



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)

L. Swenberg

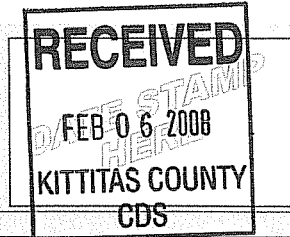
DATE:

2/6/08

RECEIPT #

055847

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: Hutchinson Properties LLC
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) 933-7050
Email Address: lmorrison@ellensburgcement.com

3. **Street address of property:**

Address: Highway 10
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**
SEC. 28; TWP. 18; RGE. 18; PTN NW1/4 (PTN-PARCEL C, B34/P113-114)(MUST BE SOLD WITH 18-18-28000-0056)

5. **Tax parcel number:** 291033 and 204536

6. **Property size:** 14.44 (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):

8. Provision of the zoning code applicable: KCC 17.28.130 (16)

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.

See Attached

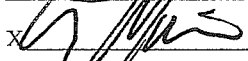
B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police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

See Attached

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:

2-5-2008

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

X  _____

Date:

2-5-08

**KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
ZONING CONDITIONAL USE PERMIT APPLICATION**

**Ellensburg Cement Products, Inc.
Hutchinson Expansion Project**

Supplemental Information

7. Narrative project description:

The project consists of excavating approximately 14.44 acres, minus required setbacks, of grass pasture to a depth of 70 feet yielding sand and gravel suitable for construction. The material, once excavated, is to be hauled elsewhere in the adjoining Ellensburg Cement Products' (E.C.P.) Ivan Hutchinson Pit for further processing.

This parcel is adjoins the currently excavated Ivan Hutchinson Pit to the southeast and southwest; to the northeast by a section of the BNSF Railroad Right-of Way; in the vicinity of Milepost 136 on State Route 97; to the north by property owned by Taylor Ranches LLC.

Water will not be needed for this mine as the material will be processed in the existing Ivan Hutchinson Pit.

Sewage will not be an issue because there will not be any permanent structures on this parcel. The only workers on this site will be in equipment or have access to vehicles that can transport them to waste disposal facilities.

The parcel will become a part of the existing Ivan Hutchinson Pit, and as such will be operated within all Local, State, and Federal regulations.

Equipment on-site will be an Excavator, Loader, and Dump Trucks arriving unloaded and departing loaded.

8. A. Is the proposed use desirous to the public and not detrimental or injurious to the public?

The material excavated from this parcel will be hauled to the Ivan Hutchinson Pit where it will then be processed. The processed material is sold to contractors in the form of sand, sized gravel, and as aggregate in concrete manufactured at E.C.P.'s concrete batch plant. These materials are used in all forms of residential, commercial, and civil construction. E.C.P. has been able to supply these materials at competitive prices because it has been locally available. This parcels' location, allows E.C.P. to excavate raw material close to the processing point which in turn keeps haulage costs low.

The detrimental effect of this project on neighboring residents will be slight. There will be no more noise, dust, or traffic than is currently experienced from the Ivan Hutchinson Pit. The Ivan Hutchinson Pit has been in existence for many years and has become part of the character of the surrounding neighborhood and this additional parcel will not change that.

8. B. Will the project be detrimental to the economic welfare of the Kittitas County?

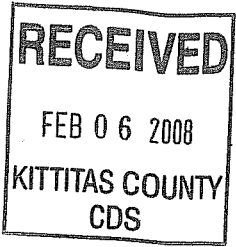
- (1) The proposed site is located adjacent to the Ivan Hutchinson Pit and will not add to traffic, the need for police, and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools. The site will simply add to the supply of material available in the Ivan Hutchinson Pit. It will be mined as needed in the same manner as the other sections of the current mine.
- (2) The proposed site will not require any of the above facilities beyond what is currently used for the Ivan Hutchinson Pit.
- (3) The local availability of raw material keeps the haulage costs low, so construction costs can be kept low. With the increased amount of construction in the area the availability and supply of low cost building material is critical for continued growth and is therefore beneficial to the community. The farther away the raw material the more fuel is used and the more man-hours worked. The higher costs are then passed on to the consumer.

