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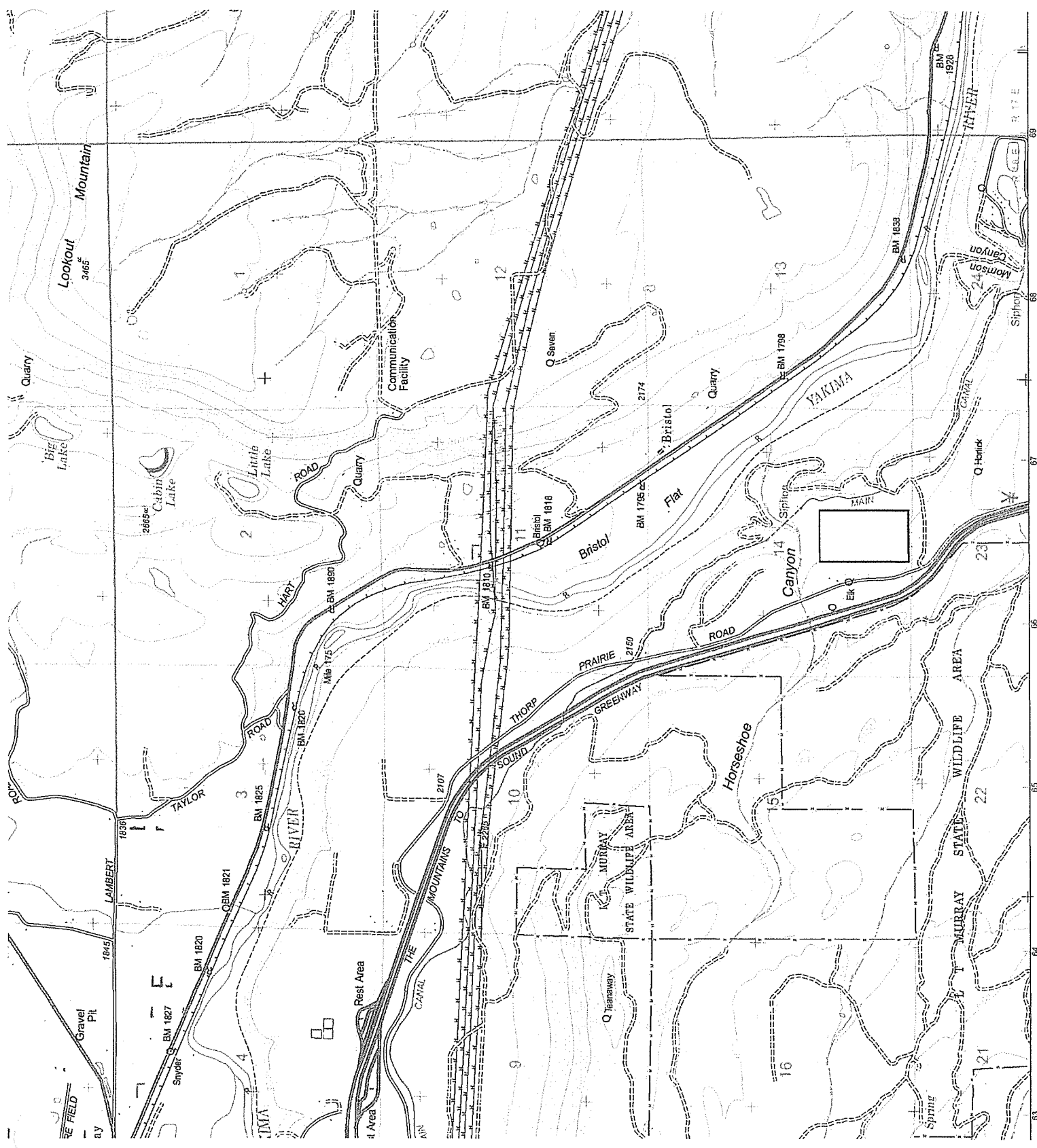
19-16-14030-0006

ACRES 65.85, CD. 6711-1; SEC. 14, TWP. 19, RGE. 16; S1/2 OF SECTION LYING E OF THORP PRAIRIE ROAD AND WEST OF KRD (MUST BE SOLD WITH PARCEL 19-16-14030-0008)

