



**Washington State
Department of Transportation**

Sid Morrison
Secretary of Transportation

District 5
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2360

(509) 575-2510



August 16, 1996

Kittitas County Planning Dept.
Attn: Debbie Randall
205 W. 5th St., Room 182 Courthouse
Ellensburg, WA 98926-3129

Subject: Quarry Site QS-S-234
SE 1/4, Sec 24, T15N, R19E, WM
Kittitas County Conditional Use Permits

On November 13, 1993, WSDOT received a Kittitas County Conditional Use Permit (C-93-18) to place a temporary asphalt and/or concrete batch plant at the quarry site QS-S-234. It was our intent and belief that this permit was permanent and valid any time a temporary processing plant was to be set up on the site for any future highway project until the site is depleted and closed. The SEPA Checklist indicated an estimated depletion and completion date for use of the site as the year 2030. The first project this permit was intended to cover had an estimated two year duration with a scheduled construction date in 1994. It appears that the County has inferred that the permit was temporary and only valid from the date of the permit until the project completion in two years. However, this was not indicated on the permit as it did not contain expiration dates or project-specific references. Enclosed is an application to obtain a new, permanent conditional use permit for the lifetime of the material source.

The first project the original permit was intended to cover, a pavement restoration on SR 82 from SR 821 to Selah Creek Bridges, was postponed from its proposed 1994 starting date, the quarry site was not used, and no temporary asphalt or concrete plant was set up. As no changes other than the starting date have been made to the SR 821 to Selah Creek Bridges project, we are requesting that the existing permit (C-93-18) be temporarily extended to cover the project which is now scheduled to begin in the fall of 1996 so that the WSDOT may meet its scheduled construction deadlines. The new permit covering the lifetime of the material source could then take effect after that time.

If you have any questions, contact me, 509-457-7104, or Gary Beeman, SCR Environmental, 509-575-2544 (FAX: 509-575-2561).

Sincerely,
RICHARD L. LARSON, P.E.
Region Administrator

By: Guy Couture, P.E.
SCR Project Development Engineer

GRB:lkjt

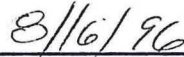
Please sign below and include this sheet with the application upon its submittal. Retain the attached information sheets 1-5 for your future reference.

Application file number(s): _____

I have reviewed all pertinent information and understand to my satisfaction the application process I have requested. I understand certain requirements of the application process, such as environmental review, timing of legal notices, public hearing activities, and appeals will greatly influence the final issuance date of any permit(s) I may receive.



signature of applicant



date

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 300' OF THE SITE'S TAX PARCEL. (PLEASE SEE COUNTY ASSESSOR'S OFFICE)
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC. (PLAT APPLICATIONS EXCLUDED)

THIS DEVELOPMENT ACTIVITIES APPLICATION IS USED TO APPLY FOR ONE OR MORE OF THE FOLLOWING APPROVALS. IF YOU ARE UNSURE WHICH OF THE FOLLOWING APPROVALS WILL BE NECESSARY FOR YOUR PROJECT, PLEASE CONTACT THE PLANNING DEPARTMENT FOR ASSISTANCE.

11. Check any of the following sections that apply to your project and then complete those sections of this application packet:

- SECTION I. ZONING STRUCTURAL SETBACK VARIANCE - to place a structure closer to the lot line than allowed:

<i>Residential</i>	<i>front 15' side 5' rear 25'</i>
<i>Residential-2</i>	<i>front 15' side 5',10' rear 25'</i>
<i>Suburban, Sub.-II</i>	<i>front 25' side 15' rear 25'</i>
<i>Agriculture, Liberty</i>	<i>front 25' side 5' rear 25'</i>
<i>Rural-3</i>	<i>front 25' side 15' rear 15'</i>
<i>Forest&Range-20</i>	<i>front 25' side 10' rear 10'</i>
<i>Commercial Forest</i>	<i>front 200' side 200' rear 200'</i>
- SECTION II. ZONING CONDITIONAL USE PERMIT - proposing a use such as a church or campground; conditional uses listed in each zone.
Fee: \$150
- SECTION III. REQUEST TO REZONE - to change from the existing zone to another zone.
Fee: \$300 for under 2 acres; \$350 for 2 acres or larger
- SECTION IV. SHORELINES SUBSTANTIAL DEVELOPMENT/CONDITIONAL USE - proposing a project greater than \$2,500 value within 200' of a water body listed in Section V (residence and its accessory structures excluded).
Fee: \$100
- SECTION V. SHORELINES STRUCTURAL SETBACK VARIANCE - to place a structure closer than 100' (*denotes portion of shoreline requiring 200') of:

