

Written Narrative (Site Specific)

Existing and Historic Land Use

Mining at the Rowley Quarry was initiated in the late 1950's and was a source of aggregate materials during the construction of Interstate 82. The site has provided construction materials to projects in Yakima County for over 50 years. The mine site is currently permitted with Yakima County and Washington Department of Natural Resources. The adjacent property is residential structures and a commercial fruit stand which has been owned and operated by the Rowley Family for over 70 years.

Soil Types

Kiona Silty Loam – 15 to 45 percent slopes.

- Very deep, well-drained soil is on the uplands. It formed in loess and colluvium derived basalt. The native vegetation is mainly grasses, forbs, and shrubs. Elevation is 800 to 2,500 feet.

Starbuck Rock outcrop Complex – 45 to 60 percent slopes

- About 45 percent Starbuck silt loam and 35 percent Rock outcrop. Elevation is 700 to 2,000 feet. Native vegetation is mainly grasses, forbs and shrubs.

Weirman gravelly fine sandy loam – 0 to 5 percent slopes

- Very deep, somewhat excessively drained soil is on low terraces and flood plains formed in mix alluvium. Native vegetation is mainly grasses, forbs, and shrubs. Elevation is 700 to 1,700 feet.

The basalt bedrock material that lies under these soils provide a source of high-quality mineral resources which are currently utilized to produce a variety of construction aggregates including plant mix aggregates utilized in the production of asphalt.

Current Sewage Disposal and Water Supply

Well water and on-site septic systems are established and utilized within the residential parcels of this proposal. This proposal will not create the need for additional water supply or sewage disposal.

Suitability of the site as resource lands

The existing active rock quarry and adjacent lands designated as Mineral Resources Land makes this proposal ideal for the additional acreage to be added where mining activities are feasible. Removal of existing Mineral Resource Land designations from areas with known cultural resources will preclude future mining and protect the resource from future quarry development.

Cultural, Archaeological or Historic Resources

Cultural resources exist within of the project area. This proposal is an effort to further protect these resources.

Previous Land Use Permit Activity

Prior to the initiation of mining in the 1950's the upland rangeland was used for grazing cattle. While historic mining had been established by the late 1950's the first land use mining permit issued by Yakima County was in 1994. The site was expanded in year 2000 to the current 62 acre permitted mine site. Adjacent properties received Mineral Resource Land Designation in 2000. Granite Construction Company (Granite) began operating the site in 2007 after purchasing the Superior Paving Company. In 2017 Granite applied for the expanded permit area due to depleted aggregate reserves and the need to enlarge the mining footprint. This application is an effort to refine the Comprehensive Plan Designation, add a Mining Zone to be consistent with current land use activities and remove a Mining Zone to preclude future mining in areas known to have cultural value.

Availability of Public Facilities and Utilities

The site is directly adjacent to East Selah Rd with direct access to Interstate 82. The residential structures are serviced by onsite septic systems, well water and electrical line power. While natural gas is in the vicinity of the site, service is not readily available. An overhead electrical powerline is located on the property and serves existing residential structures. The site lies within a designated fire district and is served by Yakima County Sheriff's Office. Additional public services and facilities are not necessary to remove existing Mineral Resource Designation or add the limited 2.5 acres proposed to be designated. Public facilities and utilities will not be impacted as a result of this proposal.

Written Narrative (Reasons for the proposed Plan Amendment)

Background

Granite Construction operates the Rowley Quarry located at 101 E. Selah Rd. in Yakima. Efforts to expand the quarry have faced several challenges including slope stability, cultural resources, and land use zoning consistency with the existing comprehensive plan designations. This project is an effort to execute mutually beneficial objectives for all stakeholders involved.

Purpose

The purpose and long-term strategy of the East Selah Mineral Lands Amendment and Rezone project is to protect cultural resources, provide permanent slope stability, and enhance economic viability of the existing Rowley Quarry while continuing to provide long-term mineral resources to transportation infrastructure and site development projects throughout Yakima County. The project will facilitate a future boundary line adjustment that will reconfigure parcel boundaries to match geographic features and optimize use of the active quarry while supporting natural resource industries and meeting long term preservation objectives.