206734

19-16-14030-0001

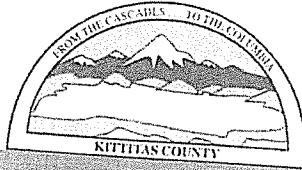
ACRES 17.59@, CD. 6709; SEC. 14, TWP. 19, RGE. 16; PTN. NE1/4 SW1/4 LYING NELY OF THORP PRAIRIE ROAD LESS 1.20 STATE HWY & .41 CO RD; (MUST BE SOLD WITH PARCEL 19-16-14030-0005)



SCALE 1:24 000

X

CU-13-00001



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships - Building Communities"

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use such as a Bed & Breakfast or Campground, per KCC 17.60A)

A preapplication conference is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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

- 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 (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES:

- 1,565.00 Kittitas County Community Development Services (KCCDS)
- 418.00 Kittitas County Department of Public Works
- 329.00 Kittitas County Fire Marshal

\$2,312.00 Total fees due for this application (One check made payable to KCCDS)

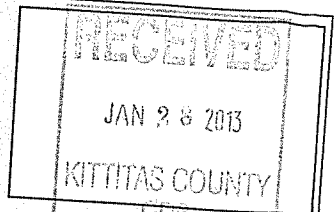
FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Handwritten Signature]

DATE: 1/28/13

RECEIPT #
16418
16419



DATE STAMP IN BOX

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

GENERAL APPLICATION INFORMATION

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

Name: Palmer, Lewis W
Mailing Address: 8860 Thorp Prairie Road
City/State/ZIP: Cle Elum /WA /98922
Day Time Phone: _____
Email Address: _____

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

Agent Name: Larry Condon
Mailing Address: 111 N Post Ste. 200
City/State/ZIP: Spokane, WA 99201
Day Time Phone: 509 455 5477
Email Address: Larryc@srmdevelopment.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 8860 Thorp Prairie Road
City/State/ZIP: Cle Elum/WA/98922

5. **Legal description of property (attach additional sheets as necessary):**

6. **Tax parcel number:** 206734, 236734

7. **Property size:** 17.59, 65.85 (total 83.44 Acres) (acres)

8. **Land Use Information:**

Zoning: Forest and Range Comp Plan Land Use Designation: Rural

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum 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.
- 10. **Provision of the zoning code applicable:** 17.56.030 30., processing plants for agricultural products;
- 11. **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.
 - 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
 - C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

AUTHORIZATION

- 12. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

X  _____

Date:

1/23/2017

Signature of Land Owner of Record
(Required for application submittal):

X  _____

Date:

1/23/2013

January 18, 2012,
Zoning Conditional Use Permit Application
Kittitas County Community Development Services

Project Narrative Question 9:

Narrative project description (include as attachment): Please include at minimum 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.

Project Description

PacifiClean Elk Heights Facility

PacifiClean of Washington, LLC proposes to construct and operate a 83.4-acre compost facility located at 8860 Thorp Prairie Road, Cle Elum, in Kittitas County, Washington. Initial construction will impact approximately 45-acres of the site. The site is within 193-acres purchased by PacifiClean Elk Heights. The property is currently zoned Forest and Range, and as such it requires a Conditional Use Permit (CUP) for the proposed activity. The Elk Heights facility will be designed and operated in accordance with all applicable State and Local regulations (refer to: WAC 173-350-220).

The Elk Heights facility will process yard debris, wood residuals, commercial and residential food waste and municipal biosolids, A majority of which are generated in King and Snohomish Counties. Biosolids from the City of Ellensburg and other local municipalities will also be composted at the Elk Heights facility. The majority of finished compost will be utilized as an agricultural soil amendment in central Washington, with the balance used in residential and municipal applications.

Initially, the Elk Heights facility will be sized to process 160,000 tons of organic waste (Construction Phase I) per year and to yield approximately 64,000 tons of finished compost. Within one to five years, the project goal is to expand the facility (Construction Phase II) to accommodate a maximum of 320,000 tons of waste per year and produce approximately 128,000 tons of finished compost. Another 10,000 tons of feedstock will be processed by anaerobic digestion.

