R4SBA, R3UBFx
DNR Water Type:	Type 4 Seasonal (N), Type 9 (U)
FIRM Zone:	
FEMA Flood Map:	53037C1040D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2075
ISO:	0.032
PG:	66

Domestic Water Information

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, SC Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Taneum Creek



Administrative Information

Zone and Allowed Uses:	Agriculture 20
Land Use Category:	Rural Working, Allowed Use
Commisioner District:	2
Voter Precinct:	Ridgeway
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District, Thorp School District
Irrigation District:	KRD
Weed District:	
Fire District:	Fire District 1 (Rural Thorp)
Cemetery District:	Thorp
Court District:	Lower District Court
PUD Comm District:	District 3
Parks and Rec District:	
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted, Open Range
COE Gas Service Area:	No



Property Report for Parcel#: 136433

Friday, November 29, 2024

Parcel Information

Address:	HUNTER RD ELLENSBURG
Tax Parcel ID:	136433
Map Number:	18-17-22020-0001
Recorded Area:	8.28 a
Owner Name	JH PROPERTIES LLC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924



Critical Areas Information

Contains > 30% Slope:	Yes
PHS Site Name:	N/A
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	PEM1C, PFO1C, R4SBA
DNR Water Type:	Type 4 Seasonal (N)
FIRM Zone:	
FEMA Flood Map:	53037C1040D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2129
ISO:	0.032
PG:	68