Affected Parcels***Group A parcels owned by Granite Northwest, Inc.***

Rezone from Mining to Rural designation to allow for the continued existing limited residential use while precluding future pursuits of mining activities within parcel Group A as depicted on the attached Exhibit and detailed in the attached application. Successful implementation of this proposal will eliminate a split zoned parcel, remove the Mineral Resource Overlay, and protect previously identified cultural resources.

Parcel B owned by Granite Construction Company

A limited portion of Parcel B will be incorporated into the quarry and allow for future mining that will facilitate slope stabilization within the active quarry. Approximately 2.5 acres will be removed from parcel B and added into the Group C parcels specifically APN: 19130623003.

Group C parcels owned by the Rowley Family Trust currently permitted

Rezone from Remote/Extremely Limited to Mining designation to allow for continued mining activities and prepare to execute a Boundary Line Adjustment that will facilitate continued protection of known cultural resources while also refining the existing mine plan to take advantage of favorable geography that ensures long term slope stability and mitigation of existing slide within the active mine site.

Final Configuration

The first step in this process is to establish the appropriate and preferred zoning and comprehensive plan designations for the purposes stated above. Upon approval, the applicant will move forward with the execution of boundary line adjustment to reconfigure parcel shapes and sizes to align with geographic features and long-term sustainable land use practices.

16.10.040 Approval Criteria

(1) To alter the future land used map or other plan policy map, or effect a comprehensive plan text amendment, the proposed amendment must do one or more of the following:

(a) Address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered;

Conditional Use Application for aggregates mining was submitted in 2017 to Yakima County. This process included submittal of a cultural resource survey conducted within the Group A parcels. Existing residential uses and long-term preservation of cultural resources identified in the report support removal of the existing MRO and a rezone to Rural zoning.

(b) Better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text;

This action will also resolve a current split zone scenario within APN:19130612404 and provide consistency with the current residential uses established within the Group A parcels .

This action will better implement comprehensive plan policies by applying the appropriate comprehensive plan designation to an existing mine site while enhancing mineral resource industries with the application of the Mining zone designation within the Group C & B parcels identified above.

(c) Correct an obvious mapping error; or

APN: 19130612404 is currently split with Mining and Rural zoning designation in addition to the Mineral Resource comprehensive plan designation overlying the Mining zone portion of the parcel. This proposal would eliminate the split zone scenario and preclude future mining within this parcel.

(d) Address an identified deficiency in the comprehensive plan;

The proposal will correctly apply the comprehensive plan and provide consistency with existing land uses while providing protection of identified critical areas.

(e) To change a resource designation, the plan map amendment must be found to do one of the following:

(ii) Better implement applicable comprehensive plan policies that the current map.

The current proposal better implements applicable comprehensive plan policies than the current map designation by removing Mineral Resource Land Designation where not appropriate (conflicting use), while adding Mineral Land Designation where application is feasible and more appropriate (adjacent to active mine). The proposed additional Mineral Land Designation within a portion of Parcel B will allow for the mine permit boundaries to align with current geographic features and provide long term future slope stability upon final mine reclamation.

(f) A full range of necessary public facilities and services can be adequately provided;

N/A – This proposal will not have an impact on the need for public facilities.

(g) The proposed future land use map amendment will not prematurely cause the need for nor increase the pressure for additional plan amendments in the surrounding area.

Reduction of approximately 25 the acres of Mineral Resource Land Designation from Group A parcel and along with a rezone from Mining Zone Designation to Rural 10 is more appropriate to preclude future mining activities in these areas. The addition of 2.5 acres from a portion of Parcel B to Mineral Resource Land Designation in addition to a rezone to Mining will not cause the need for additional plan amendments. This project will more appropriately apply the correct zoning to be consistent with existing and future land uses within the area.

(2) Pursuant to RCW [36.70A.040](#), proposed comprehensive plan amendments shall be coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the city of Yakima has, in part, common borders or related regional issues as may be required by RCW [36.70A.100](#);

Not applicable, site does not share common border with City of Yakima or City of Selah.

