

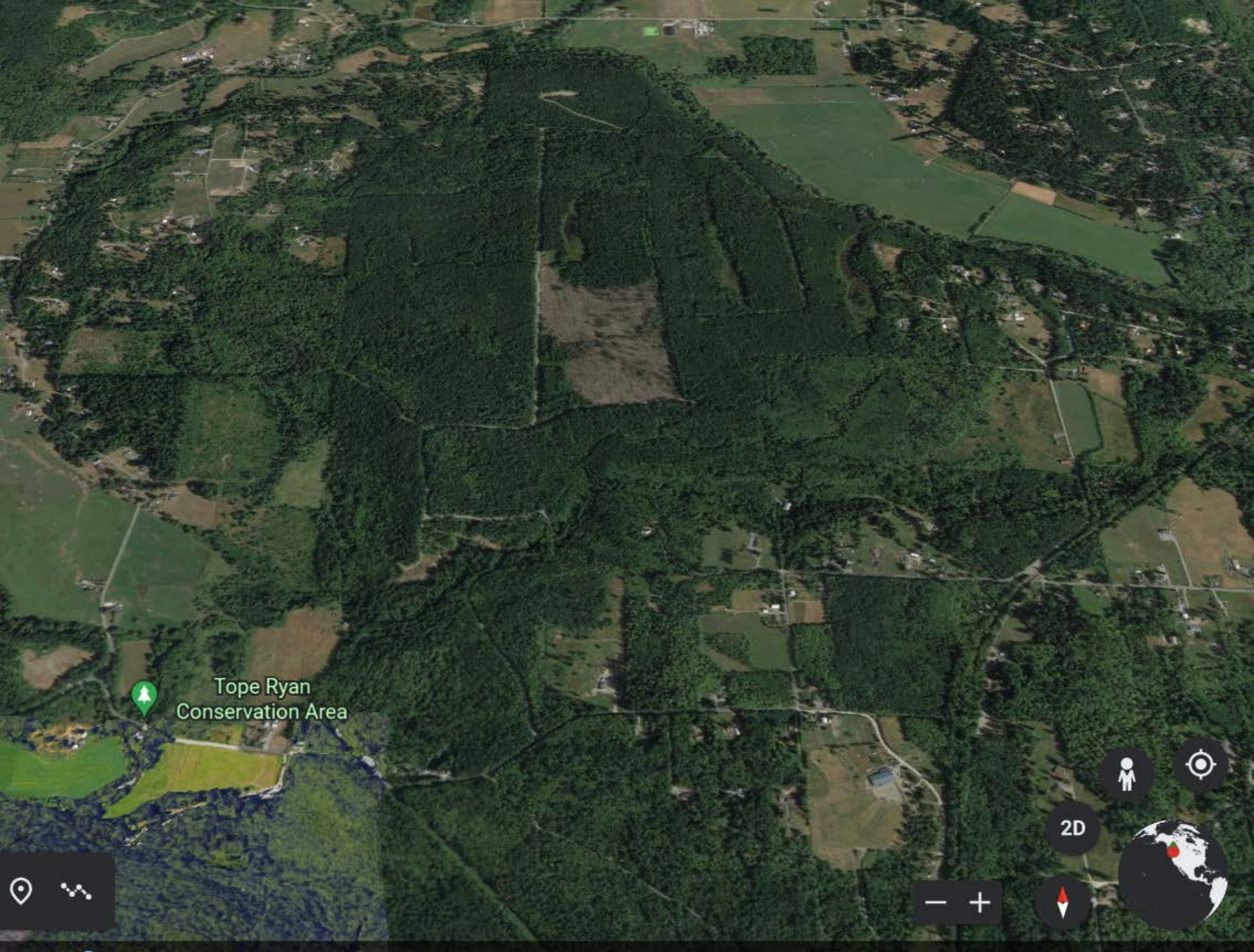


Hearing Examiner

August 26, 2022; August 29, 2022; September 2nd, 8th, 9th, & 13th, 2022

Presentation By: Kevin Cricchio, AICP, ISA, Senior Planner

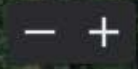
Planning & Development Services Department



Tope Ryan
Conservation Area



2D





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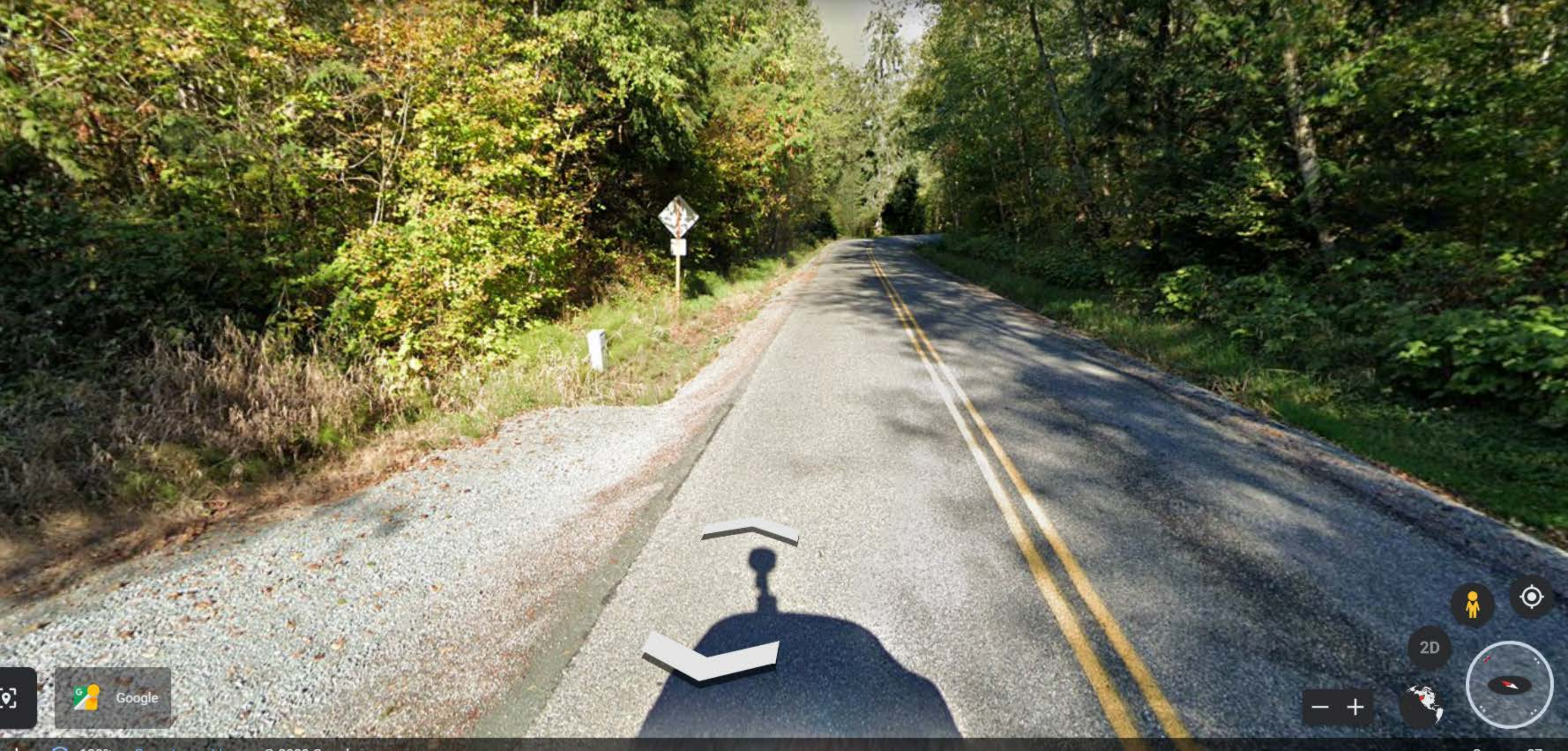


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2D







Swede Creek

Tope Ryan
Conservation Area

Tamil River



PL16-0097 & PL16-0098:

SUBJECT PROPOSAL:

PL16-0097, Special Use Permit Application

PL16-0098, Forest Practice Conversion Application

On March 7, 2016, Skagit County Planning & Development Services received an application for a Special Use Permit (**File: PL16-0097**) to permit a proposed gravel mine/quarry on the subject property. The proposed gravel mine would remove approximately 4,280,000 cubic yards of gravel from three parcels (P125644, P125645, & P50155) over a period of approximately 25 years. The three parcels total approximately 77 acres, of which 68 acres will be cleared, however the mining will occur on approximately 51 acres of the 68-acre cleared area. Gravel will be removed from the site by truck and trailer, generating an average of 46 trips per day, and the material will be transported to market or to one of Concrete Nor'West's nearby facilities for processing.

PL16-0097 & PL16-0098:

SUBJECT PROPOSAL (Continued):

The site is accessed from Grip Road on an existing private gravel haul road located approximately 0.70 miles east of the Prairie Road/Grip Road intersection.

Operations onsite will be limited to excavation. No processing is proposed onsite.

The applicant is proposing to haul material from 7:00 AM to 5:00 PM Monday through Friday.

In addition to the Special Use Permit application, the applicant also applied for a Forest Practice Conversion application (**File: PL16-0098**). To facilitate the proposed mining/quarry operation onsite, the applicant proposes to harvest approximately 50,000 board feet of timber on 68 acres, remove the stumps, and convert the parcels to a gravel mining operation.

PL16-0097 & PL16-0098:

SUBJECT PROPOSAL (Continued):

Both applications were determined to be complete on March 22, 2016 and a letter of completeness was issued for the applications.

PROJECT LOCATION:

The proposed properties subject to the mining operation are located approximately 1.5 miles north of Grip Road and south/southwest of the Samish River, within a portion of the Southeast Quarter of Section 27; Township 36 North; Range 04 East; Willamette Meridian within unincorporated Skagit County, Washington.

PL16-0097 & PL16-0098:

SUBJECT PARCELS:

Proposed Mine/Quarry:

P125644, P125645, & P50155

Haul Road (Under Same Ownership Providing Access to Mine):

P125646, P125647, P125626, P125627, P125628, P125629, P125630, P125631, P125623, P125624, P125632, P125633, & P35704

Contiguous Subject Parcels (Under Same Ownership for Noticing Purposes):

P125648, P125649, P50087, P125618, P125634, P125640, P125619, P125635, P125641, P125620, P125636, P125642, P125621, P125637, P125643, P125622, P125638, P125639, & P125625

PL16-0097 & PL16-0098:

APPLICANT:

Concrete Nor'West / Miles Sand & Gravel

C/O: Dan Cox, General Manager

P.O. Box 280

Mount Vernon, Washington 98273

LANDOWNER:

Lisa Inc.

Attention: Concrete Nor'West

400 Valley Avenue Northeast

Puyallup, Washington 98372

PL16-0097 & PL16-0098:

AGENT /LAND SURVEYOR:

John Semrau, PLS, PE
Semrau Engineering & Surveying
2118 Riverside Drive, Suite 208
Mount Vernon, Washington 98273

APPLICANT'S ATTORNEY:

William T. Lynn and Reuben Schutz
Gordon Thomas Honeywell
600 University, Suite 2100
Seattle, Washington 98101

PL16-0097 & PL16-0098:

SITE DESCRIPTION:

The project area is approximately 68 acres in size and consists of a sand & gravel terrace above the Samish River Valley. The terrace consists of glacial outwash deposit composed of gravelly sand with some silt. This formation represents the southern extent of a glacial recessional outwash complex deposited during the Sumas Stade of the Fraser glaciation period. The glacial formation at this location is unconformably underlain by older Vashon Stade glacial advance outwash.

Topographically, the northeast corner of the property is at an elevation of approximately 200 feet above mean sea level. The elevation rises to an elevation of approximately 280 feet along the southwest boundary of the proposed mining area for a site relief of 80 feet.

PL16-0097 & PL16-0098:

SITE DESCRIPTION (Continued):

The hydrogeology report indicates the groundwater table elevation is approximately 145 near the northern portion of the site to 155 feet near the southern boundary of the parcel. The groundwater down gradient direction is to the north to northeast. The finished elevation of the base of the mine, as indicated on Figure 3 of the Hydrogeology report, is 165 feet near the Southwest corner of the site to 155 feet near the northeast corner. No structures exist on the site presently and the site is currently used for timber production.

PL16-0097 & PL16-0098:

ZONING DISTRICT & COMPREHENSIVE PLAN LAND USE DESIGNATION:

The subject properties lie in the Rural Resource-Natural Resource Lands (RRc-NRL) Zoning District & Comprehensive Plan Land Use Designation of Skagit County.

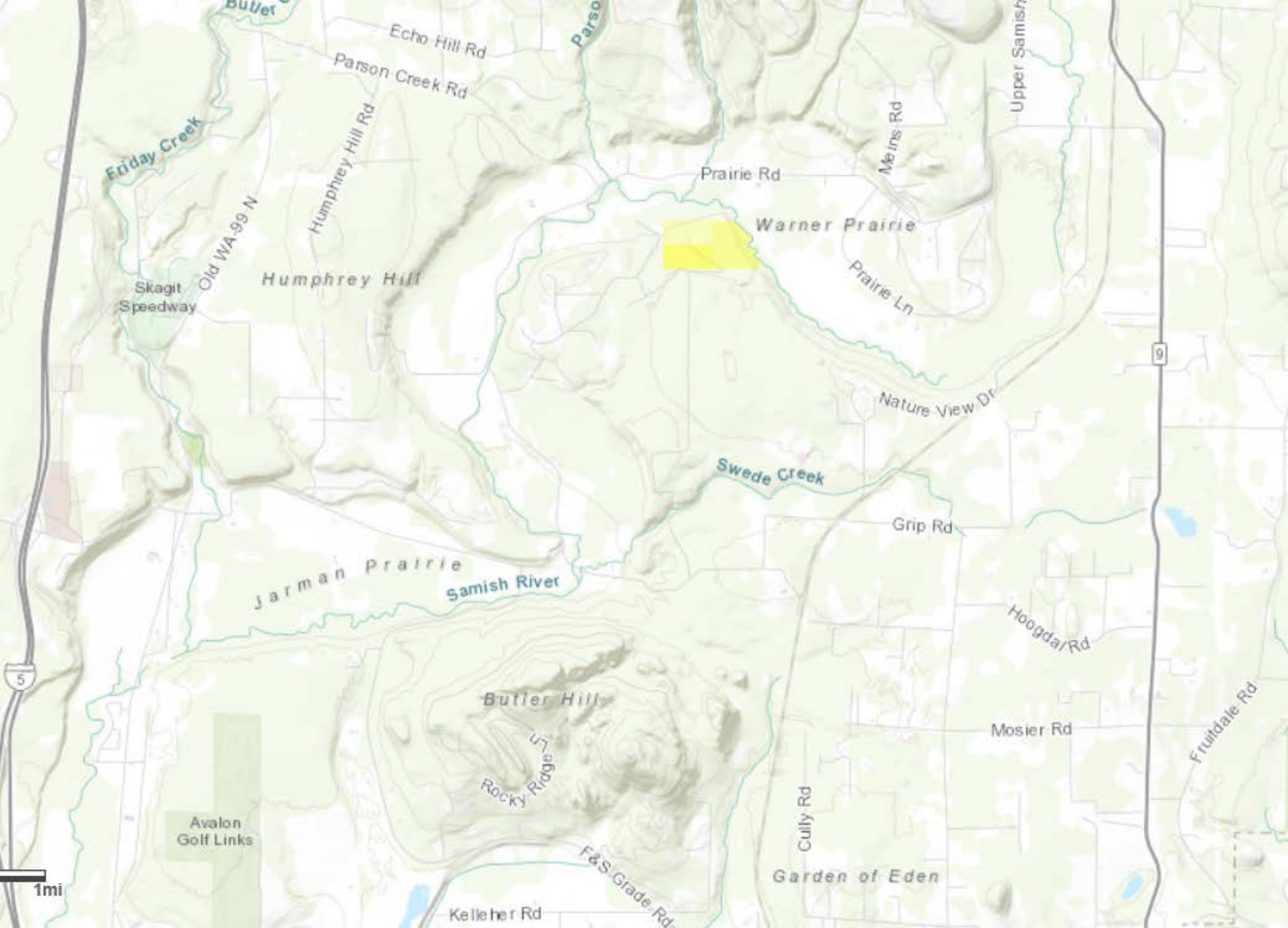
MINERAL RESOURCE OVERLAY (MRO):

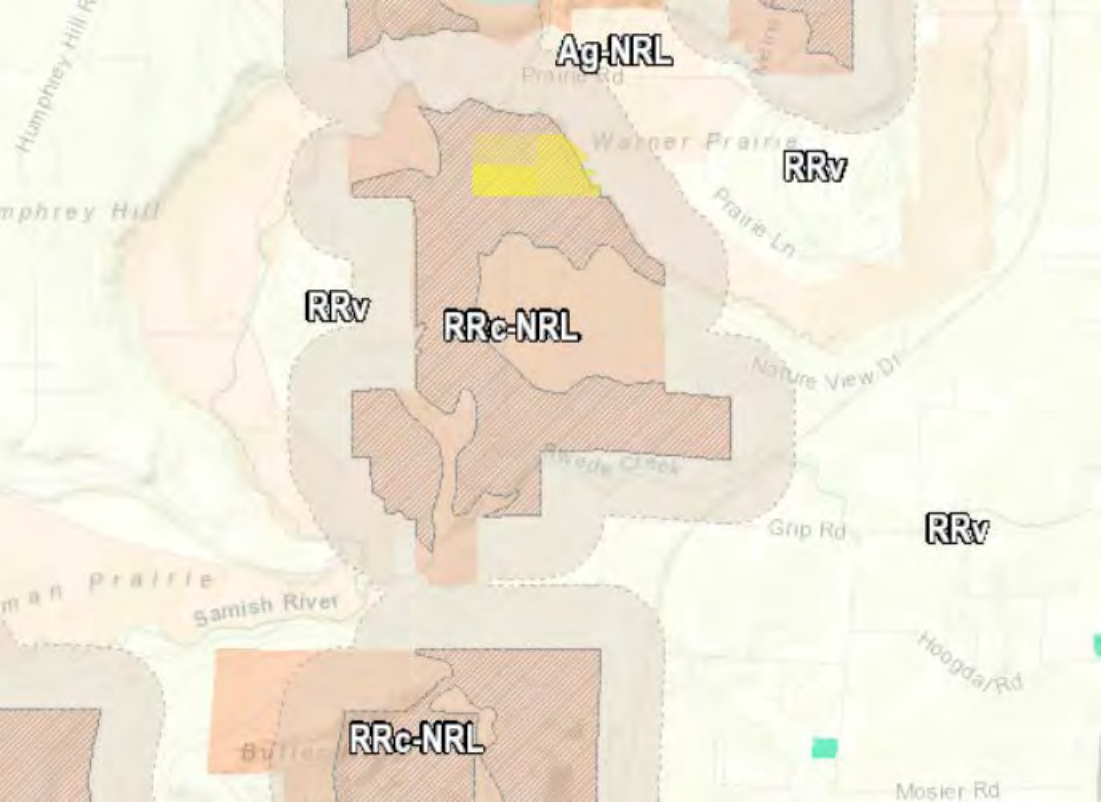
The subject parcels (P125644, P125645, & P50155) where the gravel mine/ quarry is proposed, is located in a Mineral Resource Overlay.