See attachment



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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:

Ivan Hutchinson Pit; expansion

2. Name of applicant:

Ellensburg Cement Products

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

1071 HWY. 97, P.O. Box 938, Ellensburg, WA 98926
(509) 933-7050, Lenny Morrison

4. Date checklist prepared:

January 23, 2008

5. Agency requesting checklist:

Kittitas County Community Development Services

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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

Project begins March 2008

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

Yes; if landowners in the vicinity of the pit are willing to sell land for excavation, it is a possibility.

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

None

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.

SM-6 County or Municipality Approval for Surface Mining
SM-8A Application for Reclamation Permit (expansion)
Kittitas County Conditional Use Permit
D.O.E. Wastewater Permit (update)

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 site is 207 acres total with 193 acres presently being excavated under all applicable state and federal permits. The expansion is approximately 14.44 acres with a mined depth of 70 feet adjoining the previously mentioned 193 acres. The expansion will be used to supply material for concrete production and various sizes of rock for construction for the next 30 years (approx.). There will be no change in the mining and processing procedure that has been successfully used at this location for the last 50 years. Reclamation is a priority, this property being very valuable as is, and even more so after proper reclamation. Material from this mine is used in civil, residential, and commercial construction throughout Kittitas County. This mine is close to the more densely populated areas of the county providing quick and economical access to our customers.

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 site is an expansion of the Ivan Hutchinson Pit. The legal description of the expansion is as follows; SE/NW ¼- Section 28, Township 18N, Range 18E; SW/NW ¼- Section 28, Township 18N, Range 18E; NW/SW ¼- Section 28, Township 18N, Range 18E; NE/SW ¼- Section 28, Township 18N, Range 18E; SE/NE ¼- Section 29, Township 18N, Range 18E; NE/SE ¼- Section 29, Township 18N, Range 18E.

The mine expansion Parcels; 18-18-28000-0044

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 flows along the Northwest corner of the Ivan Pit. There is also an irrigation ditch that is fed by Dry Creek on a seasonal basis that flows through the Southwest corner of the mine property. Taylor's Pond is a reclaimed mine pond on the Northwest border of the original 193 acre Ivan Hutchinson mine. It is retained by an earthen dam separating the operational mine from Taylor's pond.

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.

The expansion will be within 200' of Taylor's Pond, a manmade pond created from previous mining activities.

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.

The proposal does not include the placement of fill or removal of dredge 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.

The proposal does not require surface water withdrawals.

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

The project does not lie within a designated 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 does not involve any discharges of waste material to 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.

The proposal does not include any withdrawal of ground water.

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.

The proposal does not include any discharges of waste material 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.

No water leaves the site directly as storm runoff. The majority of the surrounding land slopes toward the mine. The northwest is bounded by a lake and the west is bordered by I-90 and Dry Creek with a dike separating Dry Creek from the pit. The remaining mine border has a water control ditch channeling water into holding ponds and excess will go into an irrigation ditch.

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

No waste materials can enter ground or surface waters from the proposed mining activities.

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

Measures to control water are proper sloping of grades, dikes, and conveyance trenches.

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?

Approximately 13 acres of pasture and native grasses will be removed from the expansion.

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

There are no known threatened or endangered species known to be on or near the project site.

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

Smaller existing vegetation will be mixed with topsoil for redistribution on areas being reclaimed. Disturbed areas will be reseeded with grasses. Sloped edges will be covered with at least 6" of topsoil and seeded. A noxious weed control program in effect on the current mine and will extend to the expansion area.

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.

Request To Rezone Application.pdf
Bald eagle, Blue heron, Osprey

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

The site is located within the Pacific Flyway.

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

The reclamation plan will provide for creation of a lake and additional trees where there is now pasture. This will provide a habitat conducive to animals flourishing after mining has been completed.

6. ENERGY AND NATURAL RESOURCES

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

No energy will be needed on the expansion site through the duration of the project. The existing operation uses commercial electricity.

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

The proposed mining expansion will not affect the potential use of solar energy by adjacent 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 equipment will be maintained in good working order, high quality fuel will be used.

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.
In general, environmental health hazards are consistent with sand and gravel excavation activities. The project includes the usual risk of fire and explosion from petroleum products, along with potential spills of the same products. Best management practices will be employed throughout the duration of the project.

1) Describe special emergency services that might be required.
The project needs no special emergency services beyond those already available.

2) Proposed measures to reduce or control environmental health hazards, if any. MSHA oversees operations for workers' safety including tools, operating equipment, and fire control equipment. Crews are trained to handle spills and fire.