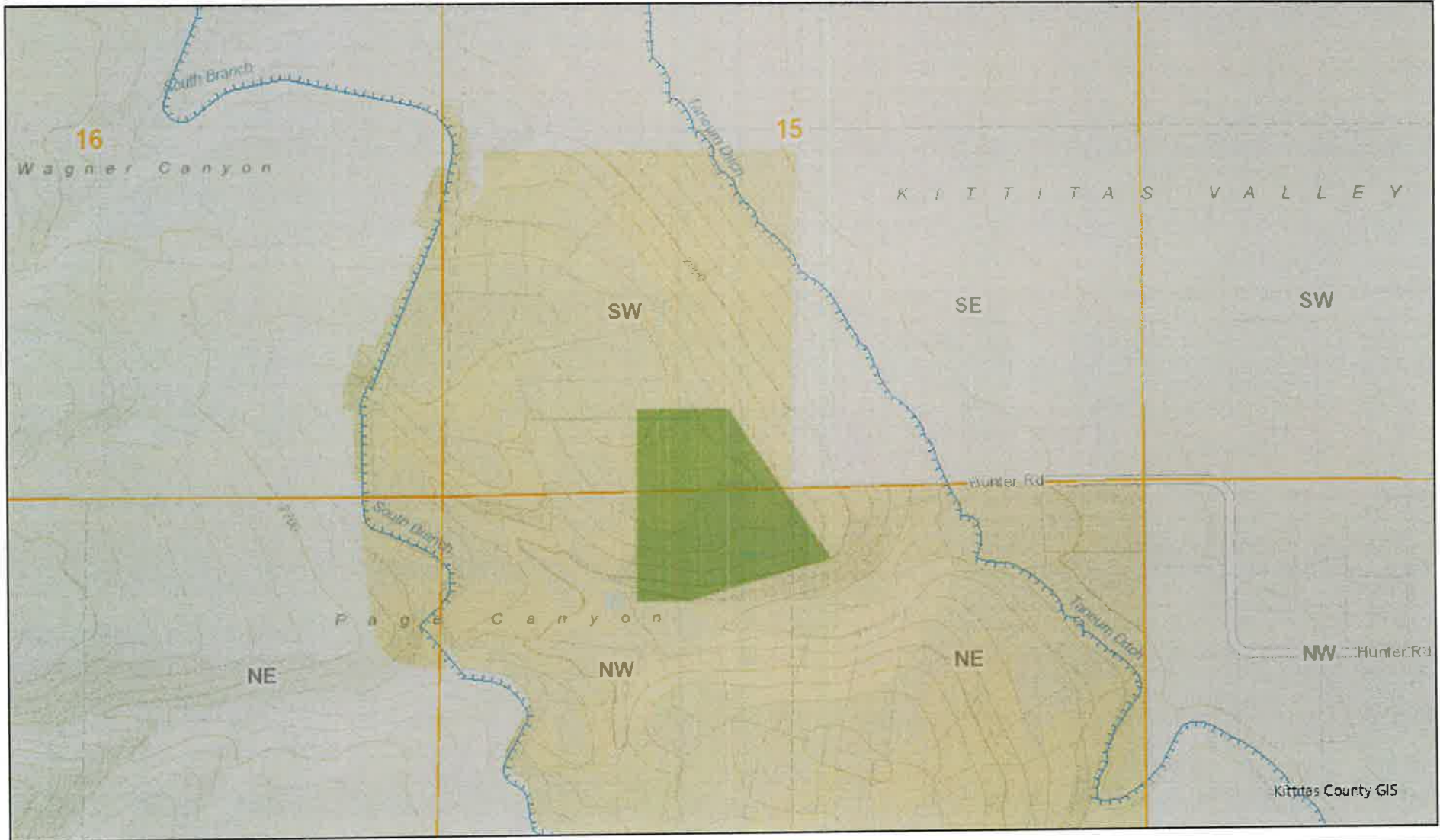
Domestic Water Information

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, SC_Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Taneum Creek

Administrative Information

Zone and Allowed Uses:	Agriculture 20
Land Use Category:	Rural Working, Allowed Use
Commissioner District:	0, 2
Voter Precinct:	Ridgeway
Hospital District:	HOSPITAL DISTRICT 1
School District:	Thorp School District, Ellensburg School District
Irrigation District:	KRD
Weed District:	
Fire District:	Fire District 1 (Rural Thorp)
Cemetery District:	Thorp
Court District:	Lower District Court
PUD Comm District:	District 2, District 3
Parks and Rec District:	
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Kittitas County COMPAS Map



Date: 12/2/2024

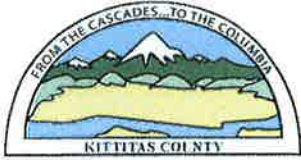
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1 inch equals 1,505 feet

0 0.15 0.3 0.6 mi



ATTACHMENT E



Property Report for Parcel#: 623233

Monday, December 2, 2024

Parcel Information

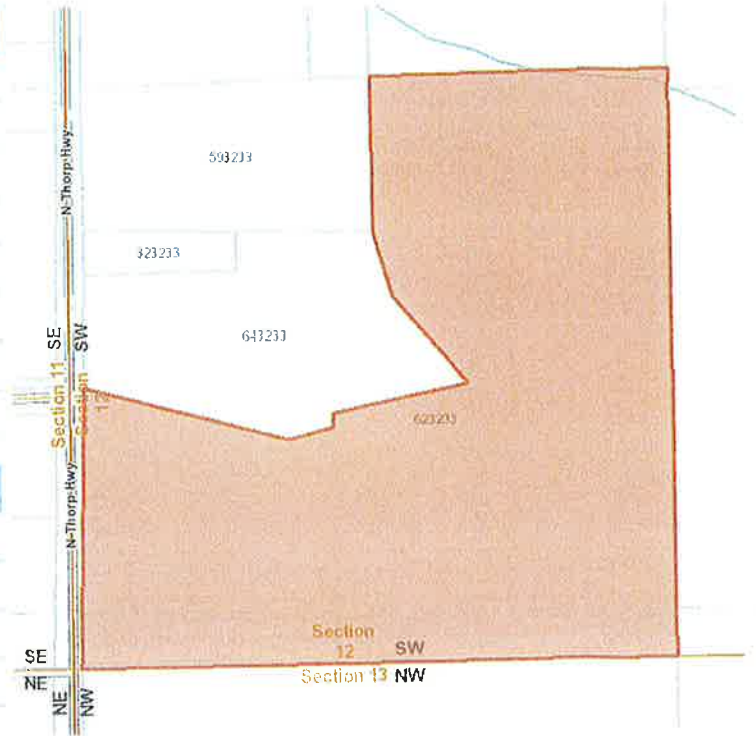
Address: 9100 N THORP HWY THORP
Tax Parcel ID: [623233](#)
Map Number: 18-17-12030-0020
Recorded Area: 28.52 a
Owner Name: GIBSON, ELWIN F & PATRICIA J
Name Cont:
Mailing Address: PO BOX 227
City/State/Zip: THORP WA 98946-0227