PL16-0097 & PL16-0098:

SURROUNDING ZONING & LAND USES:

Direction:	Zoning:	Present Land-Use:
North:	Rural Resource Natural Resource Lands & Agricultural Natural Resource Lands	Forestry, Sporadic Single-Family Residences, & Farms/ Agriculture
South:	Rural Resource Natural Resource Lands	Forestry & Sporadic Single-Family Residences
East:	Rural Resource Natural Resource Lands, Agricultural Natural Resource Lands, & Rural Reserve	Forestry, Sporadic Single-Family Residences, & Farms/ Agriculture
West:	Rural Resource Natural Resource Lands, Rural Reserve, Agricultural Natural Resource Lands	Forestry, Sporadic Single-Family Residences, & Farms/ Agriculture





Ag-NRL

RRv

RRv

RRc-NRL

RRv

RRc-NRL



Parson Creek Road

Prairie Road

Grip Road

PL16-0097 & PL16-0098:

ACREAGE:

According to Skagit County Assessors records, the 3 subject parcels where mining is proposed (P50155 = 37-acres; P125644 = 20 acres; P125645 = 20-acres) cumulatively total 77 acres.

According to the applicant's submitted narrative and SEPA environmental checklist, a 68-acre sand and gravel mine is proposed within the 3 subject parcels identified above.

The SEPA environmental checklist (page 4) further states that mining will be within a 51 acre portion of the site.

PL16-0097 & PL16-0098:

ACREAGE (Continued):

Project Description:

Consistent with both Assessors records and the applicant's application material submitted, the issued SEPA MDNS (2022) stated that “The three parcels total approximately 77 acres, of which 68 acres will be cleared, however the mining will occur on approximately 51 acres of the 68-acre cleared area

PL16-0097 & PL16-0098:

ACREAGE (Continued):

Applicant's Corrected Acreage /Land Survey:

On March 11, 2022, Skagit County's Planning & Development Services Department received a letter (See Exhibit 3) from the applicant stating that the acreage that was listed in the issued (2022) SEPA MDNS consisting of 77 acres for the subject mine is incorrect. Instead of 37 acres which the Assessor's records indicates Parcel P50155 being, it more accurately is 29.6 acres in size. Additionally, parcels P125644 and P125645 are said to be more accurately 19.60 acres in size (for a total of 39.20 acres) instead of 20 acres per parcel per Assessor's records. These corrected acreages are based on a land survey of the subject property the applicant had performed.

PL16-0097 & PL16-0098:

Applicant's Corrected Acreage /Land Survey (Continued):

The applicant further states, that the project description more accurately should state that the acreage of the mine is approximately 68 acres with an area to be cleared, mined, and reclaimed at 51 acres.

Staff Analysis:

The applicant's corrected acreages for the 3 subject parcels involved in the proposed sand and gravel mine is consistent with what was noticed and listed in the issued (2022) SEPA MDNS.

PL16-0097 & PL16-0098:

SHORELINE JURISDICTION:

The Samish River flows along the eastern border of the project site. There are shoreline associated riparian wetlands that have been delineated. The shoreline environment designation for this portion of the Samish River is **Rural**.

All proposed mining activities will be located outside of shoreline jurisdiction. No development is being proposed within shoreline jurisdiction and thus no shoreline permit is required. The subject Special Use Permit has been conditioned below accordingly

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

As part of the submittal, the applicant included a “**Hydrogeologic Site Assessment & Maps**” (See Exhibit 9) that was prepared by: Associated Earth Sciences, dated August 21, 2015. According to this report, the following conclusions were set as follows:

- “Ground water is present beneath the site at a depth of approximately 70 feet, at an elevation of approximately 145 to 155 feet (msl).
- Ground water beneath the site generally flows to the north and/or northeast and presumably discharges to Samish River, located a minimum of 200 feet from the proposed mine boundary.

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

- There are no water supply wells located down gradient of the proposed mine, between the mine boundary and the Samish River.
- The proposal is for a dry, surface mining operation, with limited on-site processing. The potential for a negative impact to ground water quantity and/or quality from the proposed mining activities is low.”

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Geologically Hazardous Area /Steep Slopes:

The applicant submitted a “**Response to Skagit County Geologic Hazard Requirement**” (See Exhibit 10) regarding geologic hazards of the haul road that was prepared by: Associated Earth Sciences, dated: December 16, 2021. According to this geologic report, the following conclusion and recommended mitigation is as follows:

“The proposed gravel mine will utilize the existing haul road to transport aggregate from the mine to Grip Road and will propose asphalt surfacing for a portion of the haul road north of Swede Creek. This section of haul road is located near a geologic hazard area which includes landslide and erosion hazards. No alteration through grading, stripping, or mining to the geologic hazard areas is proposed.

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Geologically Hazardous Area /Steep Slopes (Continued):

The change in use of the existing gravel-surfaced road from a logging haul road to an aggregate mine haul road is considered by the County a form of site disturbance, and therefore is subject to the County's critical areas review. From a geotechnical standpoint, the haul road will have a similar function and will be subject to similar truck loads compared to its past use. Review of the geologic mapping indicates the steep slope areas have a core of dense glacially consolidated sediments, which is consistent with our on-site observations. No evidence of significant slope instability, road instability, past deep-seated land sliding, or groundwater seepage, was observed on the steep slopes near the haul road or on the haul road itself. This is also consistent with review of LIDAR imagery of the site. Given these factors, it is our opinion that the impact to the identified geologic hazards near the haul road caused by the change in haul road usage based on truck type can be avoided. This conclusion is predicated on the project following the mitigation recommendations..."

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Geologically Hazardous Area /Steep Slopes (Continued):

“Mitigation for using the existing haul road near the geologic hazard areas for mining

operation shall include:

1. No clearing of vegetation within the geologic hazard areas.
2. Maintain roadside swales and check dams. Clean out material that has sloughed into the swale that could potentially block surface water. Avoid concentrated surface water discharge onto the steep slopes.
3. Do not place uncontrolled fill, strippings, or other debris over the top of steep slopes.”

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Wetlands / Fish & Wildlife Habitat Assessment:

As part of the submittal, the applicant included a “Samish River Ordinary High Water Mark (OHWM) /Wetland Edge” determination (See Exhibit 4) that was prepared by: Graham-Bunting Associates, dated: May 18, 2015. The report concluded that “It is our opinion that the area of shoreline management jurisdiction extends 200-feet landward of the OHWM as identified in the field and depicted on the site plan prepared by Semrau Engineering and Surveying.”

The applicant further submitted a “Fish and Wildlife Site Assessment” (See Exhibit 5) prepared by Graham-Bunting Associates, dated: August 20, 2015.

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Wetlands / Fish & Wildlife Habitat Assessment (Continued):

On page 7, this report provided reasoning for allowing use of the moderate land-use intensity buffer rather than the high land-use intensity buffer pursuant to SCC 14.24.240(3)(a). The measures proposed to mitigate the impacts from the proposed mine include:

- The mine site is located greater than 200 horizontal feet landward of the OHWM
- The mine site is also separated vertically approximately 90-feet above the OHWM
- Mining activities will be separated from the OHWM by a protective berm
- The dry mine floor will maintain a maximum depth of 10-feet above the underlying water table

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Wetlands / Fish & Wildlife Habitat Assessment (Continued):

- All surface water will drain through the gravel floor of the mine site – no surface water will drain directly to the Samish River.
- The mine site is located in an area logged during the 1990s by a previous landowner.
- No processing or industrial activity is proposed in conjunction with the project.
- Aggregate extraction will be maintained at a relatively low volume level.
- The project will utilize an interior road system
- The area contiguous to the berm will be mined first and reclaimed pursuant to a reclamation plan to be approved by the Washington State Department of Natural Resources. The goal of the reclamation plan will be to return the site to forest management or low density residential which are considered low and moderate land use intensities respectively.

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Wetlands / Fish & Wildlife Habitat Assessment (Continued):

The Assessment recommended the following mitigation measures:

1. The Samish River and associated wetland should be provided with the optional 200 foot buffer required for Type S Waters of the state and Category II wetlands with moderate intensity land uses and a habitat score of 30.
2. The buffer should be measured on a horizontal plane landward of the OHWM/associated wetland edge located at the toe of slope east of the proposed mine site.
3. The riparian buffer and associated wetland and 200-foot buffer should be designated as a Protected Critical Area to assure identification and long term protection. The site plan included as Attachment C is prepared in a format suitable for recording with the Skagit County Auditor.
4. Because the riparian and associated wetland buffers are also coexistent with the jurisdictional area regulated under the Shoreline Management Act (90.58 RCW) and Shoreline Master Program (14.26 SCC), consultation with Skagit County Planning and Development services should occur prior to initiating the application process for a Special use Permit.

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Addendum to Fish & Wildlife Site Assessment:

On April 18, 2017, the applicant submitted an “**Addendum to Fish & Wildlife Site Assessment**,” (Exhibit 6) prepared by Graham-Bunting Associates. According to this Addendum:

“With the exception of identification of critical habitat associated with the [Oregon Spotted Frog] OSF, no additional endangered, threatened or sensitive species or habitats were identified. Application of the standard riparian buffer requirement established under SCC 14.24.530 is generally recognized as the preferred method of avoiding project impacts consistent with the mitigation sequence listed under SCC 14.24.080-(5)-(b). In our opinion establishment of a no disturb buffer of 200 feet is sufficient to protect aquatic life in the river and associated wetland.

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Addendum to Fish & Wildlife Site Assessment (Continued):

Lacking a request for additional biological information from a federal agency of jurisdiction, it is our opinion that the analysis prepared by GBA and submitted by the applicant provides an appropriate level of detail to address Skagit County Code requirements.”

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Haul Road Critical Area Assessment (Wetland Delineation & Fish & Wildlife Habitat Conservation Area [HCA]) and Impact Assessment & Mitigation Plan:

In December 2021, the applicant submitted both a **“Critical Area Assessment (Wetland Delineation & Fish & Wildlife Habitat Conservation Area)”** and **“Impact Assessment & Mitigation Plan”** (Exhibit 8) prepared by Northwest Ecological Services” (NES) with regard to the haul road. The Assessment states as follows:

“The project does not include any direct wetland, stream, or buffer impact. Therefore, traditional mitigation measures such as wetland or buffer enhancement have not been presented. The use of the haul road to transport material from the proposed gravel mine will result in a greater number of trips per day compared to the existing forestry practice. This may potentially result in indirect impacts to water quality and potentially wildlife functions associated with site critical areas or their buffers.

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Continued - Haul Road Critical Area Assessment (Wetland Delineation & Fish & Wildlife Habitat Conservation Area [HCA]) and Impact Assessment & Mitigation Plan:

For the reasons previously mentioned these indirect impacts are anticipated to be minor. However, the following mitigation measures have been recommended:

- During resurfacing- establish erosion control and BMP's to ensure protection of downstream waters.
- Haul trucks shall be maintained in good working condition such that petroleum products or other harmful chemicals are not leaked into adjacent critical areas.
- During operation of the mine, maintain existing forested vegetation adjacent to the roadway, particularly in wetlands and buffers. This forested buffer along the road provides water quality filtration of surface waters prior to entering adjacent wetlands and streams and provides a buffer and screening for wildlife using the interior of the site.
- Review the proposal for compliance with applicable County/ State stormwater management requirements.”

PL16-0097 & PL16-0098:

CRITICAL AREAS REVIEW:

Floodplain:

The proposed mining area is not located within a flood hazard zone.

PL16-0097 & PL16-0098:

EMPLOYEES:

The applicant has indicated that up to 1 to 2 employees would be working onsite during maximum operation. No offices or buildings for the employees are proposed to be constructed onsite. Potable water for employees will be brought onsite from offsite sources.

RESTROOMS:

Restrooms for employees that work onsite will be provided by portable sanitation facilities.

PL16-0097 & PL16-0098:

PROPOSED HOURS & DAYS OF OPERATION:

The applicant proposes that the days and hours of operation will generally be limited to Monday through Saturday, from dawn till dusk. The applicant proposes that the hours of operation maybe expanded based on market conditions and seasonal demands. Skagit County Code 14.16.440 (10)(i) requires that hours of operation vary according to the zoning designation of the site but may be shortened by the Hearing Examiner based on site-specific circumstances.

PL16-0097 & PL16-0098:

PROPOSED HOURS & DAYS OF OPERATION **(Continued):**

The proposed mine is located within the Rural Resource- Natural Resource Land (RRc-NRL) designated area. Mining operations on RRc-NRL designated land may be granted unlimited hours of operation. However, the Hearing Examiner may limit hours of operation to daylight hours or to such other reasonable limitation deemed necessary to address potential significant adverse impacts to existing adjacent land uses, on any portion of the mining site where mining activity is proposed to occur less than one quarter mile from existing Rural Intermediate, Rural Village, or Urban Growth Area designated lands. The proposed mining site is located greater than one quarter mile from any Rural Intermediate, Rural Village and Urban Growth Area designated lands.

PL16-0097 & PL16-0098:

PDS LIMITATION ON HOURS & DAYS OF OPERATION:

In order to mitigate potential impacts of the quarry on the neighborhood, the hours of operation were limited by Planning & Development Services Department in the issued SEPA MDNS. The hours were limited to Monday through Friday from 7:00 AM to 5:00 PM. No mining operations are permitted outside of these times including holidays. If seasonal (temporary) demand indicates a need for extended hours, or Saturday or Sunday operations, the applicant shall submit a request for a temporary deviation to these permitted hours to Planning & Development Services (PDS). If permitted by PDS, such operations may be subject to additional conditions by PDS.

PL16-0097 & PL16-0098:

PROJECT ACCESS:

The proposed mining site is located approximately 1.5 miles north of Grip Road. As illustrated by plan Sheet C1 (See Exhibits 19 & 40), access to the proposed mining area from Grip Road is on an existing private gravel forestry road extending north from Grip Road. The forest practice road will be upgraded as necessary to meet Skagit County's private road standards.

INTERNAL BRIDGE:

The haul road used for ingress and egress to the proposed mine site crosses over an approximate 14 foot by 40 foot privately owned bridge that spans Swede Creek (See Exhibits 19 & 40). The bridge has been evaluated for loads associated with the proposed sand and gravel mine and deemed sufficient to support this operation (See Exhibits 20 & 21).

PL16-0097 & PL16-0098:

TRAFFIC IMPACT ANALYSIS:

Based on the traffic impact analysis (TIA) that was submitted by the applicant, Skagit County-road standard level of service (LOS) requirements are met for each intersection impacted by the traffic generated by the Grip Road mine. No mitigation Level of Service measures were required based on the Traffic Impact Analysis report. However, to mitigate traffic related sight distance issues, a flashing beacons and signing system were proposed and agreed upon for traffic generated by the Grip Road mine. The recommendations listed in the TIA were incorporated as mitigation measures in the issued SEPA MDNS (See Exhibit 27) and conditions of approval for the subject permit conditions of approval /mitigation measures below

PL16-0097 & PL16-0098:

TRAFFIC:

The traffic impact analysis prepared for the gravel pit operation assumed 150,000 yards of gravel would be processed from the pit on an annual basis which would require an estimated 5,883 full trucks from the mine per year. Truck trips generated by the proposal is anticipated to average 23 full trucks (46 trips) per day or approximately 8 truck trips per hour, assuming hauling times would be limited to off peak hours, between 9:00 am and 3:00 pm (6 hours/day) for 260 workdays per year.

The applicant has indicated that there may be times in which market demands exceed average production. Under high market demand conditions, the gravel mining operation is proposed to be increased, but not to exceed the county road standard level of service (LOS) C.

PL16-0097 & PL16-0098:

TRAFFIC (Continued):

In order to maintain the LOS C, the maximum operation limit may not exceed 30 full trucks (60 trips) per hour with a maximum operation limit of 720 full truck trips per day (24 hour workday). During such conditions, we recommend that Concrete Nor'West notify Skagit County Public Works at least two weeks before pit operations are forecast to exceed the 46 full trucks per day. This will allow Public Works to issue an informational public notice of the increased operation to warn the public of the growth in truck traffic and determine if any additional roadway traffic measures are necessary.

PL16-0097 & PL16-0098:

THIRD PARTY REVIEW OF TRAFFIC IMPACT ANALYSIS:

On behalf of Skagit County, consultants GTC and HDR performed third party review (See Exhibits 15 & 16) of the applicant's traffic information, memorandums, and analysis. Their recommendations resulted in revisions to the applicant's traffic analysis /memos and ultimately in the submittal of a Traffic Impact Analysis (See Exhibit 18). The recommendations listed in the TIA were incorporated as mitigation measures in the issued SEPA MDNS (See Exhibit 27) and conditions of approval listed for the subject permit as listed below.