- b. Noise

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

There is no noise in the area which may affect the project.

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.

There will be no increase in noise or noise levels, compared to the existing operations. Hours: approximately 6:00 AM- 10:00 PM

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

All equipment used in the proposed mining activities will be maintained in good working order.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
Zoned: Agriculture 20, expansion is currently used for cattle grazing

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

The site is currently used as pasture.

- c. Describe any structures on the site.

There are no structures on the site.

- d. Will any structures be demolished? If so, what?

No structures will be demolished as part of this proposal.

e. What is the current zoning classification of the site?

Agriculture 20

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

Rural

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

The site is not located within a designated shoreline.

h. Has any part of the site been classified as an:
L environmentally sensitive area?

No portion of the expansion area has classified as an environmentally sensitive.

i. Approximately how many people would the completed project displace?
People may reside or work on the site only after reclamation is complete. It is difficult to estimate how many.

j. Approximately how many people would reside or work in the completed project? **No people will be displaced through the completed project.**

k. Proposed measures to avoid or reduce displacement impacts, if any.
No measures are necessary to avoid or reduce displacement of people.

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

9. HOUSING Site will be sequentially reclaimed to be compatible with the surrounding terrain and land uses by covering the disturbed area with topsoil, reseeded and creation of a lake. This will make the area compatible with the current zoning.

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

The proposal does not include the construction of any residential units.

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

The proposal does not include the elimination of any residential units.

c. Proposed measures to reduce or control housing impacts, if any.
Because the proposal does not include any construction or destruction of residential units no measures are proposed. ECP will continue its efforts to maintain a minimal impact on the surrounding residences and commercial operations.

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?
The project does not include the construction or placement of any proposed structures or antennas.

b. What views in the immediate vicinity would be altered or obstructed?
The project will not obstruct any views in the vicinity of the site.

c. Proposed measures to reduce or control aesthetic impacts, if any.
The reclamation plan will address those issues by tree planting and reseeded the exposed areas not covered by the lake.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No light or glare will result from the proposed expansion.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No light or glare will result from the proposed expansion.

c. What existing off-site sources of light or glare may affect your proposal?
There are no off-site sources of light or glare which may affect the project.

d. Proposed measures to reduce or control light and glare impacts, if any.
Because the project will not produce any light or glare no measures are proposed.

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 project. Informal recreational opportunities in the immediate vicinity include fishing the Yakima River.

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

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The lake created upon the expansion being reclaimed may provide recreation if the landowner so chooses.

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 known places or objects on or next to the site.

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 landmarks or evidence of historic, archaeological, scientific, or cultural importance on or next to the site.

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

Because no impacts to historical, cultural, scientific, or archaeological sites are anticipated, no measures are proposed.

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.

Highway 97 serves the site, giving access at two locations.

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

No. Nearest stop .25 miles southeast

- c. How many parking spaces would the completed project have? How many would the project eliminate?
The proposed project does not require any parking spaces.

- 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 proposal does not require any new roads or streets, or improvements to existing roads or streets.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Burlington Northern and Santa Fe railroad is located on northeastern border of mine expansion. This railroad is not used by the project.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
There will be no increase in the current traffic.

- g. Proposed measures to reduce or control transportation impacts, if any.
Access and egress roads will be monitored for dust and paved roads swept clean.

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 project will not result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
No public service impacts are anticipated from the project.

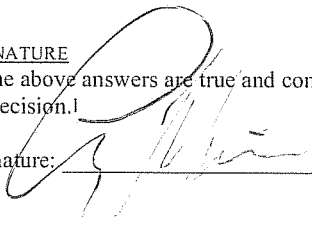
16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
Electricity is supplied to the current mine, as is telephone, and refuse services.

- 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 expansion will not require any expansion of utilities available elsewhere in the mine.

C. SIGNATURE

I 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: 2 6 2008

Print Name: Lenora Morrison

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.

Not Applicable

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.

Not Applicable

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

Not Applicable

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.

Not Applicable

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.

Not Applicable

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).

Not Applicable

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

Not Applicable

PART ELEVEN - FORMS

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy 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 proposal. 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 "do 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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject 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.