(3) Proposed comprehensive plan amendments must be consistent with the Growth Management Act (GMA), Chapter [36.70A](#) RCW, and the Yakima county-wide planning policy (CWPP); and

Growth Management Act Goals

The proposed amendment to include a 2.5 acre portion of Parcel B within the Yakima County Mineral Resource Overlay (MRO) is consistent with and in furtherance of numerous Growth Management Act goals and Yakima County planning policies because the property qualifies as a Mineral Resource and will enhance the operational aspects of an existing quarry which is a natural resource industry.

Foremost, this Proposal will help to enhance urban growth in communities throughout Yakima County by providing an alternative option to the existing aggregate resources that are forecast to be depleted within the next 20 years. The proposal will enhance the County's ability to provide affordable housing by expanding on the limited reserve of aggregate resource currently permitted in the county. Increasing the supply of local aggregates for building materials sourced within the county will be a benefit for the end user/buyer of new housing. (Housing)

The existing rural transportation network and county roadways will be utilized to bring aggregate resources to market efficiently and within the intended uses of the current comprehensive plans. RCW 36.70A.020(3) (Transportation). This Proposal will not contribute to urban sprawl. There is no low-density development planned in this Proposal. RCW 37.70A.020(2) (Reduce Sprawl).

With respect to economic development, this Proposal will allow for development of future aggregate mining operations at this project location and will encourage positive economic growth throughout the county. The National Sand, Stone and Gravel Association (NSSGA) estimates that each quarry job provides an additional 4.87 additional jobs throughout the local economy and generates \$4.19 in other sectors for every \$1 earned in the aggregate industry. This project will provide locally sourced, economically viable construction materials that will support infrastructure projects throughout the county, including new bridges, roads, schools, public facilities, and enhancements to recreational areas. RCW 36.70A.020(5) (Economic Development).

Along those same lines, this Proposal ensures that mineral resources within the County are protected from incompatible uses. Mineral resources are vital to the sustainable growth of every community. Yakima County is facing an aggregate shortage within the next 20 years, based on conservative per capita usage projections. By including these parcels within the MRO, this finite resource will be preserved and serve as a growth mechanism for Yakima County. The alternative to local sources of aggregates would be to transport aggregates from longer distances, therefore contributing to higher costs, increased carbon emissions and less jobs within the county and local economies. This project is in a rangeland area and will be reclaimed to a rangeland state following exhaustion of mineral resources. The process of reclamation is governed by the Department of Natural Resources (DNR) and allows for a mine site to be returned to its previous state, compatible with the local environment and county zoning code. RCW 36.70A.020(8) (Natural Resource Industries). The East Selah Rezone and Comprehensive Plan proposal will help maintain and enhance a natural resource-based industry, increase access to mineral resource lands for future use and provide long-term protection of cultural resources.

The MRO ensures that commercially significant mineral deposits throughout the County are in proximity to markets to avoid construction aggregate shortages, higher transport costs, future land use conflicts, and environmental degradation. Limited expansion of the MRO, particularly to these parcels, will balance the need for aggregate resources, while preserving existing residential uses and protecting sensitive critical areas.

RCW 36.70A.060 requires counties planning under the GMA to adopt development regulations to assure that the use of lands adjacent to mineral resource lands shall not interfere with the continued use, in accordance with best management practices, of designated lands for the extraction of minerals, and also to assure conservation of MRLs designated under RCW 36.70A.170.

RCW 36.70A.070(5)(c)(v) requires the County to protect against conflicts with the use of mineral resource lands. Expanding the existing surface mine overlay will protect against such conflicts.

RCW 36.70A.170 requires counties to designate mineral resource lands of long-term commercial significance in accordance with guidelines found in RCW 36.70A.050.

- (4) Cumulative impacts of all comprehensive plan amendments, including those approved since the original adoption of the comprehensive plan, shall be considered in the evaluation of any proposed amendments. (Ord. 2003-19 § 1 (part), 2003).

Cumulative impacts will be addressed as part of the SEPA environmental review process. The proposal will reduce the potential for long-term cumulative impacts due to the removal of MRO acreage. The addition of 2.5 acres to the MRO will allow for future expansion of an existing mining operation rather than creating a new mining operation at an offsite location that has the potential to be incompatible with surrounding land uses. The additional acreage will also allow for future slope stabilization during mining and final mine reclamation by taking advantage of existing slope contours and geographic features.