During the SEPA MDNS comment period, one comment was received from Kyle Loring, Loring Advising PLLC representing Central Samish Valley Neighbors. Included with this comment was who is a Traffic Impact Analysis Peer Review dated April 30, 2021 that was prepared by Transportation Solutions (See Exhibit 34).

PL16-0097 & PL16-0098:

PARKING:

Parking for employees, trucks, and operations vehicles will be available on-site. Traffic haul routes from the mine on public roads will include traveling west on Grip Road to Prairie Road, and then west on Prairie Road to Old Highway 99. Sand and gravel obtained from the Grip Road Mining site will be sold directly to market or processed at the existing Concrete Nor'West gravel mine processing operation located adjacent to Highway 99, south of the Samish River.

PL16-0097 & PL16-0098:

NOISE, EMISSIONS, & ODORS:

The applicant has indicated that the mining operation is anticipated to be in compliance with both day and night Skagit County noise regulations. The proposed use would not be expected to generate excessive emissions or odors with the exception of dust generation. The applicant has provided a Fugitive Dust Control Plan (Exhibit 22) which includes spraying water on roads and equipment to control fugitive dust.

The Department recommends that the applicant implement the Fugitive Dust Control Plan and during operations, if necessary, modify the plan as necessary to control dust emissions. At no time shall dust emissions exceed standards established by the Northwest Clean Air Agency (NWCAA).

PL16-0097 & PL16-0098:

SITE BUFFERS & SETBACKS:

Skagit County Code 14.16.440(10)(b)(iii) requires a 100-foot buffer be maintained around the perimeter of the mining site during mining operations. Once the extraction and transportation operations have been completed, the 100-foot buffer may be utilized for reclamation of the parcel. The applicant has volunteered a 50-foot setback from the mining area around the north, south, and west perimeter of the mining area. A 200-foot critical area buffer is required on the east perimeter of the subject site to protect wetlands and fish & wildlife habitat conservation areas. The 200-foot buffer will be designated as a protected critical area (PCA), through a PCA agreement with the applicant.

PL16-0097 & PL16-0098:

FINDINGS OF FACT:

1. The property proposed for development is zoned Rural Resource Natural Resource Lands (RR-NRL) as indicated in the Skagit County Comprehensive Plan and associated maps.
2. The subject properties are also a designated Mineral Resource Overlay (MRO).
3. Gravel mines are allowed in RR-NRL/MRO with a hearing examiner special use permit under SCC 14.16.430(4)(g).

PL16-0097 & PL16-0098:

PROJECT CHRONOLOGY:

- A. On March 7, 2016, PDS received applications for both a Special Use Permit and Forest Practice Conversion Permit.
- B. The subject applications were deemed technically complete on March 22, 2016, under SCC 14.06.100(2).
- C. A “Notice of Development Application” was published in the Skagit Valley Herald on March 31, 2016. This notice was posted onsite and mailed to neighboring landowners located within 300 feet of the subject properties. The public comment period ended on April 15, 2016.

PL16-0097 & PL16-0098:

PROJECT CHRONOLOGY:

- D. A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on May 26, 2016.
- E. A “Notice of Public Hearing” was issued, and the matter went before the Hearing Examiner on November 16, 2016. PDS however determined that proper notice of the subject applications was not given. Accordingly, the Hearing Examiner opened the hearing but decided to continue it for a future date due to the need to perform proper noticing.
- F. PDS issued a second “Notice of Development Application” which was published on the Skagit Valley Herald on December 15, 2016. This notice was also posted onsite and mailed to neighboring landowners located within 300 feet of the subject property. The public comment period ended on December 30, 2016.

PL16-0097 & PL16-0098:

PROJECT CHRONOLGY:

- G. The County received numerous comment from the public. Consequently, PDS requested additional information on March 14, 2017. The applicant provided some additional information, which PDS did not believe was sufficient or complete.

PDS made an Administrative Decision on April 5, 2018, to deny the subject applications for failure to timely submit requested information pursuant to SCC 14.06.105.

The applicant appealed this administrative decision (PL18-0200) on April 16, 2018.

On October 17, 2019, the Hearing Examiner denied the County's Motion for Summary Judgment, reversing PDS's denial, and ordering the application to go before the hearing examiner for decision on the merits.

PL16-0097 & PL16-0098:

PROJECT CHRONOLGY:

H. Following the appeal, the Applicant continued to provide additional information.

On April 15, 2021, PDS withdrew the MDNS and issued a new, more substantial, MDNS addressing the concerns raised about this particular project.

On May 11, 2021, the County withdrew the Second MDNS. That County action was not appealed.

PL16-0097 & PL16-0098:

PROJECT CHRONOLGY:

- I. On June 17, 2021, Skagit County's Planning & Development Services Department informed the applicant that they were required to obtain Critical Areas review for the entire private haul road that would be used to access the proposed mine/quarry.

On June 24, 2021, an appeal (PL21-0348) from the applicant was received requesting the Hearing Examiner reverse this decision/ requirement by the county requiring critical area review of the haul road.

PL16-0097 & PL16-0098:

PROJECT CHRONOLGY:

- J. **2022 SEPA MDNS:** A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on February 22, 2022. This SEPA MDNS was published in the Skagit Valley Herald newspaper on February 24, 2022. Additionally, this MDNS was mailed and emailed to all parties of record and the applicant.

During the appeal period, one appeal (PL22-0142) of the issued SEPA MDNS was received on March 25, 2022, by Skagit County's Planning & Development Services Department.

PL16-0097 & PL16-0098:

PROJECT CHRONOLGY:

- K. NOTICE OF PUBLIC HEARING: A Notice of Public Hearing was published in the Skagit Valley Herald newspaper on June 23, 2022, posted on the subject property, and mailed /emailed to both landowners located within 300 feet of the subject property as is required per Skagit County Code 14.06.150(3) along with parties of record that have commented on the project.

PL16-0097 & PL16-0098:

PROJECT CHRONOLGY:

- L. PUBLIC COMMENTS: During the public comment periods associated with SEPA environmental review and the project as a whole, numerous comments were received. Most of the comments received however oppose the proposed development. These comments opposing the project can largely be categorized due to perceived impacts to county roadways from truck traffic from the gravel mine and potential environmental degradation associated with the proposed gravel mine/quarry.

Planning Department Staff believes that the issued SEPA MDNS and Special Use Permit and Forest Practice Conversion permits has been conditioned accordingly to mitigate potential impacts to the environment, roads, and neighborhood that this project could pose.

PL16-0097 & PL16-0098:

ROUTING:

- 1. CRITICAL AREA & SHORELINE REVIEW:** -Their comments/ requirements have become conditions of approval below and/or incorporated as mitigation measures in the issued SEPA MDNS.
- 2. PUBLIC HEALTH DEPARTMENT:** Their comments/ requirements have become conditions of approval below and/or incorporated as mitigation measures in the issued SEPA MDNS.
- 3. PUBLIC WORKS DEPARTMENT REVIEW:** Their comments/ requirements have become conditions of approval below and/or incorporated as mitigation measures in the issued SEPA MDNS.
- 4. FIRE MARSHAL:** No comment received

PL16-0097 & PL16-0098:

ROUTING:

5. **CURRENT PLANNING REVIEW:** The applicant is requesting a Special Use permit pursuant to Skagit County Code 14.16.430 Rural Resource-Natural Resource Lands (4)(g) and SCC 14.16.440 Mineral Resource Overlay (7). Hearing Examiner Special Use permits are processed as a Level II permit as outlined in SCC 14.06.120 Level II Review Procedures

Hearing Examiner special uses shall be reviewed as a Level II permit, pursuant to Chapter 14.06 SCC. The approving authority's decision may be to grant or to deny an application.

PL16-0097 & PL16-0098:

SPECIAL USE PERMIT CRITERIA OF APPROVAL:

Pages 19 -27 of Staff Report

MINING OPERATIONS CRITERIA OF APPROVAL:

Pages 27-28 of Staff Report

HEARING EXAMINER REVIEW CRITERIA:

Pages 28-30 of Staff Report

PL16-0097 & PL16-0098:

RECOMMENDATION:

Based on a review of the application material submitted, special use criteria, environmental checklist, environmental studies, traffic impact analysis, issued SEPA Mitigated Determination of Non-Significance, and the above findings, staff recommends to the Hearing Examiner that the subject Special Use Permit & Forest Practice Conversion Permit applications be approved subject to conformance with the conditions of approval as listed below.

CONDITIONS OF APPROVAL:

Staff's suggested conditions of approval, pages 30-31 of staff report.



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Details for Parcel: P35704

Jurisdiction: SKAGIT COUNTY

Zoning Designation: Skagit County - Rural Reserve

Recorded Documents Documents scanned and recorded by the Auditor's office

Excise Affidavits Document scans of excise affidavits

Parcel Number
P35704
XrefID

350403-0-006-0006

Quarter Section Township Range

03 35 04

Owner Information

LISA INC

Site Address(es) _

 ATTN CONCRETE NOR'WEST
 400 VALLEY AVE NE
 PUYALLUP, WA 98372

Map Links
[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWF](#) | [DWG](#)
Current Legal Description [Abbreviation Definitions](#)

(27.2700 ac) DF-84: W1/2 OF LT 2 LESS RD AND CF-75 THAT PORTION OF SW1/4 NE1/4 LYING NORTHERLY OF GRIPP ROAD, ALL IN SECTION 3, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

2021 Values for 2022 Taxes*
Sale Information
2022 Property Tax Summary

Building Market Value	\$.00	Deed Type	WARRANTY DEED	2022 Taxable Value	\$3,800.00
Land Market Value	+\$3,800.00	Sale Date	2013-04-24	General Taxes	\$37.17
Total Market Value	\$3,800.00	Taxable Selling Price	\$50,000.00	Special Assessments/Fees	
Assessed Value	\$3,800.00	Sale requires NRL disclosure (more info)		Total Taxes	\$37.17
Taxable Value	\$3,800.00			Pay Property Taxes Online	

* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030	
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST		
Levy Code	1325	Fire District	
School District	SD101	Exemptions	
Utilities		Acres	27.27
Improvement 1 Attributes Summary			
Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
<i>For additional information on individual segments see Improvements tab</i>			

* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

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Summary	Improvements	Land	Transfers	History	Taxes	Permits	Map View
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Details for Parcel: P50155



Jurisdiction: SKAGIT COUNTY
Overlay: Mineral Resource
Zoning Designation: Skagit County - Rural Resource-Natural Resource Lands
[Recorded Documents](#) *Documents scanned and recorded by the Auditor's office*
[Excise Affidavits](#) *Document scans of excise affidavits*

Parcel Number	XrefID	Quarter	Section	Township	Range
P50155	360427-4-002-0003	SE	27	36	04
Owner Information	Site Address(es) _	Map Links			
LISA INC ATTN CONCRETE NOR'WEST 400 VALLEY AVE NE PUYALLUP, WA 98372		Open in iMap Assessor's Parcel Map: PDF DWF DWG			

Current Legal Description [Abbreviation Definitions](#)
 (37.0000 ac) CF-75: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER EXCEPT THAT PORTION LYIGN NORTHEASTERLY OF THE SAMISH RIVER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*	Sale Information	2022 Property Tax Summary	
Building Market Value \$.00	Deed Type WARRANTY	2022 Taxable Value	\$4,200.00
Land Market Value +\$4,200.00		General Taxes	\$41.10
Total Market Value \$4,200.00	Sale Date 2013-04-24	Special Assessments/Fees	
Assessed Value \$4,200.00	Taxable Selling Price \$50,000.00	Total Taxes	\$41.10
Taxable Value \$4,200.00	Sale requires NRL disclosure (more info)	Pay Property Taxes Online	

* Effective date of value is January 1 of the assessment year (2021)

Legal Description at time of Assessment

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	
Levy Code	1325	Fire District
School District	SD101	Exemptions
Utilities		Acres 37.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
<i>For additional information on individual segments see Improvements tab</i>			

* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

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Details for Parcel: P125623

Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - [Rural Resource-Natural Resource Lands](#)

Recorded Documents [Documents scanned and recorded by the Auditor's office](#)

Excise Affidavits [Document scans of excise affidavits](#)



Parcel Number

P125623

XrefID

360434-1-001-0600

Quarter Section Township Range

NE 34 36 04

Owner Information

LISA INC
ATTN CONCRETE NOR'WEST
400 VALLEY AVE NE
PUYALLUP, WA 98372

Site Address(es) _

Map Links

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Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34. TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*

Sale Information

2022 Property Tax Summary

Building Market Value	\$.00	Deed Type	WARRANTY DEED	2022 Taxable Value	\$3,500.00
Land Market Value	+\$3,500.00	Sale Date	2013-04-24	General Taxes	\$34.26
Total Market Value	\$3,500.00	Taxable Selling Price	\$50,000.00	Special Assessments/Fees	
Assessed Value	\$3,500.00	Sale requires NRL disclosure (more info)		Total Taxes	\$34.26
Taxable Value	\$3,500.00			Pay Property Taxes Online	

* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030	
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST		
Levy Code	1325	Fire District	
School District	SD101	Exemptions	
Utilities		Acres	20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

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Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

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[P125628](#)

LISA INC

[P125627](#)

LISA INC

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Details for Parcel: P125624

Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - [Rural Resource-Natural Resource Lands](#)



[Recorded Documents](#) *Documents scanned and recorded by the Auditor's office*

[Excise Affidavits](#) *Document scans of excise affidavits*

Parcel Number

P125624

XrefID

360434-1-001-0700

Quarter Section Township Range

NE 34 36 04

Owner Information

LISA INC
ATTN CONCRETE NOR'WEST
400 VALLEY AVE NE
PUYALLUP, WA 98372

Site Address(es) _

Map Links

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Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY. WASHINGTON.

2021 Values for 2022 Taxes*

Sale Information

2022 Property Tax Summary

Building Market Value	\$.00	Deed Type	WARRANTY DEED	2022 Taxable Value	\$3,500.00
Land Market Value	+\$3,500.00	Sale Date	2013-04-24	General Taxes	\$34.26
Total Market Value	\$3,500.00	Taxable Selling Price	\$50,000.00	Special Assessments/Fees	
Assessed Value	\$3,500.00	Sale requires NRL disclosure (more info)		Total Taxes	\$34.26
Taxable Value	\$3,500.00			Pay Property Taxes Online	

* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	
Levy Code	1325	Fire District
School District	SD101	Exemptions
Utilities		Acres
		20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

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Burlington, WA 98233
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LISA INC

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Summary	Improvements	Land	Transfers	History	Taxes	Permits	Map View
Sales Comps							

Details for Parcel: P125626



Jurisdiction: SKAGIT COUNTY
Overlay: Mineral Resource
Zoning Designation: Skagit County - Rural Resource-Natural Resource Lands
[Recorded Documents](#) Documents scanned and recorded by the Auditor's office
[Excise Affidavits](#) Document scans of excise affidavits

Parcel Number	XrefID	Quarter	Section	Township	Range
P125626	360434-1-001-0900	NE	34	36	04

Owner Information	Site Address(es) _	Map Links
LISA INC ATTN CONCRETE NOR'WEST 400 VALLEY AVE NE PUYALLUP, WA 98372		Open in iMap Assessor's Parcel Map: PDF DWF DWG

Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*	Sale Information	2022 Property Tax Summary
Building Market Value \$.00	Deed Type WARRANTY	2022 Taxable Value \$3,600.00
Land Market Value +\$3,600.00	DEED	General Taxes \$35.21
Total Market Value \$3,600.00	Sale Date 2013-04-24	Special Assessments/Fees
Assessed Value \$3,600.00	Taxable Selling Price \$50,000.00	Total Taxes \$35.21
Taxable Value \$3,600.00	Sale requires NRL disclosure (more info)	Pay Property Taxes Online

* Effective date of value is January 1 of the assessment year (2021) [Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	
Levy Code	1325	Fire District
School District	SD101	Exemptions
Utilities		Acres 20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
<i>For additional information on individual segments see Improvements tab</i>			

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* Total living area includes above grade living area and finished basement area.