Critical Areas Information

Contains > 30% Slope: No
PHS Site Name: N/A
Roof Hazard: LOW_HAZARD RATING
Roof Class: CLASS C
Seismic Category: D1
Shore Line: N/A
Wetland Code: R4SBCx, PUBHx, PEM1C
DNR Water Type: Type 2 (F)
FIRM Zone: 500 YEAR, 100 YEAR
FEMA Flood Map: 53037C1041D
Coalmine Shaft: N/A
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 1631
ISO: 0.03
PG: 49

Domestic Water Information

Over the Counter Water: Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, SC_Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed: Taneum Creek



Administrative Information

Zone and Allowed Uses: [Agriculture 20](#)
Land Use Category: Mineral Lands, [Allowed Use](#)
Commissioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 1
School District: Thorp School District
Irrigation District: West Side
Weed District:
Fire District: Fire District 1 (Rural Thorp)
Cemetery District: Thorp
Court District: Lower District Court
PUD Comm District: District 2
Parks and Rec District:
Wildland Urban Interface: [IR 1](#)
Stock Restricted Area: Stock Restricted
COE Gas Service Area: No



Property Report for Parcel#: 943233

Friday, November 29, 2024

Parcel Information

Address:	8970 N THORP HWY THORP
Tax Parcel ID:	943233
Map Number:	18-17-12030-0019
Recorded Area:	21.22 a
Owner Name	GIBSON, ELWIN F & PATRICIA J
Name Cont:	
Mailing Address:	PO BOX 227
City/State/Zip:	THORP WA 98946-0227

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBCx, PUBHx, PSS1C, PEM1C
DNR Water Type:	Type 2 (F)
FIRM Zone:	500 YEAR
FEMA Flood Map:	53037C1041D, 53037C1042D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	1621
ISO:	0.03
PG:	49

Domestic Water Information

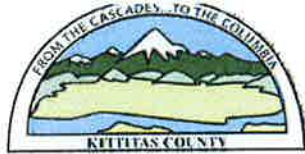
Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty (Amerivest), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), KittitasCnty(Williams), New Suncadia (Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, SC_Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Taneum Creek



Administrative Information

Zone and Allowed Uses:	Agriculture 20
Land Use Category:	Mineral Lands, Allowed Use , Rural Working
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Thorp School District
Irrigation District:	West Side
Weed District:	
Fire District:	Fire District 1 (Rural Thorp)
Cemetery District:	Thorp
Court District:	Lower District Court
PUD Comm District:	District 2
Parks and Rec District:	
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

ATTACHMENT F



Property Report for Parcel#: 12032

Friday, November 29, 2024

Parcel Information

Address:	
Tax Parcel ID:	12032
Map Number:	20-15-32010-0003
Recorded Area:	71.10 a
Owner Name	JH PROPERTIES LLC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope:	Yes
PHS Site Name:	CLE ELUM RIVER RIPARIAN AREA
Roof Hazard:	MODERATE HAZARD RATING
Roof Class:	CLASS B
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0686D, 53037C0678D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2080
ISO:	0.06
PG:	125, Engineering is required

Domestic Water Information

Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Kachess Yakima River



Administrative Information

Zone and Allowed Uses:	Forest and Range
Land Use Category:	Mineral Lands, Allowed Use
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Open Range
COE Gas Service Area:	No