<i>Kachess River</i>	<i>Naneum Creek</i>	<i>Unnamed Lakes (T.21 R.12)*</i>
<i>Cabin Creek</i>	<i>Taneum Creek</i>	<i>Lake Keechelus</i>
<i>Log Creek</i>	<i>Yakima River*</i>	<i>Lake Kachess *</i>
<i>Cle Elum River</i>	<i>Swauk Creek</i>	<i>Tucquala Lake*</i>
<i>Big Creek</i>	<i>Columbia River*</i>	<i>Lake Easton</i>
<i>Little Creek</i>		<i>Cooper Lake*</i>
<i>Teanaway River (incl. 3 forks)</i>		<i>Lake Cle Elum</i>
<i>Wilson Creek (south of Ellensburg)</i>		<i>Lost Lake*</i>
<i>Manastash Creek (incl. South fork)</i>		<i>Manastash Lake*</i>
- SECTION VI. FLOOD DEVELOPMENT PERMIT - for any construction or placement of buildings, mining, dredging, filling, grading, paving, excavation or drilling in the FEMA 100-Year Floodplain.
Fee: none
- SECTION VII. SHORT PLAT - to divide into 2-4 lots.
Fee: \$190 plus \$10/lot Public Works; \$125 plus \$50/hr. over 2.5 hrs. Public Health; and, \$135 Planning
- SECTION VIII. LONG PLAT - to divide into 5 or more lots.
Fee: \$200 plus \$10/lot Public Works; \$625 plus \$50/hr. over 12.5 hrs. Public Health; and, \$350 Planning
- SECTION IX. SEPA ENVIRONMENTAL CHECKLIST/REVIEW - review required in conjunction with Sections II, III, IV, or VIII. Other development proposals may also require completion of this section.
Fee: \$50 initial

NOTES:

**KITTITAS COUNTY PLANNING DEPARTMENT
DEVELOPMENT ACTIVITIES APPLICATION**

COUNTY COURTHOUSE 205 W. 5TH RM. 182 ELLENSBURG WA 98926 (509) 962-7506 (509) 962-7697 FAX

1. Name, mailing address and phone of applicant and contact person:

Washington State Department of Transportation, South Central Region
P.O. Box 12560 Yakima, WA 98909-2560
Attn: Gary R. Beeman, Environmental Office, 509-575-2544

2. Relationship of applicant to property: Owner Purchaser Other, specify: _____

3. Street address of property:

Located 1/2 mile west of SR 82 near M.P. 17.3.

4. Legal description of property:

SE 1/4, Section 24, Township 15N, Range 19E, W.M.

5. Tax parcel number:

Unknown

6. Property size:

70 acres

7. Present use of property:

Washington State Department of Transportation material source

8. Narrative project 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):

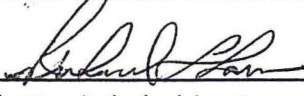
QS-S-234 is a material source for WSDOT highway projects and will be utilized on a temporary, intermittent, as needed basis for the mining, production, processing, and stockpiling of materials for long periods of time until the site is depleted. The SEPA Checklist indicates an estimated depletion and completion date for the use of the site as the year 2030. A permanent, long-term Conditional Use Permit is requested for a temporary asphalt or concrete plants to be set up and operated on the site for any intermittent future highway project until the site is depleted and closed. The first such highway project requiring a temporary asphalt or concrete plant is expected to begin in early 1997.