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LISA INC

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Details for Parcel: P125627



Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - [Rural Resource-Natural Resource Lands](#)

[Recorded Documents](#) *Documents scanned and recorded by the Auditor's office*

[Excise Affidavits](#) *Document scans of excise affidavits*

Parcel Number	XrefID	Quarter	Section	Township	Range
P125627	360434-1-001-1000	NE	34	36	04
Owner Information		Map Links			
LISA INC		Open in iMap			
ATTN CONCRETE NOR'WEST		Assessor's Parcel Map:			
400 VALLEY AVE NE		PDF DWF DWG			
PUYALLUP, WA 98372					

Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*	Sale Information	2022 Property Tax Summary
Building Market Value \$.00	Deed Type WARRANTY DEED	2022 Taxable Value \$3,600.00
Land Market Value +\$3,600.00	Sale Date 2013-04-24	General Taxes \$35.21
Total Market Value \$3,600.00	Taxable Selling Price \$50,000.00	Special Assessments/Fees
Assessed Value \$3,600.00	Sale requires NRL disclosure (more info)	Total Taxes \$35.21
Taxable Value \$3,600.00		Pay Property Taxes Online

* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	
Levy Code	1325	Fire District
School District	SD101	Exemptions
Utilities		Acres 20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

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LISA INC

[P125627](#)

LISA INC

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Details for Parcel: P125628

Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - [Rural Resource-Natural Resource Lands](#)



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[Excise Affidavits](#) *Document scans of excise affidavits*

Parcel Number	XrefID	Quarter	Section	Township	Range
P125628	360434-1-001-1100	NE	34	36	04
Owner Information	Site Address(es) _	Map Links			
LISA INC ATTN CONCRETE NOR'WEST 400 VALLEY AVE NE PUYALLUP, WA 98372		Open in iMap Assessor's Parcel Map: PDF DWF DWG			

Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*	Sale Information	2022 Property Tax Summary
Building Market Value \$.00	Deed Type WARRANTY DEED	2022 Taxable Value \$3,500.00
Land Market Value +\$3,500.00	Sale Date 2013-04-24	General Taxes \$34.26
Total Market Value \$3,500.00	Taxable Selling Price \$50,000.00	Special Assessments/Fees
Assessed Value \$3,500.00	Sale requires NRL disclosure (more info)	Total Taxes \$34.26
Taxable Value \$3,500.00		Pay Property Taxes Online

* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	

Levy Code	1325	Fire District	
School District	SD101	Exemptions	
Utilities		Acres	20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

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Details for Parcel: P125629

Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - [Rural Resource-Natural Resource Lands](#)

Recorded Documents *Documents scanned and recorded by the Auditor's office*

Excise Affidavits *Document scans of excise affidavits*



Parcel Number

P125629

Owner Information

LISA INC
ATTN CONCRETE NOR'WEST
400 VALLEY AVE NE
PUYALLUP, WA 98372

XrefID

360434-1-001-1200

Site Address(es) _

Quarter Section Township Range

NE 34 36 04

Map Links

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Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*

Sale Information

2022 Property Tax Summary

Building Market Value	\$.00	Deed Type	WARRANTY DEED	2022 Taxable Value	\$3,300.00
Land Market Value	+\$3,300.00	Sale Date	2013-04-24	General Taxes	\$32.29
Total Market Value	\$3,300.00	Taxable Selling Price	\$50,000.00	Special Assessments/Fees	
Assessed Value	\$3,300.00	Sale requires NRL disclosure (more info)		Total Taxes	\$32.29
Taxable Value	\$3,300.00			Pay Property Taxes Online	

* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST		WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST		
Levy Code	1325	Fire District	
School District	SD101	Exemptions	
Utilities		Acres	20.00
Improvement 1 Attributes Summary			
Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
For additional information on individual segments see Improvements tab			

* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

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LISA INC

[P125628](#)

LISA INC

[P125627](#)

LISA INC

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

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Details for Parcel: P125630

Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - [Rural Resource-Natural Resource Lands](#)

Recorded Documents [Documents scanned and recorded by the Auditor's office](#)

Excise Affidavits [Document scans of excise affidavits](#)



Parcel Number

P125630

XrefID

360434-1-001-1300

Quarter Section Township Range

NE 34 36 04

Owner Information

LISA INC
ATTN CONCRETE NOR'WEST
400 VALLEY AVE NE
PUYALLUP, WA 98372

Site Address(es) _

Map Links

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Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*

Sale Information

2022 Property Tax Summary

Building Market Value	\$.00	Deed Type	WARRANTY DEED	2022 Taxable Value	\$3,100.00
Land Market Value	+\$3,100.00	Sale Date	2013-04-24	General Taxes	\$30.32
Total Market Value	\$3,100.00	Taxable Selling Price	\$50,000.00	Special Assessments/Fees	
Assessed Value	\$3,100.00	Sale requires NRL disclosure (more info)		Total Taxes	\$30.32
Taxable Value	\$3,100.00			Pay Property Taxes Online	

* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	
Levy Code	1325	Fire District
School District	SD101	Exemptions
Utilities		Acres
		20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

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LISA INC

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Details for Parcel: P125631



Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - [Rural Resource-Natural Resource Lands](#)

[Recorded Documents](#) *Documents scanned and recorded by the Auditor's office*

[Excise Affidavits](#) *Document scans of excise affidavits*

Parcel Number

P125631

XrefID

360434-1-001-1400

Quarter Section Township Range

NE 34 36 04

Owner Information

LISA INC
ATTN CONCRETE NOR'WEST
400 VALLEY AVE NE
PUYALLUP, WA 98372

Site Address(es) _

Map Links

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Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*

Sale Information

2022 Property Tax Summary

Building Market Value	\$.00	Deed Type	WARRANTY DEED	2022 Taxable Value	\$3,100.00
Land Market Value	+\$3,100.00	Sale Date	2013-04-24	General Taxes	\$30.32
Total Market Value	\$3,100.00	Taxable Selling Price	\$50,000.00	Special Assessments/Fees	
Assessed Value	\$3,100.00	Sale requires NRL disclosure (more info)		Total Taxes	\$30.32
Taxable Value	\$3,100.00			Pay Property Taxes Online	

* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	
Levy Code	1325	Fire District
School District	SD101	Exemptions
Utilities		Acres
		20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

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Details for Parcel: P125632



Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - [Rural Resource-Natural Resource Lands](#)

Recorded Documents [Documents scanned and recorded by the Auditor's office](#)
Excise Affidavits [Document scans of excise affidavits](#)

Parcel Number	XrefID	Quarter	Section	Township	Range
P125632	360434-1-001-1500	NE	34	36	04

Owner Information **Site Address(es) _** **Map Links**

LISA INC
ATTN CONCRETE NOR'WEST
400 VALLEY AVE NE
PUYALLUP, WA 98372

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Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*		Sale Information		2022 Property Tax Summary	
Building Market Value	\$.00	Deed Type	WARRANTY DEED	2022 Taxable Value	\$3,400.00
Land Market Value	+\$3,400.00	Sale Date	2013-04-24	General Taxes	\$33.28
Total Market Value	\$3,400.00	Taxable Selling Price	\$50,000.00	Special Assessments/Fees	
Assessed Value	\$3,400.00	Sale requires NRL disclosure (more info)		Total Taxes	\$33.28
Taxable Value	\$3,400.00			Pay Property Taxes Online	

* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	

Levy Code	1325	Fire District	
School District	SD101	Exemptions	
Utilities		Acres	20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

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LISA INC

[P125628](#)

LISA INC

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LISA INC

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

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Details for Parcel: P125633



Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - [Rural Resource-Natural Resource Lands](#)

Recorded Documents [Documents scanned and recorded by the Auditor's office](#)

Excise Affidavits [Document scans of excise affidavits](#)

Parcel Number	XrefID	Quarter	Section	Township	Range
P125633	360434-1-001-1600	NE	34	36	04

Owner Information **Site Address(es) _** **Map Links**

LISA INC
ATTN CONCRETE NOR'WEST
400 VALLEY AVE NE
PUYALLUP, WA 98372

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Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*	Sale Information	2022 Property Tax Summary
Building Market Value \$.00	Deed Type WARRANTY DEED	2022 Taxable Value \$3,100.00
Land Market Value +\$3,100.00	Sale Date 2013-04-24	General Taxes \$30.32
Total Market Value \$3,100.00	Taxable Selling Price \$50,000.00	Special Assessments/Fees
Assessed Value \$3,100.00	Sale requires NRL disclosure (more info)	Total Taxes \$30.32
Taxable Value \$3,100.00		Pay Property Taxes Online

* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	
Levy Code	1325	Fire District
School District	SD101	Exemptions
Utilities		Acres 20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

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Summary	Improvements	Land	Transfers	History	Taxes	Permits	Map View
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Details for Parcel: P125644



Jurisdiction: SKAGIT COUNTY
Overlay: Mineral Resource
Zoning Designation: Skagit County - Rural Resource-Natural Resource Lands
[Recorded Documents](#) Documents scanned and recorded by the Auditor's office
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Parcel Number	XrefID	Quarter	Section	Township	Range
P125644	360427-4-003-0100	SE	27	36	04

Owner Information	Site Address(es) _	Map Links
LISA INC ATTN CONCRETE NOR'WEST 400 VALLEY AVE NE PUYALLUP, WA 98372		Open in iMap Assessor's Parcel Map: PDF DWF DWG

Current Legal Description [Abbreviation Definitions](#)
 (20.0000 ac) CF-75: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*	Sale Information	2022 Property Tax Summary
Building Market Value \$.00	Deed Type WARRANTY	2022 Taxable Value \$2,800.00
Land Market Value +\$2,800.00	DEED	General Taxes \$27.38
Total Market Value \$2,800.00	Sale Date 2013-04-24	Special Assessments/Fees +\$3.00
Assessed Value \$2,800.00	Taxable Selling Price \$50,000.00	Total Taxes \$30.38
Taxable Value \$2,800.00	Sale requires NRL disclosure (more info)	Pay Property Taxes Online

* Effective date of value is January 1 of the assessment year (2021)

Legal Description at time of Assessment

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	
Levy Code	1325	Fire District
School District	SD101	Exemptions
Utilities		Acres 20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
<i>For additional information on individual segments see Improvements tab</i>			

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- P50331**
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5054 PARK RIDGE PLACE
Sedro-Woolley, WA 9...
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HENRY CREDIT TRUST &...
33070 DEER PARK LANE
Mount Vernon, WA 98...
- P128398**
PREDATORS OF THE HEART
4709 WELCH LANE
Anacortes, WA 98221
- P50207**
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Summary	Improvements	Land	Transfers	History	Taxes	Permits	Map View
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Details for Parcel: P125645



Jurisdiction: SKAGIT COUNTY
Overlay: Mineral Resource
Zoning Designation: Skagit County - Rural Resource-Natural Resource Lands

[Recorded Documents](#) *Documents scanned and recorded by the Auditor's office*
[Excise Affidavits](#) *Document scans of excise affidavits*

Parcel Number	XrefID	Quarter	Section	Township	Range
P125645	360427-4-003-0200	SE	27	36	04
Owner Information		Site Address(es) _		Map Links	
LISA INC		ATTN CONCRETE NOR'WEST		Open in iMap	
400 VALLEY AVE NE		PUYALLUP, WA 98372		Assessor's Parcel Map: PDF DWF DWG	

Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*	Sale Information	2022 Property Tax Summary
Building Market Value \$.00	Deed Type WARRANTY	2022 Taxable Value \$3,300.00
Land Market Value +\$3,300.00	DEED	General Taxes \$32.29
Total Market Value \$3,300.00	Sale Date 2013-04-24	Special Assessments/Fees
Assessed Value \$3,300.00	Taxable Selling Price \$50,000.00	Total Taxes \$32.29
Taxable Value \$3,300.00	Sale requires NRL disclosure (more info)	Pay Property Taxes Online

* Effective date of value is January 1 of the assessment year (2021)

Legal Description at time of Assessment

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	
Levy Code	1325	Fire District
School District	SD101	Exemptions
Utilities		Acres 20.00
Improvement 1 Attributes Summary		

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
<i>For additional information on individual segments see Improvements tab</i>			

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5054 PARK RIDGE PLACE
Sedro-Woolley, WA 9...

P66871

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33070 DEER PARK LANE
Mount Vernon, WA 98...

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Summary	Improvements	Land	Transfers	History	Taxes	Permits	Map View
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Details for Parcel: P125646



Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - Rural Resource-Natural Resource Lands

[Recorded Documents](#) *Documents scanned and recorded by the Auditor's office*

[Excise Affidavits](#) *Document scans of excise affidavits*

Parcel Number	XrefID	Quarter	Section	Township	Range
P125646	360427-4-003-0300	SE	27	36	04

Owner Information	Site Address(es) _	Map Links
LISA INC ATTN CONCRETE NOR'WEST 400 VALLEY AVE NE PUYALLUP, WA 98372		Open in iMap Assessor's Parcel Map: PDF DWF DWG

Current Legal Description [Abbreviation Definitions](#)

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2021 Values for 2022 Taxes*	Sale Information	2022 Property Tax Summary
Building Market Value \$.00	Deed Type WARRANTY	2022 Taxable Value \$3,400.00
Land Market Value +\$3,400.00	DEED	General Taxes \$33.28
Total Market Value \$3,400.00	Sale Date 2013-04-24	Special Assessments/Fees
Assessed Value \$3,400.00	Taxable Selling Price \$50,000.00	Total Taxes \$33.28
Taxable Value \$3,400.00	Sale requires NRL disclosure (more info)	Pay Property Taxes Online

* Effective date of value is January 1 of the assessment year (2021)

Legal Description at time of Assessment

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST	
Levy Code	1325	Fire District
School District	SD101	Exemptions
Utilities		Acres 20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
<i>For additional information on individual segments see Improvements tab</i>			

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Burlington, WA 98233

P125644

LISA INC

P50331

TSUFFIS LEE BENJAMIN

5054 PARK RIDGE PLACE

Sedro-Woolley, WA 9...

Select a search option below:

[Address](#) [Parcel #](#) [Owner Name \(Last First\)](#) [Road](#) [XrefID](#)

Enter Parcel #:

[Clear](#) [Help](#)

Summary	Improvements	Land	Transfers	History	Taxes	Permits	Map View
Sales Comps							

Details for Parcel: P125647



Jurisdiction: SKAGIT COUNTY

Overlay: Mineral Resource

Zoning Designation: Skagit County - Rural Resource-Natural Resource Lands

[Recorded Documents](#) Documents scanned and recorded by the Auditor's office

[Excise Affidavits](#) Document scans of excise affidavits

Parcel Number	XrefID	Quarter	Section	Township	Range
P125647	360427-4-003-0400	SE	27	36	04

Owner Information	Site Address(es) _	Map Links
-------------------	--------------------	-----------

LISA INC
ATTN CONCRETE NOR'WEST
400 VALLEY AVE NE
PUYALLUP, WA 98372

[Open in iMap](#)
Assessor's Parcel Map:
[PDF](#) | [DWF](#) | [DWG](#)

Current Legal Description [Abbreviation Definitions](#)

(20.0000 ac) CF-75: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

2021 Values for 2022 Taxes*	Sale Information		2022 Property Tax Summary	
Building Market Value	\$.00	Deed Type	WARRANTY	2022 Taxable Value \$3,400.00
Land Market Value	+\$3,400.00		DEED	General Taxes \$33.28
Total Market Value	\$3,400.00	Sale Date	2013-04-24	Special Assessments/Fees
Assessed Value	\$3,400.00	Taxable Selling Price	\$50,000.00	Total Taxes \$33.28
Taxable Value	\$3,400.00	Sale requires NRL disclosure (more info)		Pay Property Taxes Online

* Effective date of value is January 1 of the assessment year (2021)

Legal Description at time of Assessment

*Assessment Use Code	(880) DESIGNATED/ CLASSIFIED FOREST	WAC 458-53-030	
Neighborhood	(84EAST) EAST COUNTY CLASSIFIED/DESIGNATED FOREST		
Levy Code	1325	Fire District	
School District	SD101	Exemptions	
Utilities		Acres	20.00

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
<i>For additional information on individual segments see Improvements tab</i>			

* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

[Top](#) [Back](#)

PL16-0097

RECEIVED

MAY 7 2016

SKAGIT COUNTY
PDS

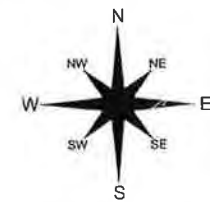
SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 36 N R 04 E

ATTENTION

THIS MAP CONTAINS A PARCEL ACCOUNT THAT HAS BEEN PLACED WITH THE BEST AVAILABLE INFORMATION. THE EXACT LOCATION OF THIS PARCEL IS UNKNOWN.

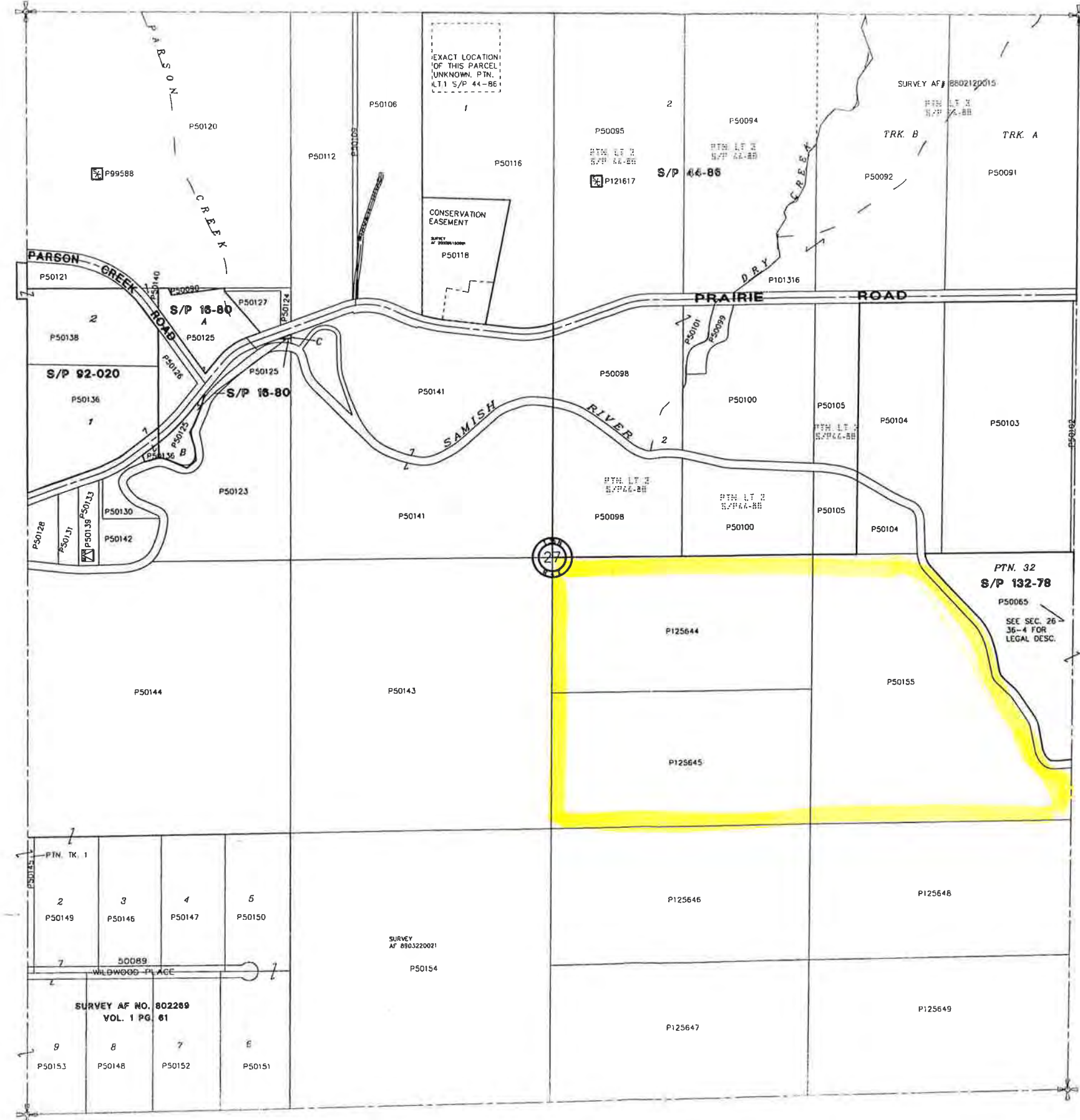


These maps were created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Ownership Parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing".