Kittitas County COMPAS Map



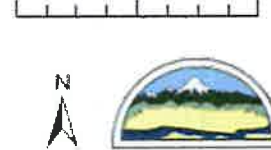


Date: 12/2/2024

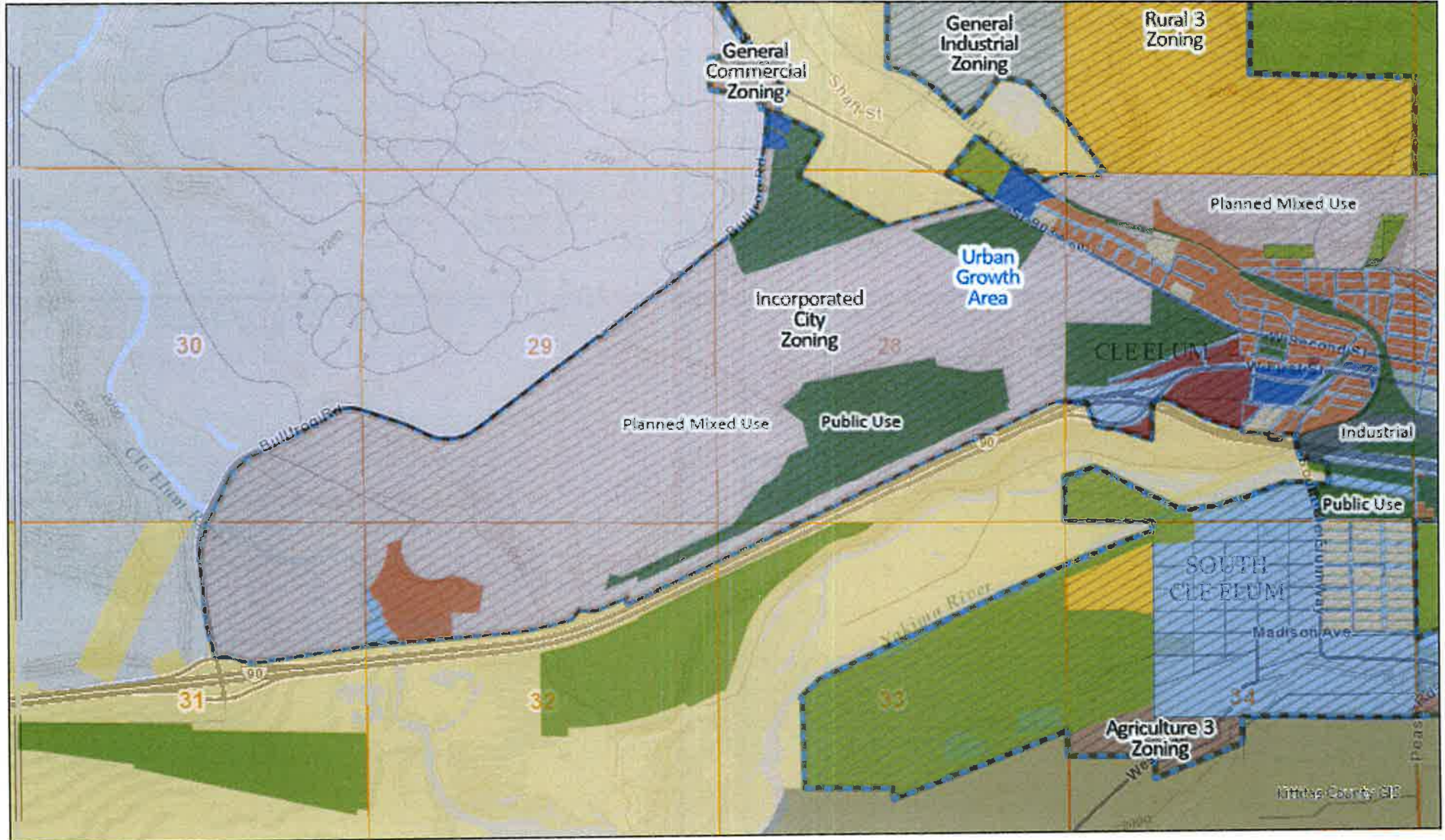
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1 inch equals 1,505 feet