A tipping building will be constructed which will be 35 ft high above final grade level. Dimensions of the building will be 180 ft X 120 ft. Air inside the building will be removed by blowers and pushed through biofilters which will remove 95% – 99% of the odor and VOCs. Delivery of feedstocks, shredding, mixing and grinding of high nitrogen feedstocks will take place in the building.

Structures, in addition to the tipping building, will include an office building, a water tank for fire prevention, a maintenance building of approximate dimensions of 100 ft x 60 ft, concrete retaining walls, also used to support aeration equipment, a conveyor system, below and above grade utilities, roads and surface operating areas of crushed rock, asphalt, and concrete.

Following Construction Phase I PacifiClean Elk Heights will hire 11 staff and after Construction Phase II 18 staff will be hired. Wall structures to support the compost process will be constructed according to the site plan which is included in this application.

Considerable grading will take place to establish a suitable and engineered operating surface. Most of the surface will be covered with asphalt or concrete.

The processes to take place on the site will include feedstock blending, separating, mixing, screening, grinding, shredding, as necessary then composting, curing and storage. The site will serve as a distribution yard for compost and compost products.

As part of Construction Phase II an anaerobic digester will be constructed to produce renewable methane gas (Condensed Natural Gas or CNG) for use in generating electricity and operating a fleet of transport vehicles. The by-product of the anaerobic digestion process ("digestate") would then be further processed by aerobic composting.

The design of the Elk Heights facility pays particular attention to mitigating potential impacts to: 1) surface water resources; 2) air quality (volatile organic compound [VOC] emissions and dust); and 3) the impact on the neighboring community (odor, noise, traffic, aesthetics and cultural resources). The design also emphasizes the production of a superior quality finished compost product with strong market value.

The organic high nitrogen waste materials (Those with odor potential) will be received, shredded, ground and mixed in a fully enclosed building (Tipping Building) that is negatively ventilated, with the captured emissions treated in a biofilter. Biofiltration is designed to capture sulfides and reduced sulfurs along with Volatile Organic Carbons (VOCs), and other odorous compost intermediates.

Water from an existing well will be used on the project for office and employee potable water use and for fire protection.

Clean surface water that falls outside of the facility boundary will be diverted around the site. Surface water that falls inside of the facility boundary and considered stormwater will be retained in 2 lined ponds and used in the composting process, for dust control, cleanup, moisture addition, and to irrigate undeveloped areas and crops on the surrounding property. Compost leachate will be stored in above grade tanks and reused to moisture condition feedstock materials prior to composting.

The GORE® Cover System will be used throughout the initial phase of composting. The Gore technology employs the Aerated Static Pile (ASP) method of composting wherein airflow is induced under positive pressure through the compost pile to maintain aerobic conditions throughout the first 30-days of composting. Maintaining aerobic conditions optimizes the biology of the system, expedites the composting process and reduces the generation of objectionable odors.

GORE® Cover System will be placed over each of the Compost Phase 1 compost piles to retain and treat VOC's, manage moisture conditions within the compost pile, and minimize the production of compost leachate.

Truck traffic with feedstocks will come from I-90 and exit at the Elk Heights Exit then travel approximately 2 miles northwest on Thorp Prairie Road to the site entrance. Most compost product being delivered for use will travel 2 miles southeast then onto the I-90 on-ramp and generally east to agricultural users. Some product may travel west on I-90 and some product may be delivered by traveling southeast on the Thorp Prairie Road, but these would be minor amounts of product.

Restrooms facilities will be in the site office for use by site employees and portable sani-can type restrooms as needed in other areas of the site. An existing onsite residential septic system will be

modified as necessary and used for the on-site office restroom, gray water from the PacifiClean Elk Heights office, and lunch room facilities.

Constructed will be an office, tipping building, maintenance building, retaining and push walls, drainage, electrical, plumbing, Anaerobic Digester, fire water storage tank, site surfaces of concrete, asphalt, and gravel and miscellaneous incidental and support facilities for the operation.

Site access will be controlled by a gate at the entrance and a soil berm across the front.