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

	DATE	INIT.
DRAWN BY	3/17/92	KB
REVISED	2/23/12	DP
PLOTTED	2/23/12	DP
MAP PRODUCED BY SKAGIT COUNTY MAPPING SERVICES		

Section 27
T 36 N R 04 E



SURVEY AF NO. 802209
VOL. 1 PG. 61

SURVEY
AF 8803220021
P50154

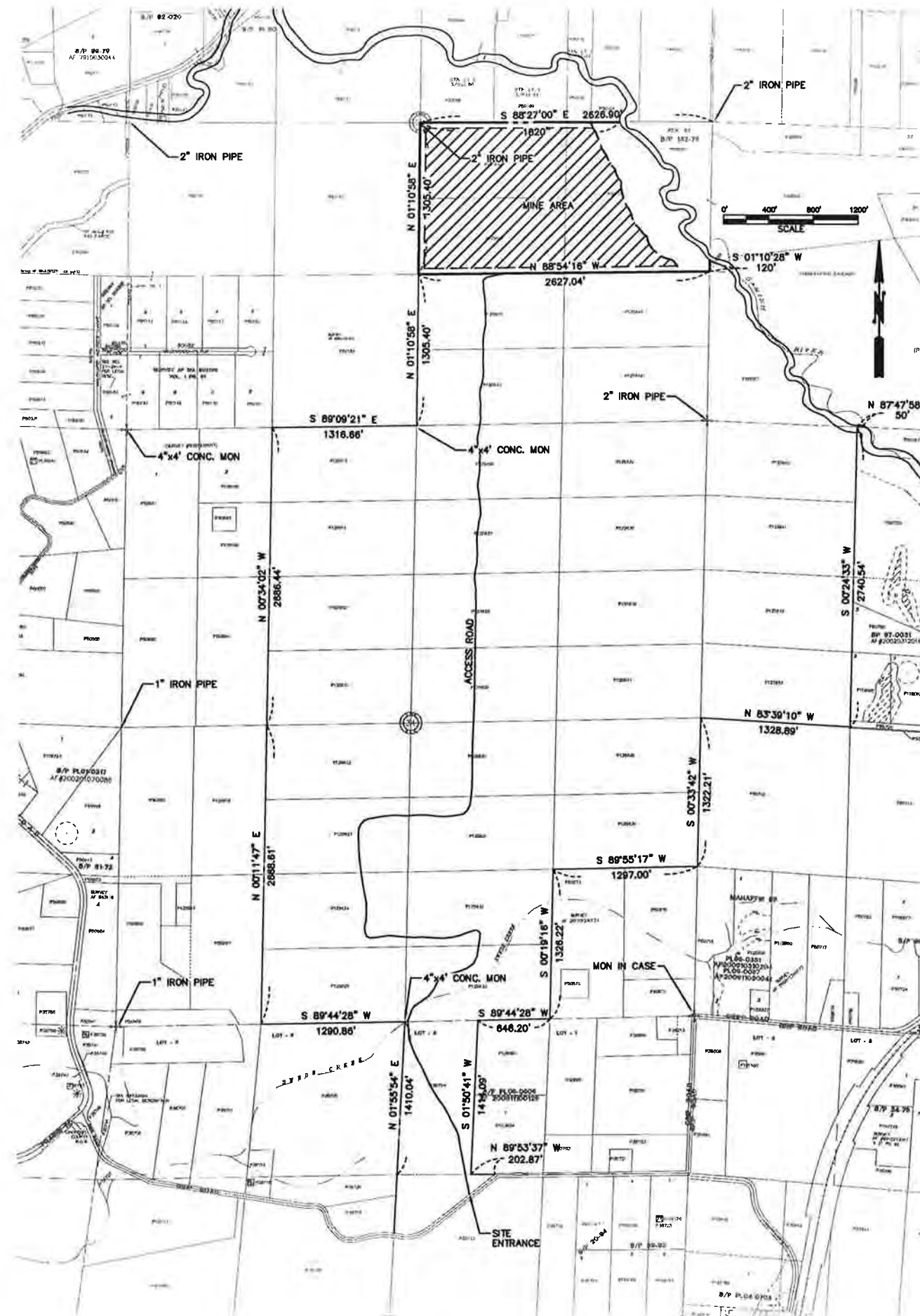
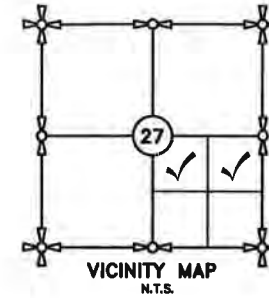
PTN. 32
S/P 132-78
P50065
SEE SEC. 26
36-4 FOR
LEGAL DESC.

EXACT LOCATION
OF THIS PARCEL
UNKNOWN. PTN.
LT 1 S/P 44-86

CONSERVATION
EASEMENT
P50118

27

**GRIP ROAD GRAVEL MINE
GRIP ROAD, SEDRO-WOOLLEY WA
IN A PORTION OF N 1/2 OF SE 1/4 OF
SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON**



APPLICANT: CONCRETE NOR'WEST

SITE ENTRANCE ADDRESS: GRIPP ROAD
SEDRO-WOOLLEY, WA 98284

ZONING JURISDICTION: SKAGIT COUNTY
CURRENT ZONING: RURAL RESOURCE / NATURAL RESOURCE

COMPREHENSIVE PLAN: RURAL RESOURCE / NATURAL RESOURCE

MINE AREA: 68.8 ACRES
RECLAMATION AREA: 50.8 ACRES

SURVEY DESCRIPTION

P20165 -
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SAMISH RIVER AS IT PRESENTLY EXISTS;
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE EAST 30 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF THE SAMISH RIVER;
EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SAMISH RIVER AS IT PRESENTLY EXISTS;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

P125844 -
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE WEST 30 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

P125845 -
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE WEST 30 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

APPLICANT/OWNER

CONCRETE NOR'WEST
P.O. BOX 280
MOUNT VERNON, WA 98273
CONTACT: DAN COX
TEL: (360) 757-3121

CIVIL ENGINEER/SURVEYOR

SEMRAU ENGINEERING AND SURVEYING
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
CONTACT: JOHN B. SEMRAU P.E. & P.L.S.
TEL: (360) 424-9566

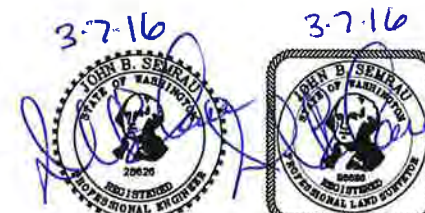
GEOTECHNICAL/GEOLOGICAL ENGINEER

ASSOCIATED EARTH SCIENCES
2911 1/2 HEWITT AVENUE SUITE 2
EVERETT, WA 98201
CONTACT: CHUCK LINDSAY P.G., P.E.G. & P.Hg.
TEL: (425) 259-0522

TABLE OF CONTENTS

SHEET NO.	DRAWING TITLE
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C2	PROPERTY OWNERSHIP MAP
C3	PRE-MINING TOPOGRAPHIC SURVEY MAP
C4	PROPOSED MINE CONTOURS
C5	RECLAMATION PLAN AND MINE SEQUENCE
C6	CROSS SECTIONS

SHEET C1 OF 7 PL16-0000

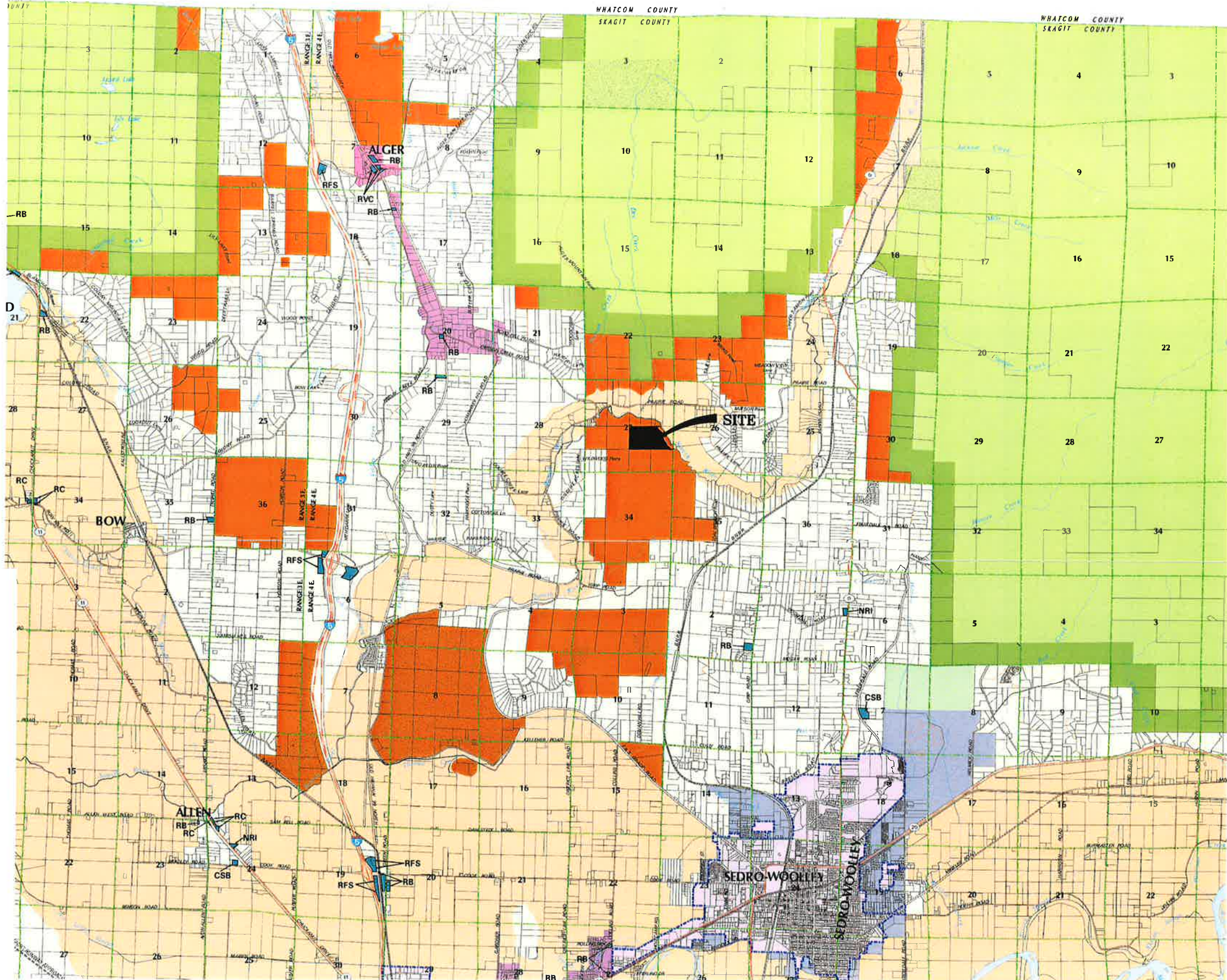


**CONTENTS AND VICINITY MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 16-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON**

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 600'
MERIDIAN: WSPN	SURVEYING • ENGINEERING • PLANNING	JOB NO. 5166
	MOUNT VERNON, WA 98273 360-424-9566	

DRAWING FILE: 5166CS.DWG 3/07/16

**GRIP ROAD GRAVEL MINE
GRIP ROAD, SEDRO-WOOLLEY WA
IN A PORTION OF N 1/2 OF SE 1/4 OF
SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON**



LEGEND

- Incorporated Areas
- [UGA] Urban Growth Areas
- RURAL**
- [RRv] Rural Reserve
- [RI] Rural Intermediate
- [RV] Rural Village Residential
- NATURAL RESOURCE LAND [NRL]**
- [RRo-NRL] Rural Resource - NRL
- [Ag-NRL] Agriculture - NRL
- [SF-NRL] Secondary Forest - NRL
- [IF-NRL] Industrial Forest - NRL
- [MRO] Mineral Resource Overlay
- COMMERCIAL / INDUSTRIAL**
- Commercial / Industrial
- [RB] Rural Business
- [RC] Rural Center
- [RVC] Rural Village Commercial
- [RFS] Rural Freeway Service
- [NRI] Natural Resource Industrial
- [SRT] Small-Scale Recreation & Tourism
- [CSB] Cottage Industry / Small-Scale Business
- [RM] Rural Marine Industrial
- [MD] Major Industrial Developments
(No properties currently designated)
- [MPR] Master Planned Resorts
(No properties currently designated)
- OPEN SPACE**
- [OSRS] Public Open Space of Statewide/Regional Importance

SURVEY DESCRIPTION

P250155 -
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SAMISH RIVER AS IT PRESENTLY EXISTS;
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE EAST 30 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF THE SAMISH RIVER;
EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SAMISH RIVER AS IT PRESENTLY EXISTS;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

P125644 -
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE WEST 30 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

P125645 -
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE WEST 30 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



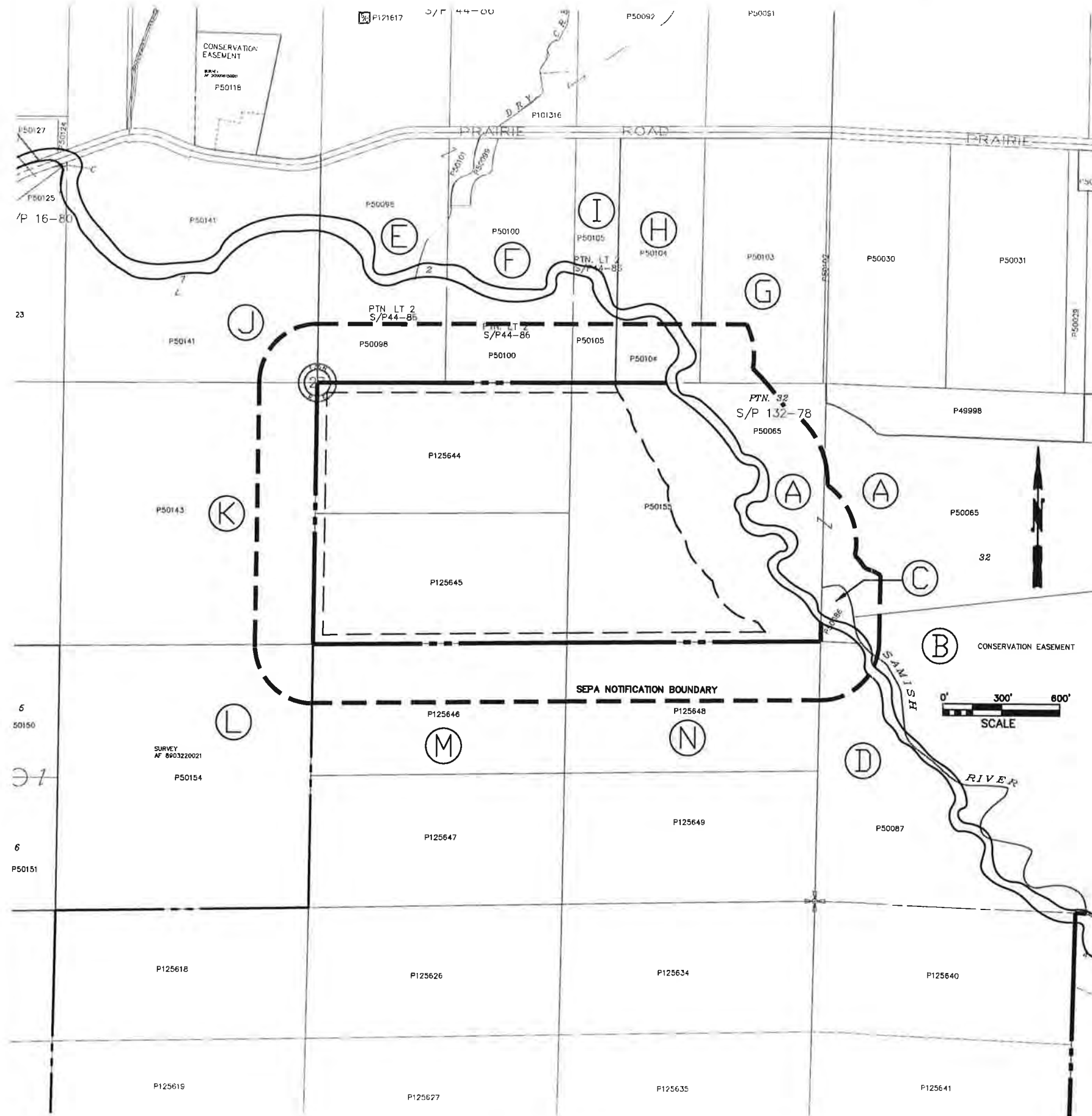
SHEET C0 OF 7 PL15-0000

VICINITY MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 600'
MERIDIAN: WSPN SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5166

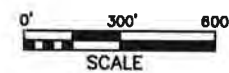
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N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



PROPERTY OWNERSHIP TABLE			
MAP #	PARCEL#	OWNER	OWNER ADDRESS
A	P50085	JOHN AND JEANNE SHEA	P.O. BOX 311 BOW, WA. 98232
B	P50087	JOHN AND JEANNE SHEA	P.O. BOX 311 BOW, WA. 98232
C	P50086	PAUL KOETJE/D EMERSON AND GLORIA J CAMP/MARYANN FORD TAMARA J CONRAD	23318 127TH AVE NE ARLINGTON, WA 98223
D	P50087	LISA, INC. ATTN CONCRETE NOR'WEST	P.O. BOX 280 MOUNT VERNON, WA. 98273
E	P50098	RICK GILES	21858 PRAIRIE RD. SEDRO-WOLLEY, WA. 98284
F	P50100	ROBERT AND LINDA WALSH	21710 PRAIRIE RD. SEDRO-WOLLEY, WA. 98284
G	P50103	LARRY AND BETH VANDERVEEN	21994 PRAIRIE RD. SEDRO-WOLLEY, WA. 98284
H	P50104	LARRY AND BETH VANDERVEEN	21994 PRAIRIE RD. SEDRO-WOLLEY, WA. 98284
I	P50105	ROBERT AND LINDA WALSH	21710 PRAIRIE RD. SEDRO-WOLLEY, WA. 98284
J	P50141	DANIELLE AND JASON HAUGLAND	21422 PRAIRIE RD. SEDRO-WOLLEY, WA. 98284
K	P50143	EDWARD AND ROBERTA ROBINSON	21000 PRAIRIE RD. SEDRO-WOLLEY, WA. 98284
L	P50184	EDWARD AND ROBERTA ROBINSON	21000 PRAIRIE RD. SEDRO-WOLLEY, WA. 98284
M	P125648	LISA, INC. ATTN CONCRETE NOR'WEST	P.O. BOX 280 MOUNT VERNON, WA. 98273
N	P125848	LISA, INC. ATTN CONCRETE NOR'WEST	P.O. BOX 280 MOUNT VERNON, WA. 98273

PROPERTY OWNERSHIP DATA AND MAPS WERE TAKEN FROM
SKAGIT COUNTY ASSESSOR'S ELECTRONIC DATA.

