

Corliss Resources – Frequently Asked Questions

1. What is an asphalt plant?

Asphalt plants are mixing facilities where asphalt cement (a liquid asphalt binder formed through an oil-refining process) is combined with crushed rock, gravel and sand to make pavement. The EPA has found that asphalt plants are not a major source of air pollution, making the facilities both practical and environmentally responsible for suburban, urban and rural locations. As industrial facilities, they're well-regulated by federal and state environmental agencies, including the Puget Sound Clean Air Agency.

2. Why has Corliss Resources chosen this site for the new asphalt plant?

The Corliss family has been part of the Sumner community since the late 1800s. Corliss Resources, a local business for more than 100 years, has owned and operated this site for decades. The site we've identified is on the property where our concrete and aggregate-materials production facilities are already located. Having this facility on our existing industrial site will enable Corliss Resources to generate new jobs, increase the local tax base and enhance on-site production efficiencies.

3. Does Corliss Resources routinely locate its facilities so close to residential communities?

Our mining and concrete facilities were operating in Sumner long before most of the homes were built in the area. We are proud of the good relationships we have with our neighbors – it's a testament to how our facilities operate and the high standards we set. The proposed plant's location is in compliance with all government regulations and is actually farther away from single-family homes than is required.

4. When will this plant be built?

We plan to start construction immediately following the issuance of all permits from the City of Sumner. It's a relatively short and simple construction process.

5. Will the new asphalt facility increase traffic congestion?

Corliss Resources is a family business that calls Sumner home. So, as with all our business activities, we've undertaken every effort to research the potential impacts of the new facility. The City of Sumner hired Transpo Group Inc. to carefully study potential traffic impacts and found that they are minimal. Furthermore, we are working collaboratively with the City of Sumner on a number of potential improvements to the intersection at 64th St.

6. What are the health impacts of the proposed facility?

The health of our employees and community is a key priority. There are thousands of asphalt plants across the country, and existing research indicates that this type of facility has no significant direct health impacts (National Asphalt Pavement Association, 2020). Further, the City of Sumner partnered with the State’s Department of Health to generate an independent health impact assessment, outlining any potential impacts. The report notes that no increase in the incidence of health impacts in residents who live near asphalt plants has been identified and that existing state and local regulations are designed to address any health concerns

7. What will the Sumner facility do to fish and other creatures that depend on clean streams in the area?

Corliss will meet or exceed all the regulations established by the Washington State Department of Ecology and the City of Sumner. These regulations will require the development to include very effective stormwater conveyance and treatment facilities. Additionally, our planned facility presents the opportunity to actually improve the current environmental conditions of the area through clean-up of adjacent property and planting native trees and shrubs that will filter stormwater runoff.

8. Are there environmental concerns related to asphalt facilities, like water quality and wildlife habitat preservation?

Asphalt is the most recycled material in America and is classified as inert –The reusable material has many applications, from paving roadways to filtering stormwater, which helps to prevent polluted runoff. Asphalt plants are not a significant source of emissions, and the EPA removed this type of facility from its list of contributors to air pollution in 2002, according to the National Asphalt Pavement Association. Since then, emissions from these facilities have been reduced even further due to innovative control systems and manufacturing technology.

9. Is asphalt and its production toxic?

Asphalt is considered an inert material. Asphalt-production facilities can actually help the environment by [recycling old road materials that would otherwise be put in landfills](#) and [filtering stormwater runoff](#).

10. Will the odor of the proposed facility be noticeable to the surrounding neighborhoods?

No industrial project – or commercial or residential building, for that matter – can completely eliminate all odors, 100% of the time, during operation. This includes cars and trucks that move in between destinations. It’s very important that odor be considered in the design of any facility on this property. So Corliss Resources has commissioned a study of a comparable facility located in Parkland, Washington, to determine these potential impacts. We will employ state-of-the-art technology at the plant to help minimize these impacts on homes and businesses in the surrounding area.

11. What is Corliss’s response to the Sumner City Council’s Interim Development Regulation, or building moratorium, for your planned asphalt facility?

We fully support the City of Sumner’s thoughtful public process for studying and reviewing potential impacts of our planned facility. We’re confident that, after deliberation and study, it will be clear to community stakeholders that our proposed facility will pose minimal adverse impacts while providing a convenient source of needed materials, and generating positive economic growth and increased local tax revenues for schools, infrastructure improvements, fire, police and other first responders, and other critical services.

12. What level of noise will be generated by the proposed plant?

The City of Sumner maintains clear regulations on noise levels, and we are currently studying the proposed asphalt plant to ensure that we meet or exceed all these requirements. Our goal is to minimize noise impacts on the surrounding neighborhood.

13. Why do I see emissions coming from the stacks of the typical asphalt facility and is it harmful to humans and the environment?

What people see coming from the stacks at asphalt plants like we’re planning for Sumner is almost completely steam. Steam is the result of drying and heating the rock used to produce the asphalt. Rock is washed in production and always has water on it. The annual emissions of an asphalt plant are equivalent to those of commercial bakery, according to the National Asphalt Pavement Association.

14. Sumner has a great small-town character – will the proposed facility affect that?

Corliss Resources has been based in Sumner for generations and our leadership team, as well as many of our employees, live in the community. It’s important to us that the character of Sumner is preserved, and our previous work on this site demonstrates a stellar track record of community stewardship and environmental conservation.

We’ve operated our Sumner facilities for decades in a way that co-exists with flora, fauna, families and neighborhood residents. We’ve been operating a concrete batch plant, mine and gravel washing facility on the property for years, and we view this new asphalt plant as an opportunity to continue our approach to responsible and thoughtful commercial investment. In evaluating the proposed project site, we believe it offers us the best option to minimize the visibility of the plant to the surrounding areas while contributing jobs and tax revenue to the community in which we live.