Site surface may be used for parking and storage of mobile equipment and trailers for material hauling.

Specific engineering and related studies have been or will be conducted by a qualified third-party specialists as part of the CUP Application Process and Air Permit. These studies include the following: 1) traffic analysis; 2) noise; 3) air quality; 4) geotechnical; 5) wetlands and habitat; 5) archeological resources; 6) landscape view analysis; 7) Thorp Prairie Road Geotechnical; and 8) economic benefit analysis. Information from these studies will be incorporated in the site design. The final reports which have been completed are appended to this CUP Application.

A study has been performed on the Thorp Prairie Road to determine the pavement suitability to the added truck traffic. Field work for this study is complete and the report has not yet been completed.

PacifiClean Elk Heights is working with Washington Dept of Ecology to provide a complete Notice of Construction (NOC) for an Air Order of Approval with all necessary backup air emission reports. A consultant has been selected to assist with determining air emission quantities and concentrations and perform site air modeling. Site design and process operation will be based on these study results. Operation will not commence until all aspects of design and operation are approved by Ecology and an Air Order of Approval is issued by Ecology Central Region.

Attached to this application is a Draft Operation Plan which provides considerable more detail about the process. As the permitting process proceeds the Operation Plan will change to incorporate comments from Ecology, Health Department, Kittitas County, Local Citizens and others.

**PacifiClean Elk Heights Conditional Use Permit, Question 11, Table of Contents
January 18, 2013**

<p align="center">J</p>	<p>Response to Narrative Question 11</p> <p>A. Proposal is Essential or Desirable and Convenient</p> <ul style="list-style-type: none"> i) Food waste, yard waste, and other compostable organics will be kept out of the landfill. ii) Organics will be made available to agricultural farm land to the east to support crop production. iii) The PacifiClean Elk Heights Project supports sustainability. iv) The PacifiClean Elk Heights Project is convenient for acceptance of feedstock and distribution of product. v) The PacifiClean Elk Heights Project will provide living wage local employment, year around and long term. vi) PacifiClean Elk Heights will become a part of the community. vii) A commitment to reducing greenhouse gas and diesel-related emissions associated with organics management. viii) Incorporate best technology selected from other operations.
<p align="center">K</p>	<p>Response to Narrative Question 11</p> <p>B. Proposal's Impact on Safety, Health, Peace and Nature of Character of Surrounding Neighborhood</p> <ul style="list-style-type: none"> i) Impact on Critical Areas ii) Noise iii) Traffic iv) Thorp-Prairie Road Access Suitability v) Archaeological vi) Surface Water Management vii) Landscape View viii) Odor ix) Dust x) Site and Operational Safety
<p align="center">L</p>	<p>Response to Narrative Question 11</p> <p>C. Proposed use will be of Sufficient Economic Benefit</p>

January 18, 2013,
Zoning Conditional Use Permit Application
Kittitas County Community Development Services

Project Narrative Question 11:

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.**
- 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**
- C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.**

A. Response to Item 11: The proposed use is essential or desirable.

Quoted from the Washington State Web Site: <http://www.ecy.wa.gov/beyondwaste/>

"Washington State's Waste Reduction Plan

Beyond Waste is the Washington state plan for managing solid waste. This 30-year plan has a clear and simple goal: eliminate wastes whenever we can and use the remaining wastes as resources. This will contribute to economic, social, and environmental health."

Avoiding wastes is the smartest, cheapest, and healthiest approach to waste management. The Beyond Waste Plan shifts from a reactive approach, focusing on management and clean-up, to a proactive approach, with an emphasis on preventing waste in the first place.

The Beyond Waste Plan focuses on five areas or initiatives:

1. Moving Toward Beyond Waste with Industries
2. Reducing Small Volume Hazardous Materials and Wastes
3. Increasing Recycling of Organic Materials
4. Making Green Building Practices Mainstream
5. Measuring Progress Toward Beyond Waste"

The PacifiClean - Elk Heights Organics Recycling Facility is in alignment with and supportive of Item 3 of the Beyond Waste Plan.