0 0.1 0.2 0.4 mi



Kittitas County COMPAS Map

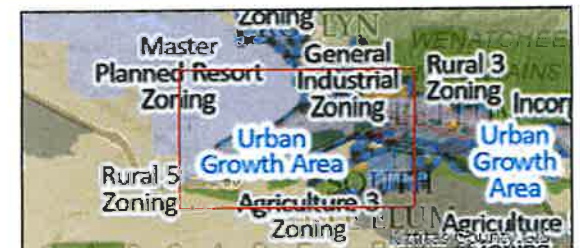


Date: 12/2/2024

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1 inch equals 3,009 feet

0 0.33 0.65 1.3 mi





- ATTACHMENT G



Property Report for Parcel#: 191634

Friday, November 29, 2024

Parcel Information

Address:
Tax Parcel ID: **191634**
Map Number: 20-13-12000-0002
Recorded Area: 79.56 a
Owner Name: JH PROPERTIES LLC
Name Cont:
Mailing Address: PO BOX 938
City/State/Zip: ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope: No
PHS Site Name: UPPER YAKIMA RIPARIAN AREA
Roof Hazard: HIGH_EXTREEME HAZARD RATING
Roof Class: CLASS A
Seismic Category: D1
Shore Line: N/A
Wetland Code: R4SBC, PFOA, PSSC
DNR Water Type: Type 2 (F), Type 9 (U)
FIRM Zone: 100 YEAR
FEMA Flood Map: 53037C0631D
Coalmine Shaft: N/A
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2194
ISO: 0.068
PG: 149, Engineering is required

Domestic Water Information

Over the Counter Water: Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed: Kachess Yakima River



Administrative Information

Zone and Allowed Uses: [Forest and Range](#)
Land Use Category: Mineral Lands, [Allowed Use](#), Rural Residential
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District:
Irrigation District: KRD
Weed District:
Fire District: Fire District 3 (Easton)
Cemetery District: N/A
Court District: Upper District Court
PUD Comm District: District 2
Parks and Rec District: District 1
Wildland Urban Interface: [IR 1](#)
Stock Restricted Area: Stock Restricted
COE Gas Service Area: No



Property Report for Parcel#: 181634

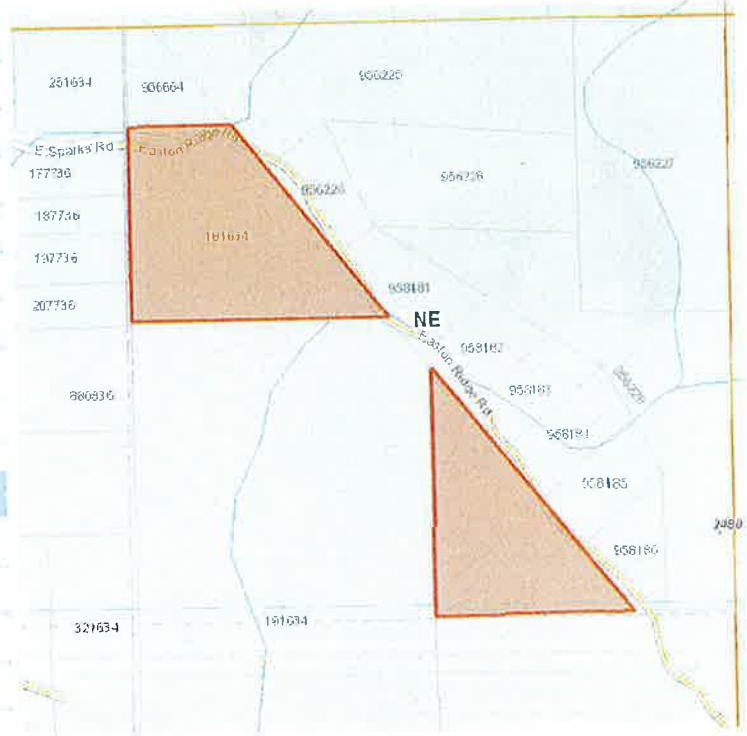
Friday, November 29, 2024

Parcel Information

Address:	UNKNOWN
Tax Parcel ID:	<u>181634</u>
Map Number:	20-13-12000-0001
Recorded Area:	26.34 a
Owner Name	HUTCHINSON PROPERTIES LLC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R5UBH, R4SBC
DNR Water Type:	Type 2 (F), Type 9 (U)
FIRM Zone:	
FEMA Flood Map:	53037C0631D, 53037C0632D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	1, -1
Max Elevation:	2212
ISO:	0.068
PG:	150, Engineering is required