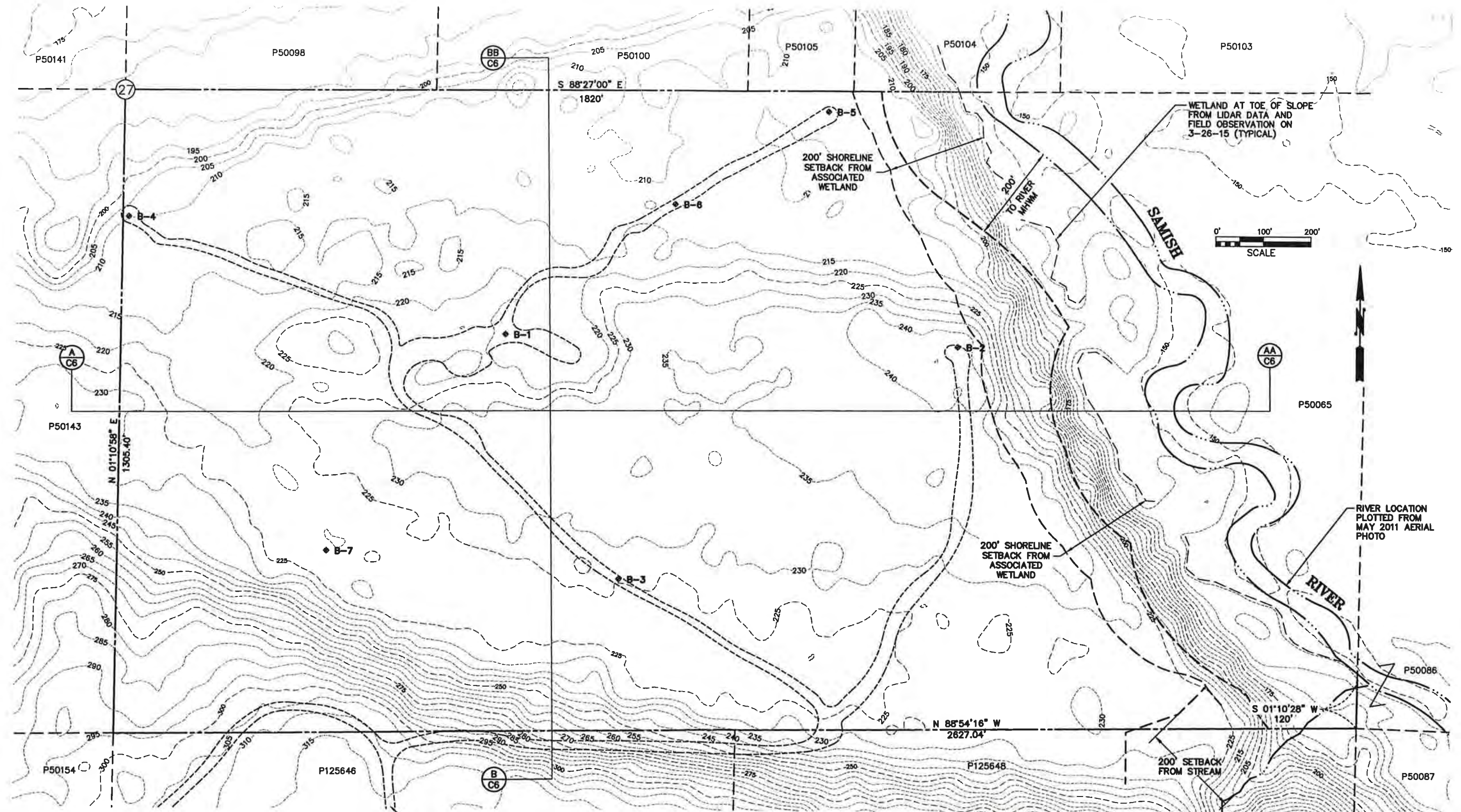


SHEET C2 OF 7 PL15-0000

PROPERTY OWNERSHIP MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, SEDRO-WOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88 SEMRAU ENGINEERING & SURVEYING SCALE: 1"= 300'
MERIDIAN: WSPN SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5166

N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



- NOTES:**
1. EXISTING CONTOURS WERE CALCULATED FROM POINT DATA PROVIDED BY THE 2006 USGS NORTH PUGET SOUND LIDAR SURVEY. FEATURES SUCH AS THE ROADWAYS AND RIVER HAVE BEEN LOCATED FROM A MAY 2011 AERIAL PHOTO BY SKAGIT COUNTY GIS.
 2. MERIDIAN: WASHINGTON STATE PLANE, NORTH ZONE, NAD83
 3. DATUM: NAVD88, GEOID03, UNITS FEET
 4. 4" MINIMUM DEPTH TOPSOIL, NATIVE OR IMPORTED FILL, FREE OF DELETERIOUS MATERIAL, COMPACTED IN PLACE. DELETERIOUS MATERIAL INCLUDES WOOD, ORGANIC WASTE, COAL, CHARCOAL, ASPHALT, OR ANY OTHER EXTRANEIOUS OR OBJECTIONABLE MATERIAL.
 4. SUBDIVISION IS FROM RECORD OF SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 893745, 810707003, 8211190002, 8612040020, 9211250029, 9512070022, 9901290271, 200203120169, 200312160042 AND 201108220072.

PRIVATE ACCESS TO GRIP ROAD



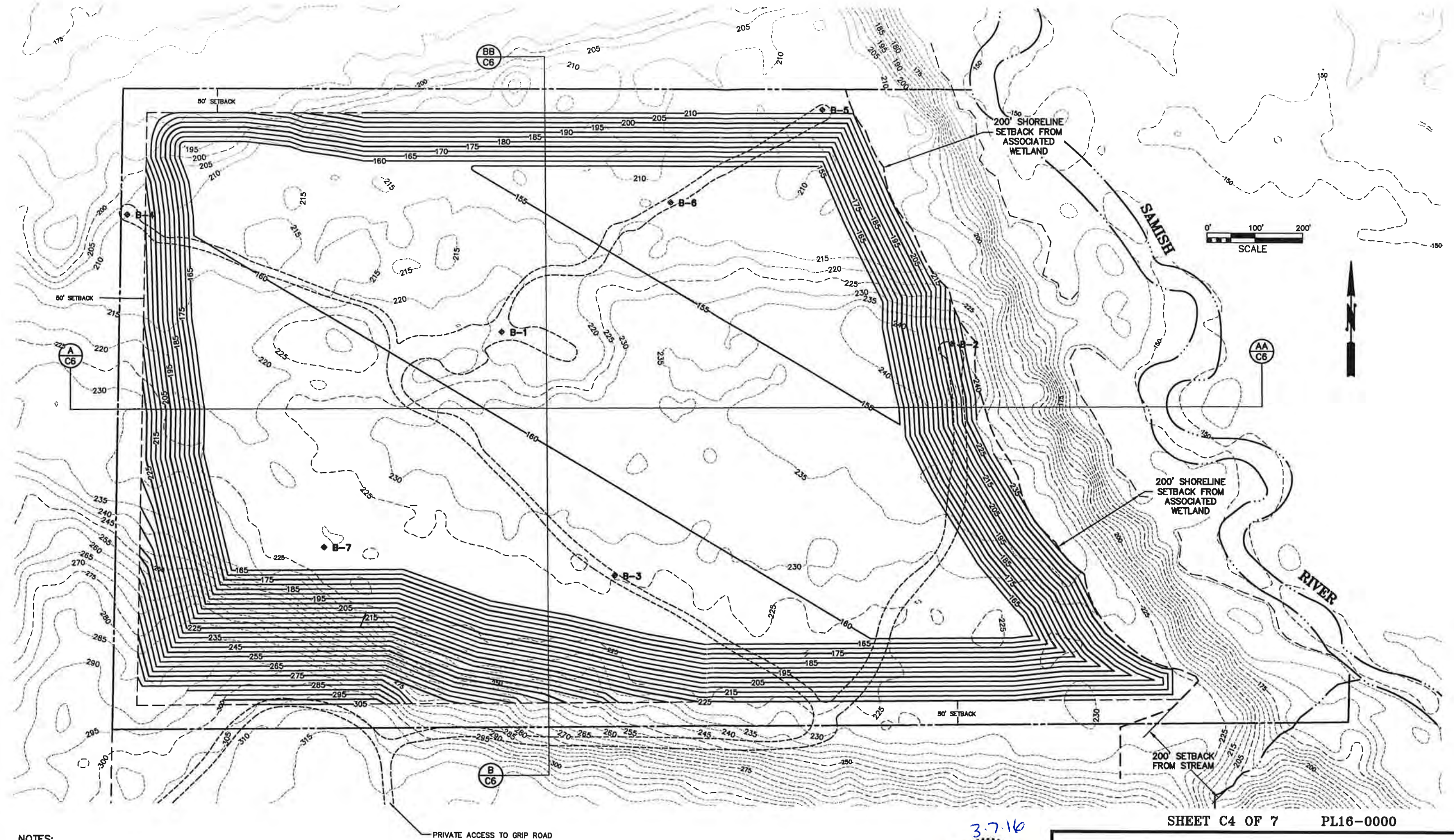
SHEET C3 OF 7 PL15-0000

PRE-MINING TOPOGRAPHIC SURVEY MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING	SCALE: 1"= 100'
MERIDIAN: WSPN	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5186

DRAWING FILE: 5166REC.DWG 1/25/16

N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



NOTES:
1. EXISTING CONTOURS WERE CALCULATED FROM POINT DATA PROVIDED BY THE 2006 USGS NORTH PUGET SOUND LIDAR SURVEY. FEATURES SUCH AS THE ROADWAYS AND RIVER HAVE BEEN LOCATED FROM A MAY 2011 AERIAL PHOTO BY SKAGIT COUNTY GIS.
2. TOE OF SLOPE IN SOUTHWEST CORNER LOCATED IN FIELD BY GEOLOGIST.



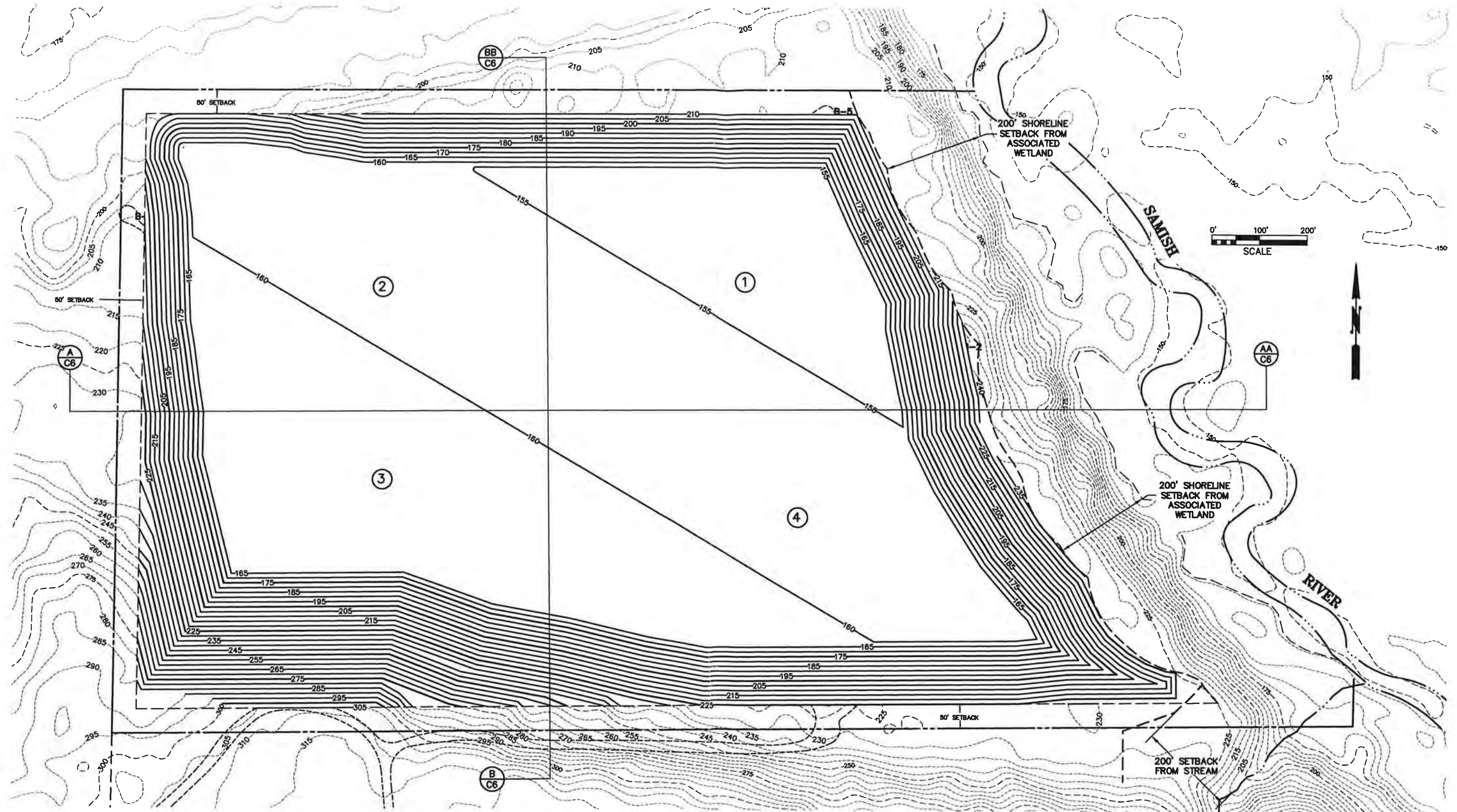
SHEET C4 OF 7 PL16-0000

PROPOSED MINE CONTOURS
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 100'
MERIDIAN: WSPN		JOB NO. 5166

DRAWING FILE: 5166REC.DWG 3/07/16

N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



NOTES:

1. EXISTING CONTOURS WERE CALCULATED FROM POINT DATA PROVIDED BY THE 2008 USGS NORTH PUGET SOUND LIDAR SURVEY. FEATURES SUCH AS THE ROADWAYS AND RIVER HAVE BEEN LOCATED FROM A MAY 2011 AERIAL PHOTO BY SKAGIT COUNTY GIS.
2. MERIDIAN: WASHINGTON STATE PLANE, NORTH ZONE, NAD83
3. DATUM: NAVD88, GEOD03, UNITS FEET
4. 4" MINIMUM DEPTH TOPSOIL, NATIVE OR IMPORTED FILL, FREE OF DELETERIOUS MATERIAL, COMPACTED IN PLACE. DELETERIOUS MATERIAL INCLUDES WOOD, ORGANIC WASTE, COAL, CHARCOAL, ASPHALT, OR ANY OTHER EXTRANEOUS OR OBJECTIONABLE MATERIAL.
4. SUBDIVISION IS FROM RECORD OF SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 883745, 810707003, 8211190002, 8612040020, 9211250029, 9512070022, 9901290271, 200203120169, 200312160042 AND 201108220072.