A. BACKGROUND

1. Name of proposed project, if applicable:

Ivan Hutchinson Pit; expansion

2. Name of applicant: **Ellensburg Cement Products**

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

1071 HWY. 97, P.O. Box 938, Ellensburg, WA 98926

(509) 933-7050, Lenny Morrison

4. Date checklist prepared: **January 23, 2008**

5. Agency requesting checklist: **Kittitas County Community Development Services**

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

Project begins March 2008

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

Yes; if landowners in the vicinity of the pit are willing to sell land for excavation, it is a possibility.

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

None

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.

SM-6 County or Municipality Approval for Surface Mining

SM-8A Application for Reclamation Permit (expansion)

Kittitas County Conditional Use Permit

D.O.E. Wastewater Permit (update)

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 site is 207 acres total with 193 acres presently being excavated under all applicable state and federal permits. The expansion is approximately 14.44 acres with a mined depth of 70 feet adjoining the previously mentioned 193 acres. The expansion will be used to supply material for concrete production and various sizes of rock for construction for the next 30 years (approx.). There will be no change in the mining and processing procedure that has been successfully used at this location for the last 50 years. Reclamation is a priority, this property being very valuable as is, and even more so after proper reclamation.

Material from this mine is used in civil, residential, and commercial construction throughout Kittitas County. This mine is close to the more densely populated areas of the county providing quick and economical access to our customers.

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 site is an expansion of the Ivan Hutchinson Pit. The legal description of the expansion is as follows; SE/NW ¼- Section 28, Township 18N, Range 18E; SW/NW ¼- Section 28, Township 18N, Range 18E; NW/SW ¼- Section 28, Township 18N, Range 18E; NE/SW ¼- Section 28, Township 18N, Range 18E; SE/NE ¼- Section 29, Township 18N, Range 18E; NE/SE ¼- Section 29, Township 18N, Range 18E.

The mine expansion Parcels; 18-18-28000-0044

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The slope on the 14.44 acre proposed expansion area is less than 1%. The existing mining area has some steeper slopes equaling up to 100%.

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 in the proposed expansion consist of sand and gravel.

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

There are no indications or history of unstable soils in the immediate vicinity of the proposed expansion area.

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

No filling or grading is proposed as part of the proposed expansion.

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

Erosion is not expected to occur as a result of the proposed expansion.

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

No impervious surfaces are proposed as part of the proposed project.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The proposed expansion area will be reclaimed in accordance with state and federal regulations. Reclamation activities will include re-vegetation, 2h:1v sloped walls, conveyance trenches.

a. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

In general, emissions will be consistent with sand and gravel excavation activities, including dust from vehicular traffic on haulage roads.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no off-site sources of emissions or odor that will affect the project.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The proponent will use best management practices to control emissions resulting from the proposal, including, frequent use of the water truck when conditions require dust reduction.

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 stream or river it flows into.

Dry Creek flows along the Northwest corner of the Ivan Pit. There is also an irrigation ditch that is fed by Dry Creek on a seasonal basis that flows through the Southwest corner of the mine property.

Taylor's Pond is a reclaimed mine pond on the Northwest border of the original 193 acre Ivan Hutchinson mine. It is retained by an earthen dam separating the operational mine from Taylor's pond.

- 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.

The expansion will be within 200' of Taylor's Pond, a manmade pond created from previous mining activities.

- 3) Estimate the amount of 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.

The proposal does not include the placement of fill or removal of dredge 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.

The proposal does not require surface water withdrawals.

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

The project does not lie within a designated 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 does not involve any discharges of waste material to surface waters.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

The proposal does not include any withdrawal of ground water. The water used in the mine consists of naturally accumulating ground flow and stormwater runoff captured in ponds on site. The water is then pumped to sediment ponds where it is recycled then the excess is pumped to an irrigation ditch.

- 2) Describe waste material 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.

The proposal does not include any discharges of waste material into the ground.

c. Water runoff (including stormwater):

- 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.

No water leaves the site directly as storm runoff. The majority of the surrounding land slopes toward the mine. The northwest is bounded by a lake and the west is bordered by I-90 and Dry Creek with a dike separating Dry Creek from the pit. The remaining mine border has a water control ditch channeling water into holding ponds and excess will go into an irrigation ditch.

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

No waste materials can enter ground or surface waters from the proposed mining activities.

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

Measures to control water are proper sloping of grades, dikes, and conveyance trenches.