Administrative Information

Zone and Allowed Uses:	<u>Forest and Range</u>
Land Use Category:	Rural Working, <u>Allowed Use</u>
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 3 (Easton)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	<u>IR 1</u>
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Domestic Water Information

Over the Counter Water:	Yes, <u>Suitability Map</u>
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR
Sub Basin Watershed:	Kachess Yakima River



Property Report for Parcel#: 221634

Monday, December 2, 2024

Parcel Information

Address:	EASTON RIDGE RD EASTON
Tax Parcel ID:	221634
Map Number:	20-13-12000-0010
Recorded Area:	40.00 a
Owner Name	ELLENSBURG CEMENT PRODUCTS INC
Name Cont:	
Mailing Address:	PO BOX 938
City/State/Zip:	ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	UPPER YAKIMA RIPARIAN AREA
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	Rural Conservancy
Wetland Code:	PEM1F, PFOA, PSSC, R4SBC, R5UBH, PFO/SSA, PUBHx
DNR Water Type:	Type 4 Seasonal (N), Type 2 (F)
FIRM Zone:	500 YEAR, 100 YEAR
FEMA Flood Map:	53037C0631D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2138
ISO:	0.068
PG:	145, Engineering is required

Domestic Water Information

Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses:	Forest and Range
Land Use Category:	Rural Working, Allowed Use , Mineral Lands
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	
Irrigation District:	KRD
Weed District:	
Fire District:	Fire District 3 (Easton)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No



Property Report for Parcel#: 091634

Monday, December 2, 2024

Parcel Information

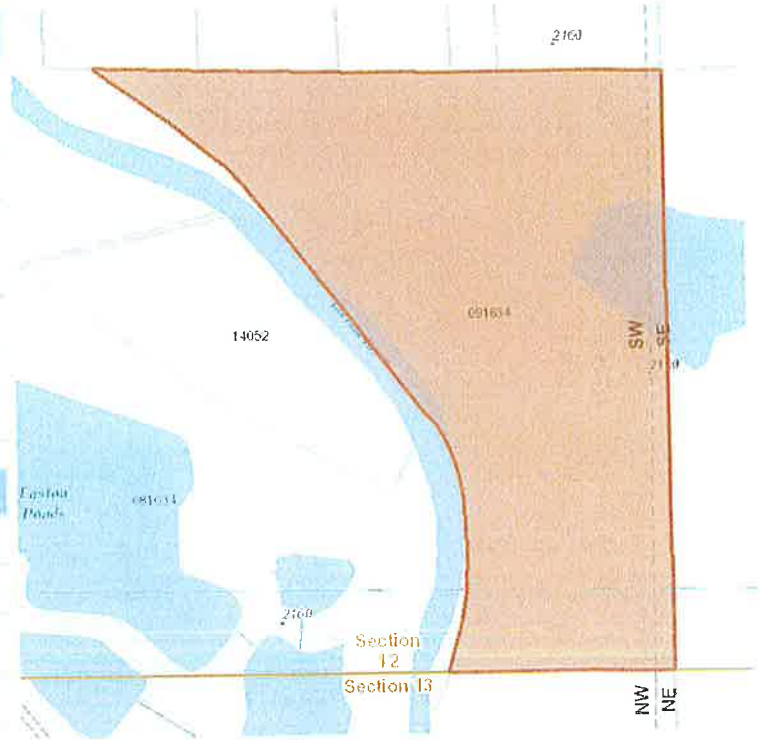
Address: 141 TREE FARM RD EASTON
Tax Parcel ID: [091634](#)
Map Number: 20-13-12030-0015
Recorded Area: 24.41 a
Owner Name: ELLENSBURG CEMENT PRODUCTS INC
Name Cont:
Mailing Address: PO BOX 938
City/State/Zip: ELLENSBURG WA 98926-1924

Critical Areas Information

Contains > 30% Slope: No
PHS Site Name: UPPER YAKIMA RIPARIAN AREA
Roof Hazard: HIGH_EXTREEME HAZARD RATING, MODERATE HAZARD RATING
Roof Class: CLASS A, CLASS B
Seismic Category: D1
Shore Line: Rural Conservancy, Aquatic
Wetland Code: PFOA, PSSC, PUBHx, R3UBH
DNR Water Type: N/A
FIRM Zone: 500 YEAR, 100 YEAR
FEMA Flood Map: 53037C0631D
Coalmine Shaft: N/A
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2143
ISO: 0.068
PG: 146, Engineering is required