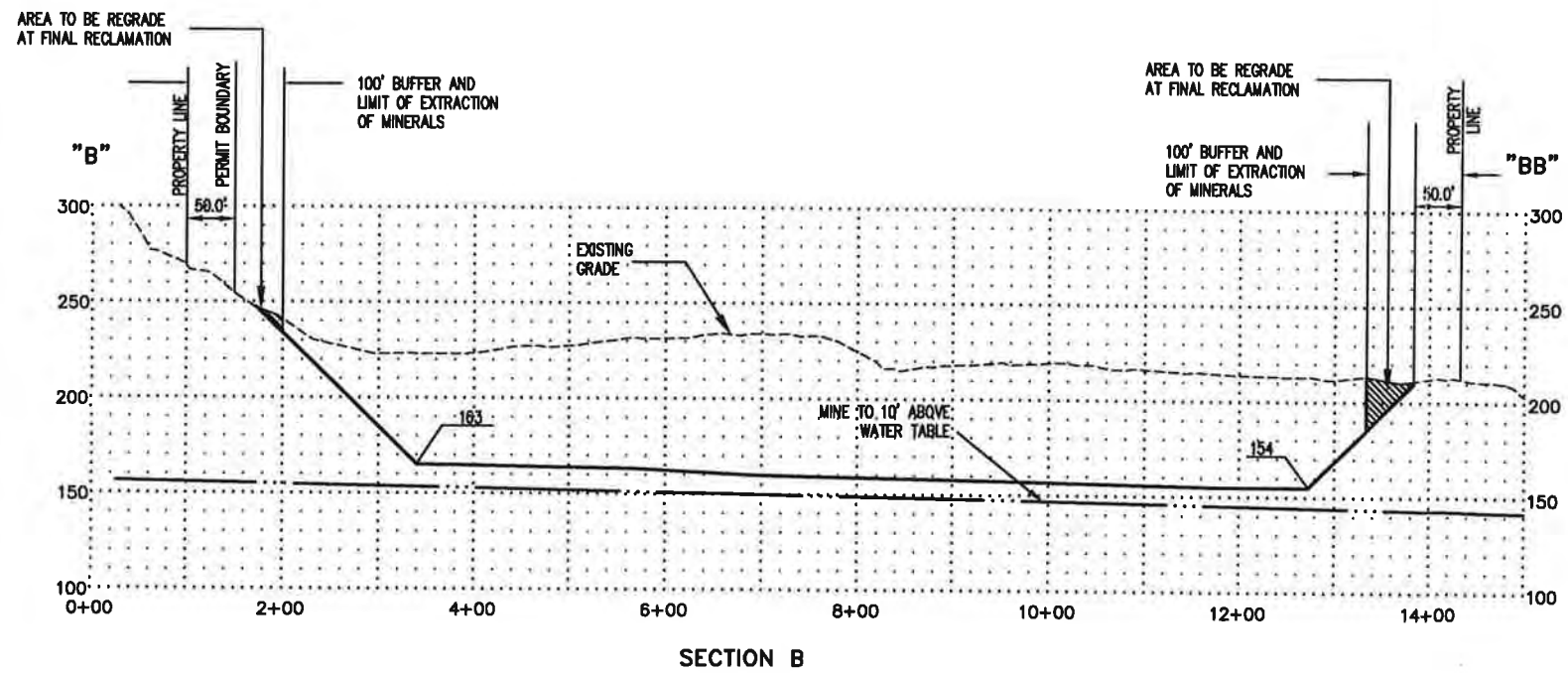
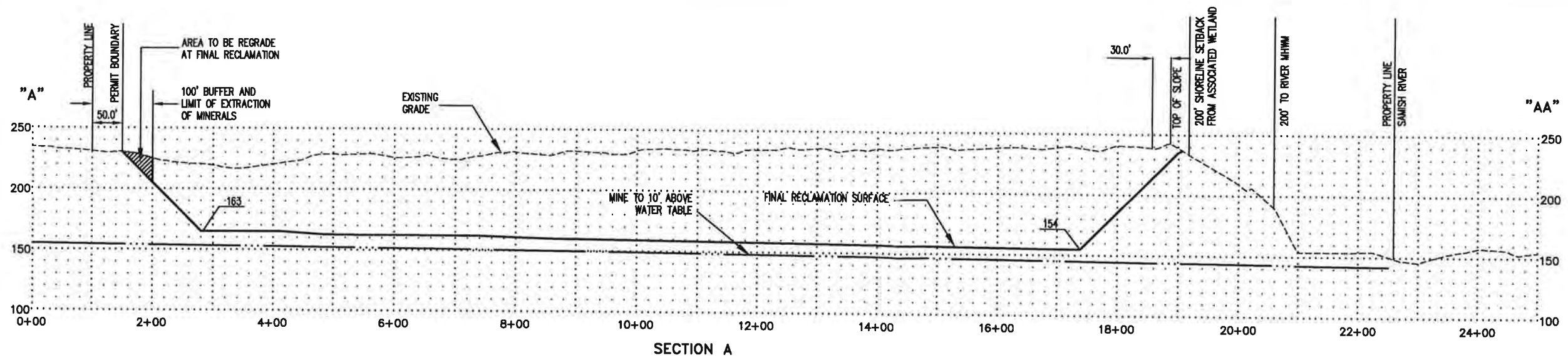
5. SLOPES STEEPER THAN 3:1 SHOULD BE KEPT SHORTER THAN 75 FEET BY CREATING BREAKS IN THE SLOPE, SUCH AS IRREGULAR TERRACES, BERMS OR BASINS.
6. SOME MOUNDS, HILLS, AND DEPRESSIONS CAN REMAIN ON PIT FLOOR AND/OR UPLAND AREAS FOR HABITAT DIVERSITY.
7. IN FINAL GRADING, BULLDOZERS OR OTHER TRACKED EQUIPMENT SHOULD BE RUN UP AND DOWN A SLOPE, NOT ACROSS IT, TO INCREASE SLOPE ROUGHNESS.
8. FINAL SLOPES SHOULD BE REVEGETATED IMMEDIATELY TO MINIMIZE EROSION.
9. TOP SOIL PREVIOUSLY STOCKPILED ONSITE IS TO BE REDISTRIBUTED OR TURNED INTO HABITAT AREAS AS INDICATED IN NOTE 6.
10. FINAL RECLAMATION CONTOURING OF THE BOTTOM SHOULD CONTOUR TO DISPERSE AND RETAIN STORM RUNOFF OR INCLUDE A DESIGNED STORM WATER CONTROL POND.



SHEET C5 OF 7 PL15-0000

RECLAMATION PLAN AND MINE SEQUENCE
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 100'
MERIDIAN: WSPN		JOB NO. 5166

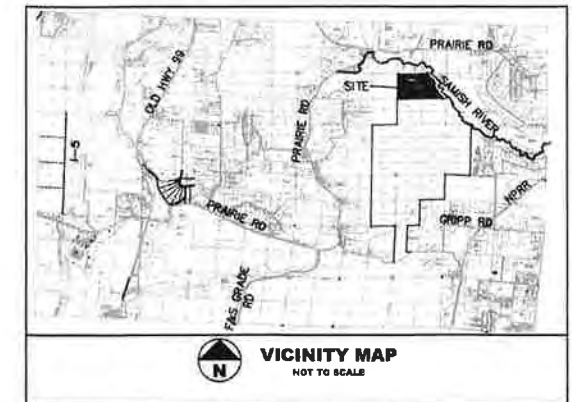
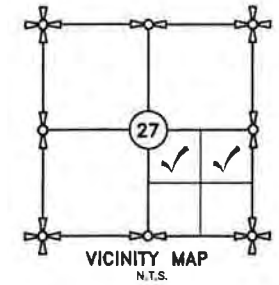
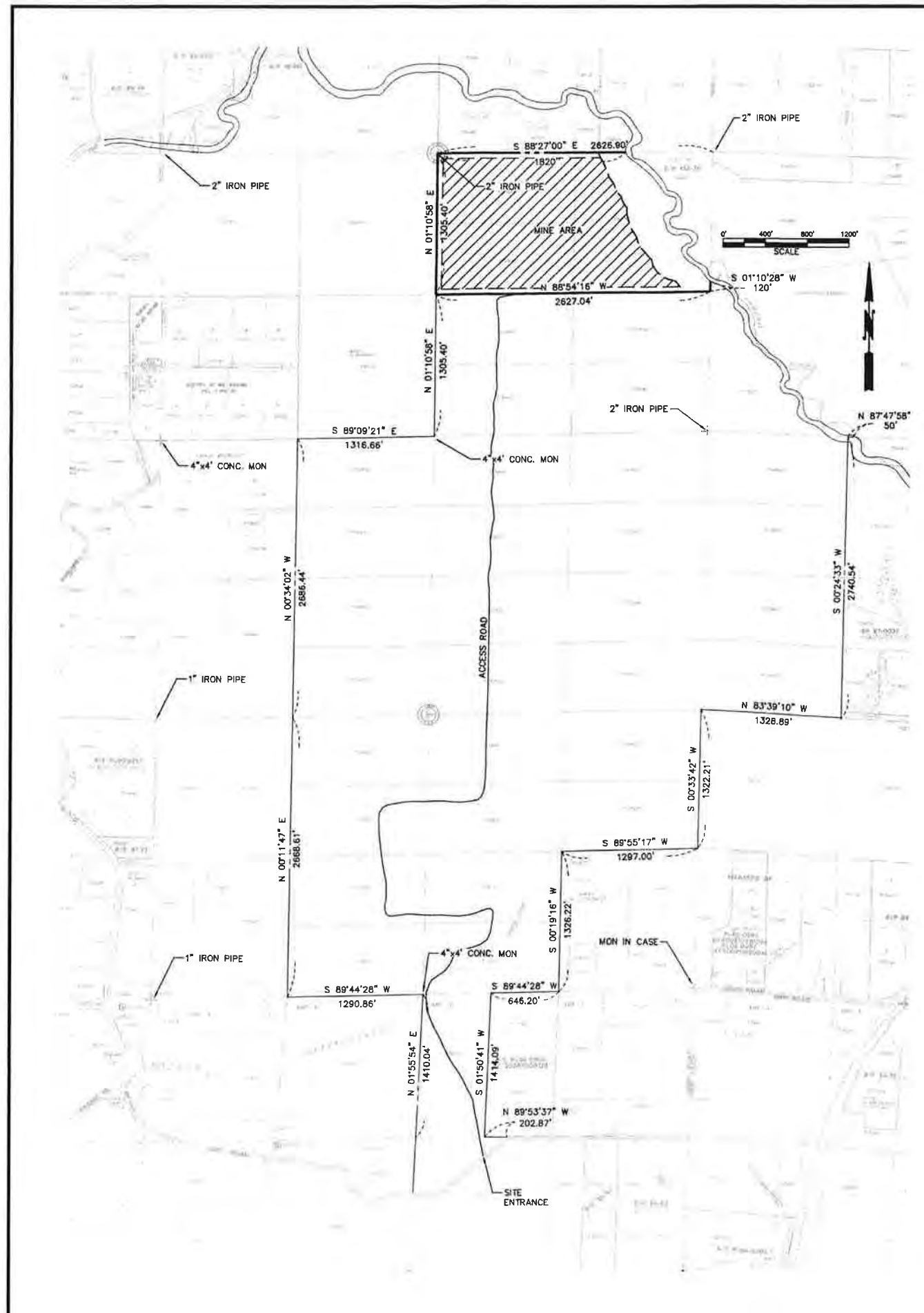


SHEET C6 OF 7 PL15-0000

CROSS SECTIONS
 GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
 GRIP ROAD, BURLINGTON
 N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON

DATUM:	NAVD 88	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 100'
MERIDIAN:	WSPN	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5166

**GRIP ROAD GRAVEL MINE
GRIP ROAD, SEDRO-WOOLLEY WA
IN A PORTION OF N 1/2 OF SE 1/4 OF
SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON**



APPLICANT/OWNER
CONCRETE NOR'WEST
P.O. BOX 280
MOUNT VERNON, WA 98273
CONTACT: DAN COX
TEL: (360) 757-3121

CIVIL ENGINEER/SURVEYOR
SEMRAU ENGINEERING AND SURVEYING
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
CONTACT: JOHN B. SEMRAU P.E. & P.L.S.
TEL: (360) 424-9566

GEOTECHNICAL/GEOLOGICAL ENGINEER
ASSOCIATED EARTH SCIENCES
2911 1/2 HEWITT AVENUE SUITE 2
EVERETT, WA 98201
CONTACT: CHUCK LINDSAY P.G., P.E.G. & P.Hg.
TEL: (425) 259-0522

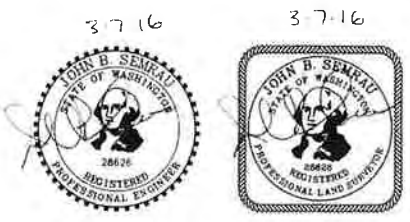
APPLICANT: CONCRETE NOR'WEST
SITE ENTRANCE ADDRESS: GRIPP ROAD
SEDRO-WOOLLEY, WA 98284
ZONING JURISDICTION: SKAGIT COUNTY
CURRENT ZONING: RURAL RESOURCE / NATURAL RESOURCE
COMPREHENSIVE PLAN: RURAL RESOURCE / NATURAL RESOURCE
MINE AREA: 68.8 ACRES
RECLAMATION AREA: 50.8 ACRES

SURVEY DESCRIPTION
P50155 -
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SAMISH RIVER AS IT PRESENTLY EXISTS;
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE EAST 30 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF THE SAMISH RIVER;
EXCEPT THAT PORTION LYING NORTHEASTERLY OF THE SAMISH RIVER AS IT PRESENTLY EXISTS;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
P125644 -
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE WEST 30 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
P125645 -
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO AND TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE WEST 30 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

TABLE OF CONTENTS

SHEET NO.	DRAWING TITLE
C0	VICINITY MAP
C1	CONTENTS AND VICINITY MAP
C2	PROPERTY OWNERSHIP MAP
C3	PRE-MINING TOPOGRAPHIC SURVEY MAP
C4	PROPOSED MINE CONTOURS
C5	RECLAMATION PLAN AND MINE SEQUENCE
C6	CROSS SECTIONS

RECEIVED
JUN 24 2019
SKAGIT COUNTY
PDS

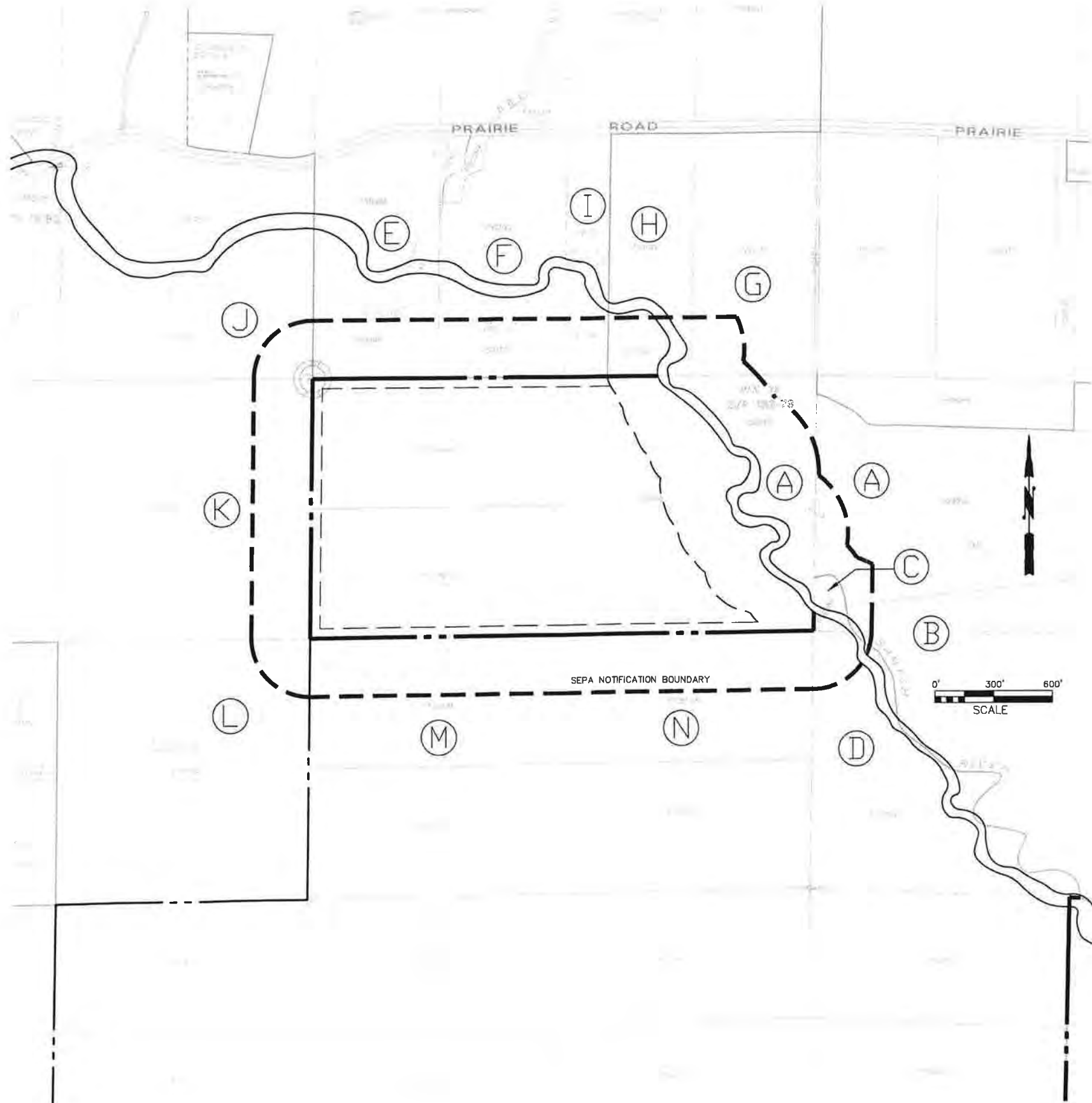


SHEET C1 OF 7 PL16-0000

CONTENTS AND VICINITY MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 16-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 600'
MERIDIAN: WSPN	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5166

N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



PROPERTY OWNERSHIP TABLE			
MAP #	PARCEL #	OWNER	OWNER ADDRESS
A	P50065	JOHN AND JEANNE SHEA	P.O. BOX 311 BOW, WA. 98232
B	P50067	JOHN AND JEANNE SHEA	P.O. BOX 311 BOW, WA. 98232
C	P50068	PAUL KOETJE/C EMERSON AND GLORIA J CAMP/MARYANN FORD TAMARA J CONRAD	23318 127TH AVE NE ARLINGTON, WA 98223
D	P50067	LISA, INC. ATTN CONCRETE NOR'WEST	P.O. BOX 280 MOUNT VERNON, WA. 98273
E	P50098	RICK GILES	21658 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
F	P50100	ROBERT AND LINDA WALSH	21710 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
G	P50103	LARRY AND BETH VANDERVEEN	21994 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
H	P50104	LARRY AND BETH VANDERVEEN	21994 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
I	P50105	ROBERT AND LINDA WALSH	21710 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
J	P50141	DANELLE AND JASON HAUGLAND	21422 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
K	P50143	EDWARD AND ROBERTA ROBINSON	21000 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
L	P50154	EDWARD AND ROBERTA ROBINSON	21000 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284
M	P125646	LISA, INC. ATTN CONCRETE NOR'WEST	P.O. BOX 280 MOUNT VERNON, WA. 98273
N	P125648	LISA, INC. ATTN CONCRETE NOR'WEST	P.O. BOX 280 MOUNT VERNON, WA. 98273

PROPERTY OWNERSHIP DATA AND MAPS WERE TAKEN FROM
SKAGIT COUNTY ASSESSOR'S ELECTRONIC DATA.