9. Any voluntary methods or activities anticipated by the applicant pertaining to environmentally sensitive Critical Areas including incentives being offered by local or state governments (attach additional sheets as necessary):

WSDOT SC Region will be submitting material sources to Kittitas County for inclusion in their GMA designations of material sources. Temporary and permanent erosion/sediment control for the site will comply with other state permits for material sources: WSDNR Surface Mining & Reclamation Permit No. 10054 and WS Ecology NPDES permit for pits & quarries. The temporary plant operator will obtain a WS Ecology Temporary Air Source Permit.

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."

Richard L. Larson, P.E.
Region Administrator

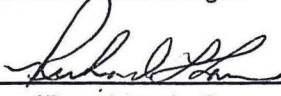


Signature of Applicant or Authorized Agent

8/16/96

Date

Richard L. Larson, P.E.
Region Administrator



Signature of Owner of Record (required)

8/16/96

Date

SECTION I. ZONING STRUCTURAL SETBACK VARIANCE.

ADDITIONAL ITEMS TO COMPLETE: NONE.

1. Provision of zoning code for which this variance is requested and the way in which you wish to vary:

2. A variance may be granted when the following criteria are met. Please describe how each criterion is met for this particular request (attach additional sheets as necessary):
 - a. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.

 - b. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.

 - c. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

 - d. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

SECTION II. ZONING CONDITIONAL USE PERMIT.

ADDITIONAL ITEMS TO COMPLETE: SECTION IX SEPA ENVIRONMENTAL CHECKLIST.

1. Provision of the zoning code applicable:
17.56.030 I Asphalt plants (temporary only)

2. A conditional use permit may be granted when the following criteria are met. Please describe how each criterion is met for this particular project (attach additional sheets as necessary):
 - A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood. The use of this material source for the production and processing of mineral aggregates for highway pavements is essential to the construction and maintenance of the adjacent SR 82, an essential interstate public transportation facility. The material source and temporary processing plants are not detrimental or injurious to the public or abutting properties because the surrounding property is vacant of structures, with the exception of a deserted line shack, and has only been used in recent years as grazing land. Activity within the site will be hidden from view of the travelling public by the location of the site on the downward West slope of North Umptanum Ridge.
 - B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

The proposed use of temporary asphalt and concrete batch plants will not be a detriment to the economic welfare and will not create excessive public costs. Adequate services for the project will be provided by WSDOT or their subcontractor.

KITTITAS COUNTY CRITICAL AREAS CHECKLIST

The purpose of the preliminary site analysis form is:

- 1) To assist applicants in obtaining a timely review of their development permits
- 2) To assist applicants in understanding the constraints and developability of individual parcels of land.

Applicants must supply the following information to initiate site analysis:

- a completed application
- plans in duplicate (1-11x17) drawn to scale showing existing and proposed structures, location of critical areas, dimensions, quantity of fill material, drainage facilities, and elevations of the site

Check one or more critical areas affected by the project:

Wetland type _____

Geologically Hazardous Area erosion geological
 landslide mine
 seismic

Fish and Wildlife Habitat Areas big game winter range
 riparian corridor
 priority species habitat
 habitat/species of local importance

Frequently Flooded Areas floodplain floodway

Property Owner/Applicant: Washington State Department of Transportation

Property Description: SE 1/4, Section 24, Township 15N, Range 19E, W. M.

Tax Parcel Number Unknown

Section 24 Township 15N Range 19E Subdivision

Project Description: Kittitas County Conditional Use Permit to place temporary, intermittent asphalt and/or concrete batch plants at the quarry site QS-S-234 for selected projects occurring within the lifetime of the material source.

Permit or Application Critical Areas Protection Permit is being issued in conjunction with: Kittitas County Conditional Use Permit

Voluntary Methods or Activities by Applicant for Critical Areas Compliance:

WSDOT SC Region will be submitting material sources to Kittitas County for inclusion in their GMA designations of material sources. Temporary and permanent erosion/sediment control for the site will comply with other state permits for material sources: WSDNR Surface Mining & Reclamation Permit No. 10054 and WS Ecology NPDES permit for pits & quarries. The temporary plant operator will obtain a WS Ecology Temporary Air Source Permit.

Applicants Signature: Richard L. Larson Date: 8/16/96

Richard L. Larson, P.E.
Region Administrator