"We can transition to a society where waste is viewed as inefficient, and where most wastes and toxic substances have been eliminated. This will contribute to economic, social, and environmental vitality."

Quote from Ecology Publication No. 04-04-015

The PacifiClean Elk Heights Project will contribute to the economic, social, and environmental vitality of Kittitas County and surrounding region.

i) Food waste, yard waste, and other compostable organics will be kept out of the landfill.

Landfill space is limited as the establishment of new landfills is becoming increasingly difficult. It is essential that the existing landfill capacity that we now have be used only as needed. Decomposition of organics in an anaerobic environment generates methane and other greenhouse gases which contribute to global warming. Decomposition also generates by-products which are high in Biochemical Oxygen Demand (BOD), low pH (highly acidic), and mobilize metals in the groundwater. Removing this source of organics from the landfill decreases the risk of contamination to the ground and surface waters of the state.

ii) Organics will be made available to agricultural farm land in central and eastern Washington to support crop production and improve agricultural soils for future generations.

Upon full build-out, this facility will have the capacity to process an estimated 320,000 tons per year of incoming feedstocks (green waste, food waste and biosolids) to produce approximately 128,000 tons per year of organic soil amendment. The finished product will contain slow release Nitrogen, Phosphorous and Potassium (NPK) as well as a full spectrum of micro-nutrients. In addition much needed organic carbon will support soil biodiversity, improve soil tilth, decrease soil erosion, and increase the moisture holding capacity of the soil for decreased irrigation needs and improved drought resistance.

The compost products produced by the Elk Heights Facility will be certified by the US Compost Council's Seal of Testing Assurance (STA) Program and the Washington State Organic Food Program. All compost products will be tested regularly as required by the Washington Department of Ecology regulations, USCC STA Program, and Washington Dept of Agriculture to assure product quality.

iii) The PacifiClean Elk Heights Project supports sustainability.

For many years, the environmental objective has been to protect the quality of the water, soil, and air resources. While this is still a high priority, the emphasis also includes sustainability and

the prudent use of our limited natural resources. The motto "Reduce, Reuse, Recycle" is fully embraced by the PacifiClean Project Team.

iv) The PacifiClean Elk Heights Project is convenient for acceptance of feedstock and distribution of product.

PacifiClean Elk Heights will be accepting feedstocks primarily from King and Snohomish Counties. In addition, there will be sufficient capacity to accept feedstocks from local counties and municipalities.

The route from the Puget Sound Region will be over Interstate 90's Snoqualmie Pass, the lowest route in the State over the Cascades. Interstate-90 is a direct non-stop freeway with a travel distance of 90 miles from Seattle to PacifiClean Elk Heights. Access to the site from I-90 is along Thorp Prairie Road; a total of 2 miles. Trucks delivering material from west of the Cascades will not pass through any Kittitas County towns or residential areas.

Finished compost products will be utilized for agriculture to support crop production in the Ellensburg and Yakima regions.

As required by Kittitas County, the Thorp Prairie Road has been tested by a licensed civil engineering company to assure it is constructed to withstand the added incoming and outgoing truck traffic.

The site and access is very convenient for the intended use.

v) The PacifiClean Elk Heights Project will provide full time local employment and living wages.

In Phase I of Operation, which will last 1 to 5 years, the Elk Heights Compost Facility is projected to process half of the total design capacity, or 160,000 tons per year. During Phase I Operation approximately 11 employees will be hired and trained to manage all areas of the facility. At final and complete build-out, Phase II Operation, (planned for 2014 - 2019) the compost facility will employ a total of 18 staff, most of whom will be hired locally.

The employees will be hired for their specific skills, aptitude and attitude. They will be hired for the long term and developed and trained to advance within the employee staff framework. PacifiClean Elk Heights will be committed to providing wages that will support a family.

In addition to workplace safety, benefits, and competitive compensation packages, PacifiClean intends to offer a number of programs to build rewarding careers, support work/life balance, and contribute to the overall personal and professional development of the employees.

PacifiClean Elk Heights is exploring the following types of employee support programs:

- Flexible workplace options, including remote meeting and telecommuting.
- Local hiring whenever possible to reduce commute time and increase the positive life balance of employees.
- Community involvement through company-sponsored volunteering , such as building gardens in the community.