Domestic Water Information

Over the Counter Water: Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses: [Forest and Range](#)
Land Use Category: Mineral Lands, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District:
Irrigation District: KR
Weed District:
Fire District: Fire District 3 (Easton)
Cemetery District: N/A
Court District: Upper District Court
PUD Comm District: District 2
Parks and Rec District: District 1
Wildland Urban Interface: [IR 1](#)
Stock Restricted Area: Stock Restricted
COE Gas Service Area: No

Kittitas County COMPAS Map



Date: 12/2/2024

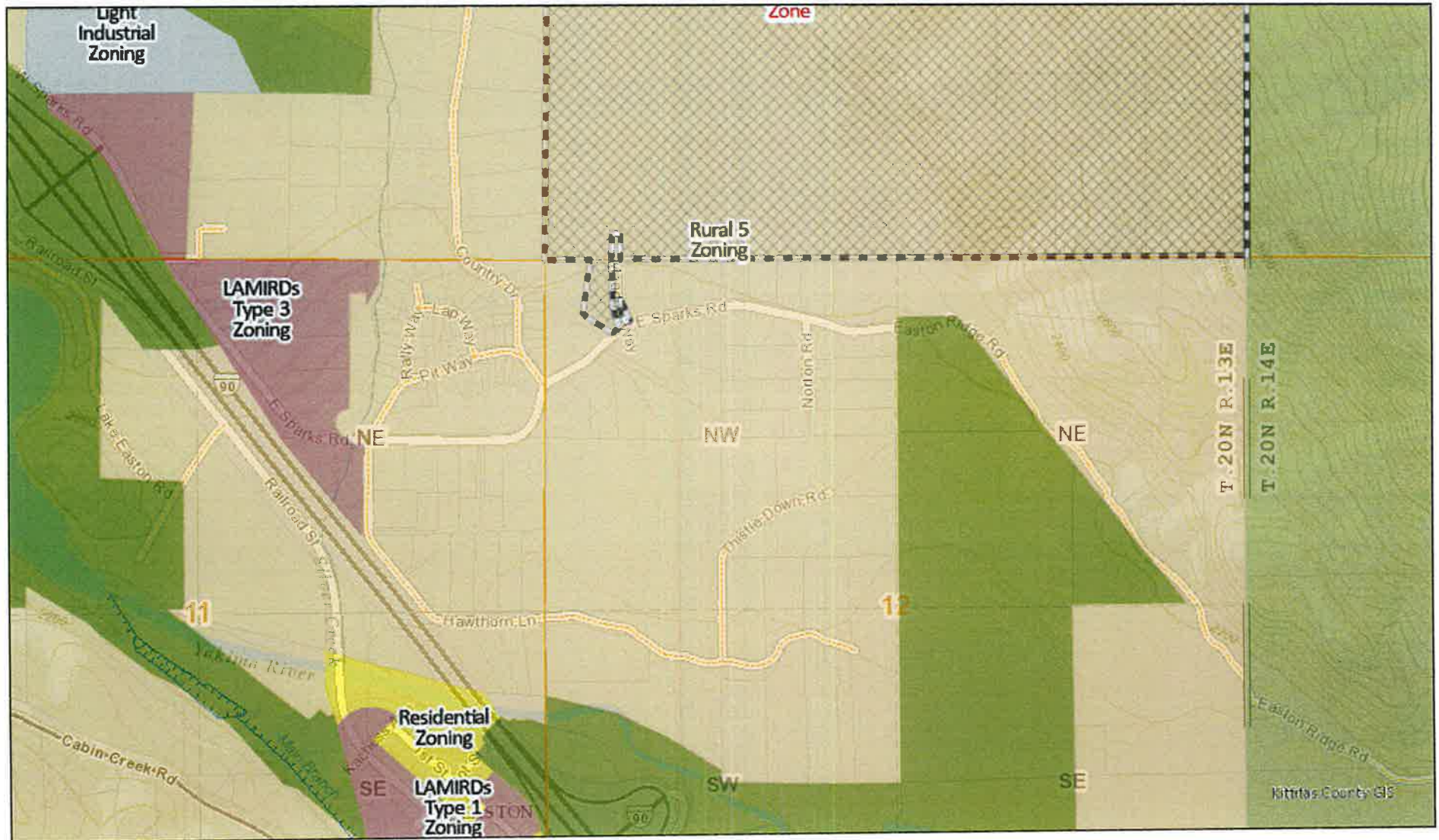
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1 inch equals 752 feet