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: cattail, buttercup, bullrush, 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?

Approximately 13 acres of pasture and native grasses will be removed from the expansion.

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

There are no known threatened or endangered species known to be on or near the project site.

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

Smaller existing vegetation will be mixed with topsoil for redistribution on areas being reclaimed. Disturbed areas will be reseeded with grasses. Sloped edges will be covered with at least 6" of topsoil and seeded. A noxious weed control program in effect on the current mine and will extend to the expansion area.

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: magnies, crows, vultures, owls.
mammals: deer, bear, elk, beaver, other: rabbits, raccoon, squirrel, porcupine.
fish: bass, salmon, trout, herring, shellfish, other: bass

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

Bald eagle, Blue heron, Osprey

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

The site is located within the Pacific Flyway.

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

The reclamation plan will provide for creation of a lake and additional trees where there is now pasture. This will provide a habitat conducive to animals flourishing after mining has been completed.

6. Energy and natural resources

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

No energy will be needed on the expansion site through the duration of the project. The existing operation uses commercial electricity.

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

The proposed mining expansion will not affect the potential use of solar energy by adjacent 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 equipment will be maintained in good working order, high quality fuel will be used.

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.

In general, environmental health hazards are consistent with sand and gravel excavation activities. The project includes the usual risk of fire and explosion from petroleum products, along with potential spills of the same products. Best management practices will be employed throughout the duration of the project.

1) Describe special emergency services that might be required.

The project needs no special emergency services beyond those already available.

2) Proposed measures to reduce or control environmental health hazards, if any:

MSHA oversees operations for workers' safety including tools, operating equipment, and fire control equipment. Crews are trained to handle spills and fire.

b. Noise

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

There is no noise in the area which may affect the project.

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

There will be no increase in noise or noise levels, compared to the existing operations. Hours: approximately 6:00 AM- 10:00 PM

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

All equipment used in the proposed mining activities will be maintained in good working order.

8. Land and shoreline use

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

Zoned: Agriculture 20, expansion is currently used for cattle grazing

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

The site is currently used as pasture.

c. Describe any structures on the site.

There are no structures on the site

d. Will any structures be demolished? If so, what?

No structures will be demolished as part of this proposal.

e. What is the current zoning classification of the site?

Agriculture 20

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

Rural

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

The site is not located within a designated shoreline.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No portion of the expansion area has classified as an environmentally sensitive.

i. Approximately how many people would reside or work in the completed project?

People may reside or work on the site only after reclamation is complete. It is difficult to estimate how many.

j. Approximately how many people would the completed project displace?

No people will be displaced through the completed project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures are necessary to avoid or reduce displacement of people.

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

Site will be sequentially reclaimed to be compatible with the surrounding terrain and land uses by covering the disturbed area with topsoil, reseeding and creation of a lake. This will make the area compatible with the current zoning.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposal does not include the construction of any residential units.

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

The proposal does not include the elimination of any residential units.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project will not displace any existing recreational uses.

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

The lake created upon the expansion being reclaimed may provide recreation if the landowner so chooses.

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 known places or objects on or next to the site.

- 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 landmarks or evidence of historic, archaeological, scientific, or cultural importance on or next to the site.

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

Because no impacts to historical, cultural, scientific, or archaeological sites are anticipated, no measures are proposed.

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.

Highway 97 serves the site, giving access at two locations.

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

No. Nearest stop .25 miles southeast

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The proposed project does not require any parking spaces.

- 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 proposal does not require any new roads or streets, or improvements to existing roads or streets.

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

Burlington Northern and Santa Fe railroad is located on northeastern border of mine expansion. This railroad is not used by the project.

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

There will be no increase in the current traffic.

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

Access and egress roads will be monitored for dust and paved roads swept clean.

15. Public services

- 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 project will not result in an increased need for public services.

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

No public service impacts are anticipated from the project.

16. Utilities

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

Electricity is supplied to the current mine, as is telephone, and refuse services.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The expansion will not require any expansion of utilities available elsewhere in the mine.

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 Submitted: _____


2 5 2008



Pointer: 47°01'19.61" N 120°35'55.90" W elev: 1658 ft

Image ©2008 DigitalGlobe

Streaming 100%

©2008 Google
Eye alt: 6046 ft

Existing Operation border in black



Proposed Expansion