- A wellness program, Weight Watchers, yoga, and personal training.

vi) PacifiClean Elk Heights will become a part of the community.

PacifiClean Elk Heights will:

- Invest in the Kittitas County community in order to better understand the concerns and needs of neighbors.
- Ensure the community has qualified representation at PacifiClean Elk Heights and this representative will have access to upper management so that the community concerns are addressed.
- Build goodwill in the community by being part of events, social activities, and community improvement projects which help encourage common goals between the PacifiClean Elk Heights team and the local residents and businesses.

Specific outreach activities and efforts include:

- School outreach - on compost education, and sponsoring school initiatives.
- Neighbor engagement - attending homeowners association and council meetings; listening and educating residents about composting operations and odor mitigation measures.
- Collaborating with municipal customers - educating on composting facilities and processing, providing compost facility tours, helping staff events, co-hosting workshops, and delivering presentations.
- Outreach to businesses - providing presentations at Chamber events and donations of compost products for business and neighborhood improvement projects.
- Local press - making connections between recycling organics, saving money, and the local economy and jobs.

vii) A commitment to reducing greenhouse gas and diesel-related emissions associated with organics management.

PacifiClean Elk Heights proposes to reduce GHGs. PacifiClean Elk Heights will do so through smart technology, such as anaerobic digestion and the use of biogas; electric, hybrid, CNG-powered equipment; and green facility design including translucent tipping structure, solar site lighting, and more.

viii) Incorporate best technology selected from other operations.

The staff involved in this project has reviewed technology used within the compost industry. The objective is to select technologies that will allow this operation to exist with minimal impact on the surrounding rural landscape and community.

Technologies selected include:

1. Tipping Building: All tipping of feedstock will be within a building to allow containment and treatment of any residual odor and VOC emissions.

2. Inside Feedstock Preparation: The tipping building will be 180 ft X 120 ft to allow, screening and mixing of food waste, green feedstock, and biosolids to take place inside the building with treatment of evacuated air.

3. Electrical Feedstock Preparation: Grinding equipment and mixing equipment used daily inside the building will be powered using electric motors which will decrease fossil fuel use, noise and emissions.

4. Building Evacuation into Biofilters: The tipping building will be evacuated by blowers able to displace and treat four building volumes per hour and have limited openings to assure inward air movement at the doors and other openings.

5. Engineered High Efficiency Biofilters: Evacuated air from the building will be directed to four biofilters which use sand and inert soil rather than the standard wood residual media. This is a more efficient system proven successful in many facilities across the nation. Odor removal of 95 to 99% is guaranteed by the manufacturer of this biofiltration system. The expected biofilter media life is 20 years.

6. Gore Cover System Composting: The first stage in the composting process will use the GORE® Cover system for aeration and processing during the most biologically active and critical step in the compost process. In the first 28 days of composting it will be critical to have the material covered to control VOC emissions, odors, moisture, temperature, and air quality. The objective is to provide sufficient oxygen, contain odorous emissions, keep the environment suitable for bacteria to thrive, reach temperatures that destroy pathogens, and produce a high quality finished product. The GORE® Cover system has proven in many applications to achieve these goals.

7. Redundant Equipment and Process: Redundant operations that include two processing sides, two trailer tippers, two conveying systems, two leachate tanks and two storm water collection ponds. Redundancy allows for exchanging equipment, processes side changes if necessary, and availability of spares in times of breakdown.

8. Stormwater Recycle: Water collection from the site surface during the fall, winter, and spring will be routed to stormwater ponds. This water will be used for water addition to the compost process, dust management and irrigation during the spring, summer, and early fall.

The design of the stormwater system will eliminate the need to discharge water collected from the operating areas and utilization much like a farm.

Water from above the site will be routed around the site.

9. Anaerobic Digestion:

As part of Construction Phase II an anaerobic digester will be constructed to produce renewable methane gas (Condensed Natural Gas or CNG) for use in generating electricity and operating a fleet of transport vehicles. The by-product of the anaerobic digestion process ("digestate") would then be further processed by aerobic composting.