0 0.07 0.15 0.3 mi



Kittitas County COMPAS Map



Date: 12/2/2024

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1 inch equals 1,505 feet

0 0.15 0.3 0.6 mi



ATTACHMENT H



Property Report for Parcel#: 158334

Friday, November 29, 2024

Parcel Information

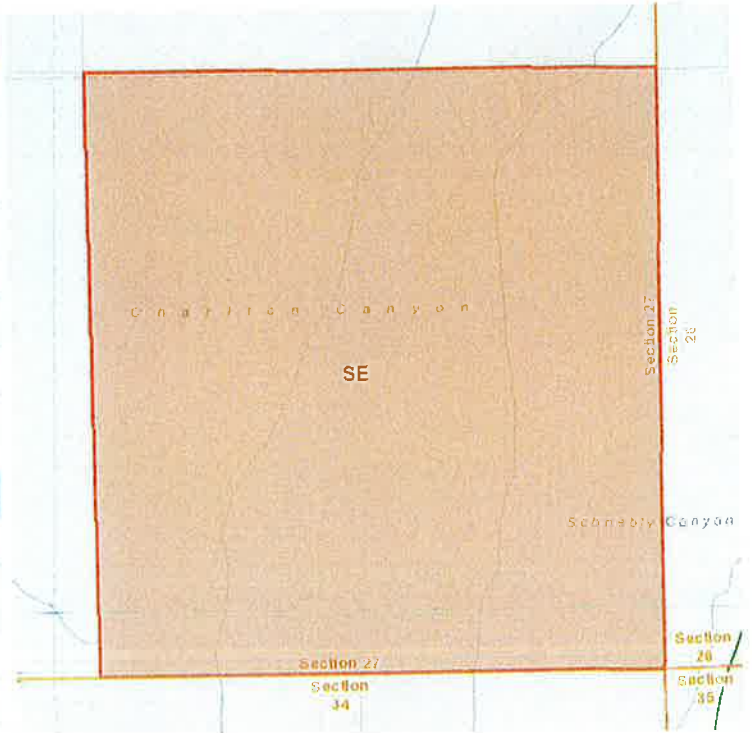
Address:	CHARLTON RD ELLENSBURG
Tax Parcel ID:	158334
Map Number:	19-19-27000-0004
Recorded Area:	160.00 a
Owner Name	CHARLTON, DANIEL D & MICHELLE R
Name Cont:	
Mailing Address:	4042 CHARLTON RD
City/State/Zip:	ELLENSBURG WA 98926-7376

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	ELLENSBURG MULE DEER WINTER RANGE
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	C
Shore Line:	N/A
Wetland Code:	R4SBC, R4SBA, R4SBCx
DNR Water Type:	Type 2 (F), Type 4 Seasonal (N)
FIRM Zone:	
FEMA Flood Map:	53037C1085D, 53037C1080D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	1, -1
Max Elevation:	2672
ISO:	0.023
PG:	61

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	
Sub Basin Watershed:	Wilson-Cherry Creeks



Administrative Information

Zone and Allowed Uses:	Forest and Range , Agriculture 20
Land Use Category:	Mineral Lands, Allowed Use , Rural Working
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District
Irrigation District:	N/A
Weed District:	
Fire District:	Areas outside Fire Districts, Kittitas Valley Fire and Rescue (Fire District 2)
Cemetery District:	N/A
Court District:	Lower District Court
PUD Comm District:	District 1
Parks and Rec District:	
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Open Range
COE Gas Service Area:	No