

## Section A

**Please answer the following questions describing your proposal in detail. Attach a separate page if necessary.**

1. Describe your proposal/business? The proposed project is development of a 68 acre sand and gravel mine in Skagit County, Wa. See attached narrative for additional detailed information.  
\_\_\_\_\_  
\_\_\_\_\_
2. What days and hours will your operation be open? Hours of operation are proposed to be unlimited as allowed in this Rural Resource zone under SCC 14.16.440(10)(i)(i).  
\_\_\_\_\_  
\_\_\_\_\_
3. How many employees will you have? One to two full time employees on site, and truck drivers hauling gravel who will come and go throughout the day.  
\_\_\_\_\_
4. State their working hours: Again hours may be unlimited, but normal hours would be 7:00 a.m. to 5:00 p.m., Monday through Friday.  
\_\_\_\_\_
5. Will the employees be working on-site? Yes  
If not, how many will be working off-site? None  
\_\_\_\_\_
6. Will there be signs indicating the operation? No  
If so, where will they be placed and how big will they be? n/a  
\_\_\_\_\_  
\_\_\_\_\_
7. Businesses need to be concealed from public view. How do you intend to do this? Will you use plants, shrubs or fences as a buffer? This site will not be visible to the public based on its isolated location with this property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Describe the parking area. (You will need to ensure that you don't encroach on neighbors or into the road right-of-way.) Employee parking will be provided within the active mine on-site.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please state your schedule for the development of this business/operation. The mine will be opened  
as soon as all required permits and approvals are in place.

If development is phased please describe timelines. Once the mine is operating, mining and  
reclamation will proceed according to the phasing plan on the reclamation plan set (sheet C5).

This schedule is driven by market demand for our product.

9. Describe the traffic impact of your operation on the County or State road system (such as the use  
of large trucks or constant vehicle traffic)? Traffic impacts and mitigation have been described in  
the attached February 8, 2016 Traffic Report by DN Traffic Consultants. Dump trucks will deliver  
sand and gravel to market via Grip Road, Prairie Road and Old Hwy 99 North Road.

10. Will your operation have an internal road system? The mine site will not have a defined road  
system per se, as the mine floor and elevation will be constantly changing as mining progresses.

**\*If so, please provide a layout plan of that system.**

11. How is your property accessed? By private, county or state road? The site is accessed via  
Grip Road, which is a County Road.

12. Will the operation generate heat from machinery or equipment? Yes, standard mining  
equipment such as front end loader, dozer and excavator will be used.

14. Will the operation generate noise or odors? Limited noise will be generated from the machinery  
operating on-site. No odors will be generated.

15. Will steam, smoke or dust be generated by the operation? No steam or smoke will be  
generated. Dust could be generated by mining in the dry season and will be controlled by water  
truck as necessary.

16. Is heavy equipment or machinery being used? Will there be vibrations that may be felt by adjoining properties? Yes heavy equipment will be used (front-end loader, excavator, dozer and dump trucks). The large size of the property and setbacks will prevent vibrations to adjoining properties.

17. Will chemicals, waste oils, solvents, fuel, etc. be stored at the operation? Yes

If so, please state what kinds, how much and how they will be stored. Once operations are established on-site, we may install an above ground, double walled diesel fuel tank up to 2,000 gallons to fuel heavy machinery. Any fuel island would be built in compliance with our Department of Ecology Sand & Gravel General Permit.

How will they be disposed of? Waste oils, solvents, etc. will not be stored on site.

18. Will visitors, customers or employees have access to adjoining property? No

Please describe your plans for preventing trespassing. The site will be gated and clearly posted "No Trespassing".

19. If your operation will be using a building please describe the size, height and construction type. This building must be shown on the site plan.  
No buildings are proposed at this time.

20. Describe the sewage disposal plan for employees and the public. Portable toilets will be provided for employees on-site.

21. Describe the water supply for employees and the public. There is no water supply to the property at this time. Bottled water will be provided.

22. Is water served by PUD, community water or drilled well? none

23. Address any fire flow issues. n/a

## Section B

**Please address the General Special Use Permit Application Evaluation Criteria. Attach a separate page if necessary.**

The burden of proof shall be on the Applicant to provide evidence in support of the application.

1. Describe how the proposed use is compatible with the neighboring properties. The mine site is bordered to the north by Ag-NRL and on the east, south and west by Rural Resource -NRL.

Mining as described in this application is consistent and compatible with adjacent land uses typical of these zones.

2. How does the proposed use comply with the Skagit County Code? Please cite code section. SCC 14.16.400(7) allows mining by Special Use in the Rural Resource - Mineral Resource Overlay.

3. How will the proposed use create noise, odor, heat, vibration, and air or water pollution?  
The principal source of noise and vibration in mining areas is truck traffic and mining machinery, which is the case for this proposal. Some heat will be generated by equipment engines. Vehicle exhaust and dust from gravel mining are the primary sources of air pollution.

4. How will the operation impact dwellings and property in the immediate area? This operation will not impact dwellings and property in the immediate area.

5. How will the proposed use intrude on the privacy of the surrounding areas? This use will not intrude on the privacy of the surrounding areas.

6. What potential effects could your proposal have to the general public health, safety and general welfare?  
No adverse effects to the general public health, safety and welfare are anticipated.

**\*For special uses in Industrial Forest – Natural Resource Lands, Secondary Forest – Natural Resource Lands, Agricultural – Natural Resource Lands, and Rural Resource – Natural Resource Lands,**

1. How will the impacts on long-term natural resource management and production be minimized?  
This request to manage this mineral resource by utilizing the sand and gravel located within this Mineral Resource Overlay. Long term the site will be reclaimed in compliance with uses allowed in the Rural Resource zone.

2. Describe how the proposed use complies with the health and safety of the community?  
The health and safety of the community will not be impacted by this project occurring completely within the confines of a large tract of private property.

3. Will the proposed use be supported by adequate public facilities and services? Public facilities will not be required beyond access to county and state roads by delivery trucks.

4. Describe the plan to minimize the impacts on these facilities? A traffic mitigation plan has been prepared and submitted as part of this application package (DN Traffic Consultants, February 8, 2016).

5. Describe any impact to those facilities. See attached report, DN Traffic Consultants, February 8, 2016. Impact and mitigation is provided for the Grip / Prairie Road intersection.

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**Please address Special Uses with Specific Criteria.**

**Failure to address the required criteria will cause delays in processing your application.**

**Provide the corresponding form for your application type.**

**See Forms A - K**