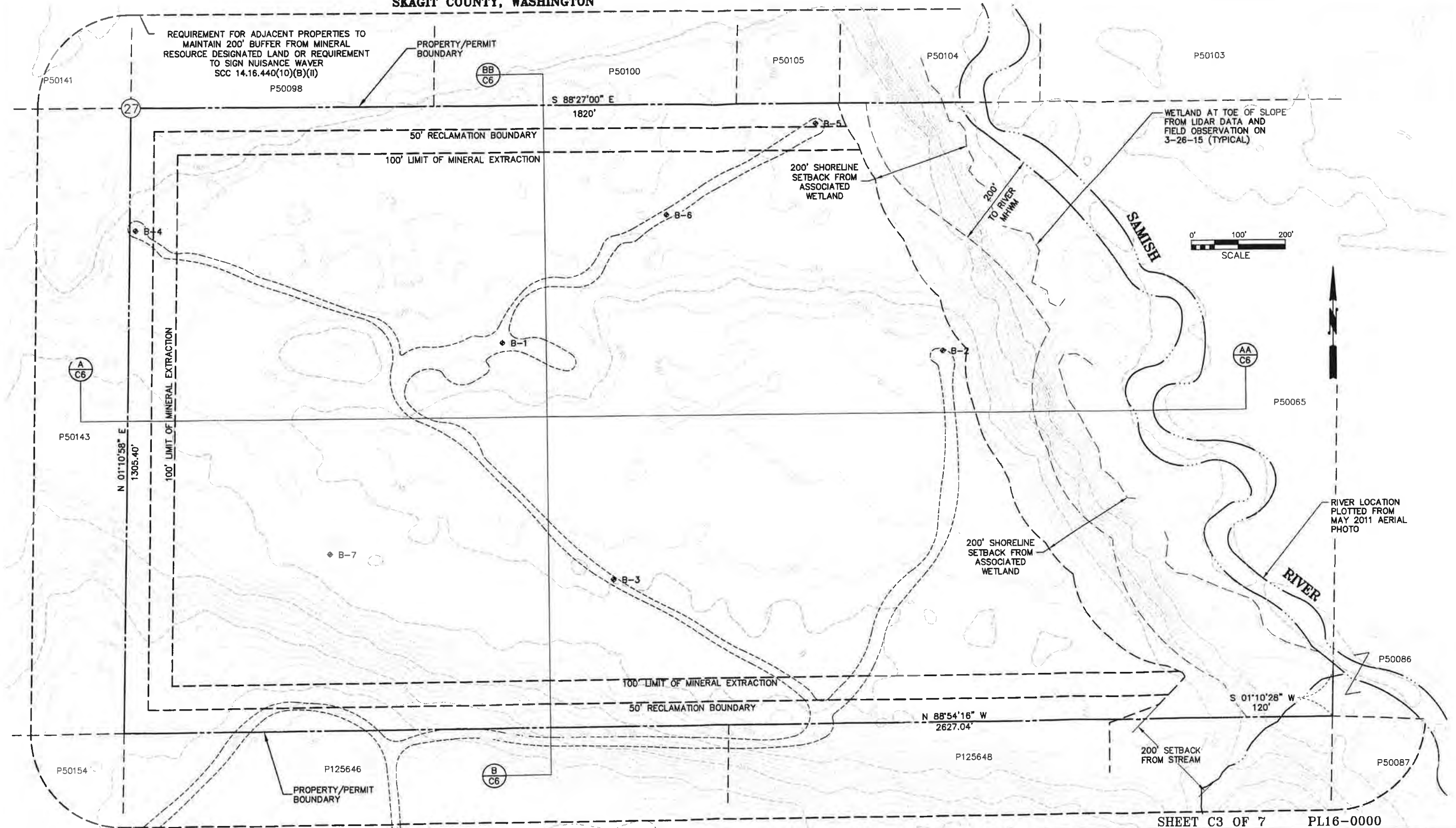
SHEET C2 OF 7 PL15-0000

PROPERTY OWNERSHIP MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 300'
MERIDIAN: WSPN		JOB NO. 5166

DRAWING FILE: 5166SKC2011.DWG 4/14/15

N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON



NOTES:

- EXISTING CONTOURS WERE CALCULATED FROM POINT DATA PROVIDED BY THE 2006 USGS NORTH PUGET SOUND LIDAR SURVEY. FEATURES SUCH AS THE ROADWAYS AND RIVER HAVE BEEN LOCATED FROM A MAY 2011 AERIAL PHOTO BY SKAGIT COUNTY GIS.
- MERIDIAN: WASHINGTON STATE PLANE, NORTH ZONE, NAD83
- DATUM: NAVD88, GEOID03, UNITS FEET
- 4" MINIMUM DEPTH TOPSOIL, NATIVE OR IMPORTED FILL, FREE OF DELETERIOUS MATERIAL, COMPACTED IN PLACE. DELETERIOUS MATERIAL INCLUDES WOOD, ORGANIC WASTE, COAL, CHARCOAL, ASPHALT, OR ANY OTHER EXTRANEOUS OR OBJECTIONABLE MATERIAL.
- SUBDIVISION IS FROM RECORD OF SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 893745, 810707003, 821190002, 8612040020, 9211250029, 9512070022, 9901290271, 200203120169, 200312160042 AND 201108220072.

PRIVATE ACCESS TO GRIP ROAD



SHEET C3 OF 7 PL16-0000

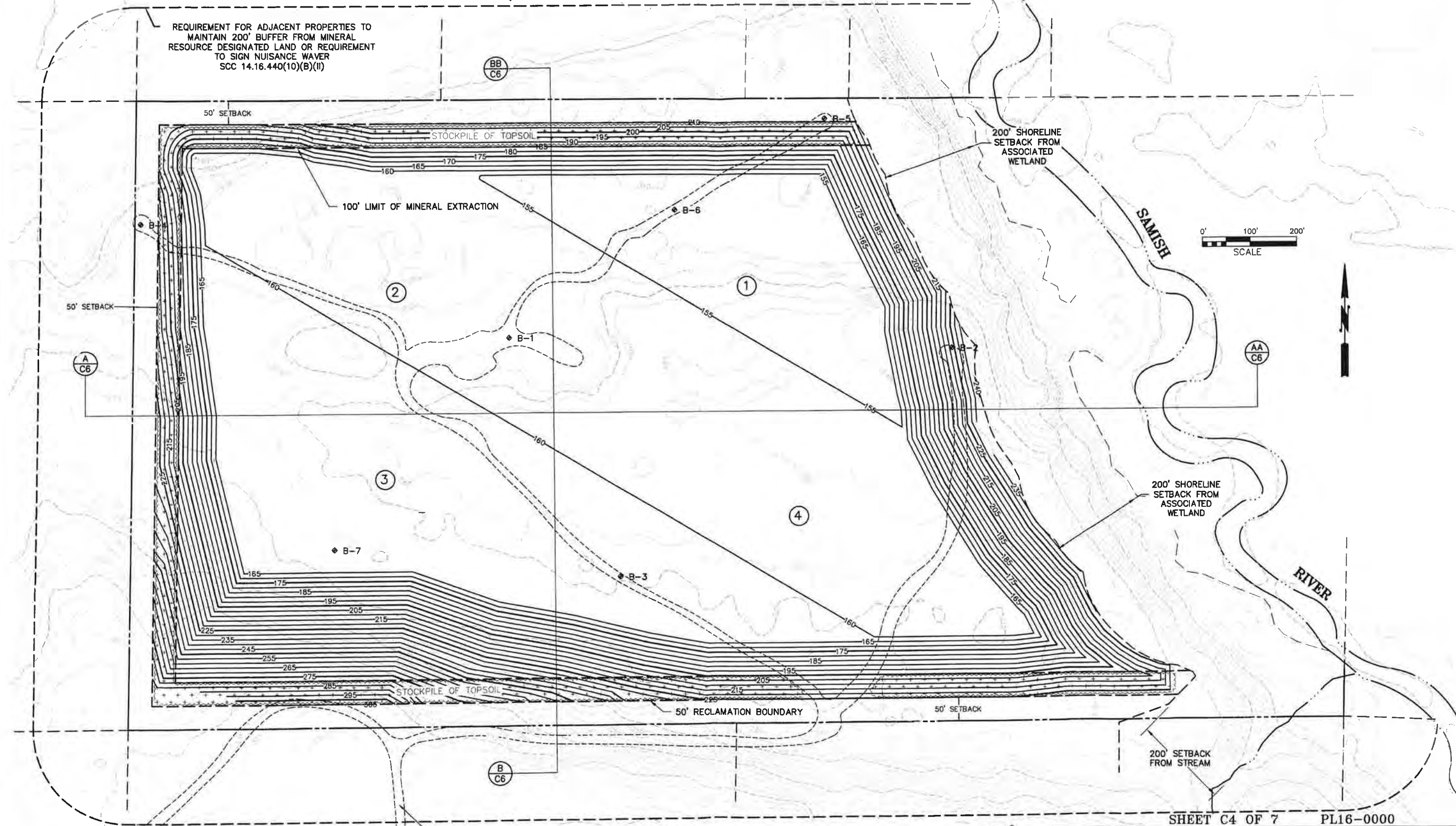
PRE-MINING TOPOGRAPHIC MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 100' JOB NO. 5166
MERIDIAN: WSPN		

DRAWING FILE: S166REC.DWG 5/29/19

N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

REQUIREMENT FOR ADJACENT PROPERTIES TO
MAINTAIN 200' BUFFER FROM MINERAL
RESOURCE DESIGNATED LAND OR REQUIREMENT
TO SIGN NUISANCE WAIVER
SCC 14.16.440(10)(B)(II)



NOTES:
1. EXISTING CONTOURS WERE CALCULATED FROM POINT DATA PROVIDED BY THE
2006 USGS NORTH PUGET SOUND LIDAR SURVEY. FEATURES SUCH AS THE
ROADWAYS AND RIVER HAVE BEEN LOCATED FROM A MAY 2011 AERIAL PHOTO BY
SKAGIT COUNTY GIS.



SHEET C4 OF 7 PL16-0000

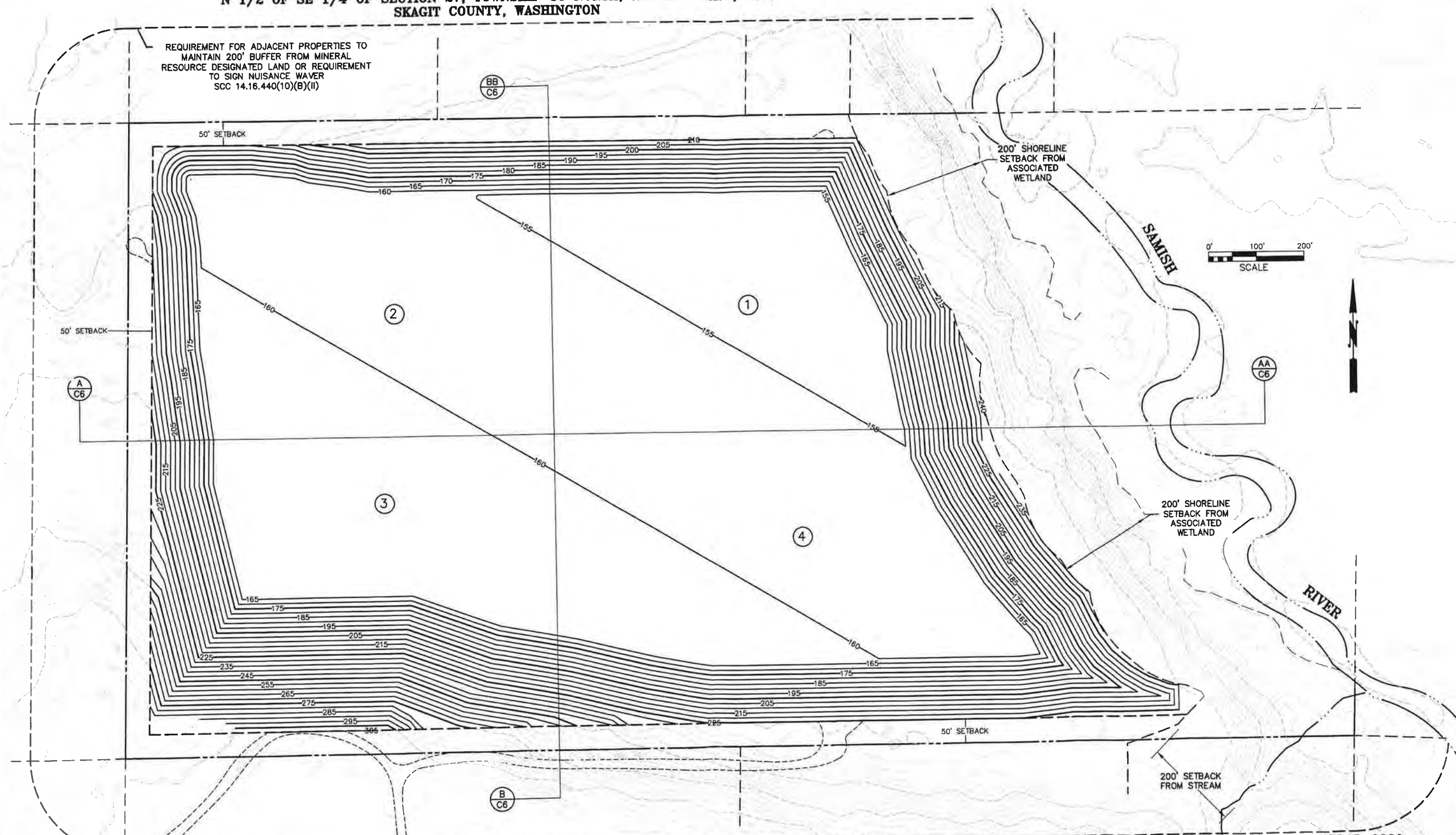
RECLAMATION SEQUENCE MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 100'
MERIDIAN: WSPN	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5166

DRAWING FILE: 5166REC.DWG 5/02/19

N 1/2 OF SE 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

REQUIREMENT FOR ADJACENT PROPERTIES TO
MAINTAIN 200' BUFFER FROM MINERAL
RESOURCE DESIGNATED LAND OR REQUIREMENT
TO SIGN NUISANCE WAIVER
SCC 14.16.440(10)(B)(II)



NOTES:

1. EXISTING CONTOURS WERE CALCULATED FROM POINT DATA PROVIDED BY THE 2006 USGS NORTH PUGET SOUND LIDAR SURVEY. FEATURES SUCH AS THE ROADWAYS AND RIVER HAVE BEEN LOCATED FROM A MAY 2011 AERIAL PHOTO BY SKAGIT COUNTY GIS.
2. MERIDIAN: WASHINGTON STATE PLANE, NORTH ZONE, NAD83
3. DATUM: NAVD88, GEOID03, UNITS FEET
4. 4" MINIMUM DEPTH TOPSOIL, NATIVE OR IMPORTED FILL, FREE OF DELETERIOUS MATERIAL, COMPACTED IN PLACE. DELETERIOUS MATERIAL INCLUDES WOOD, ORGANIC WASTE, COAL, CHARCOAL, ASPHALT, OR ANY OTHER EXTRANEIOUS OR OBJECTIONABLE MATERIAL.
4. SUBDIVISION IS FROM RECORD OF SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 893745, 810707003, 821190002, 8612040020, 9211250029, 9512070022, 9901290271, 200203120169, 200312160042 AND 201108220072.

5. SLOPES STEEPER THAN 3:1 SHOULD BE KEPT SHORTER THAN 75 FEET BY CREATING BREAKS IN THE SLOPE, SUCH AS IRREGULAR TERRACES, BERMS OR BASINS.
6. SOME MOUNDS, HILLS, AND DEPRESSIONS CAN REMAIN ON PIT FLOOR AND/OR UPLAND AREAS FOR HABITAT DIVERSITY.
7. IN FINAL GRADING, BULLDOZERS OR OTHER TRACKED EQUIPMENT SHOULD BE RUN UP AND DOWN A SLOPE, NOT ACROSS IT, TO INCREASE SLOPE ROUGHNESS.
8. FINAL SLOPES SHOULD BE REVEGETATED IMMEDIATELY TO MINIMIZE EROSION.
9. TOP SOIL PREVIOUSLY STOCKPILED ONSITE IS TO BE REDISTRIBUTED OR TURNED INTO HABITAT AREAS AS INDICATED IN NOTE 6.
10. FINAL RECLAMATION CONTOURING OF THE BOTTOM SHOULD CONTOUR TO DISPERSE AND RETAIN STORM RUNOFF OR INCLUDE A DESIGNED STORM WATER CONTROL POND.

KEY:

- ① - RECLAMATION SEQUENCE

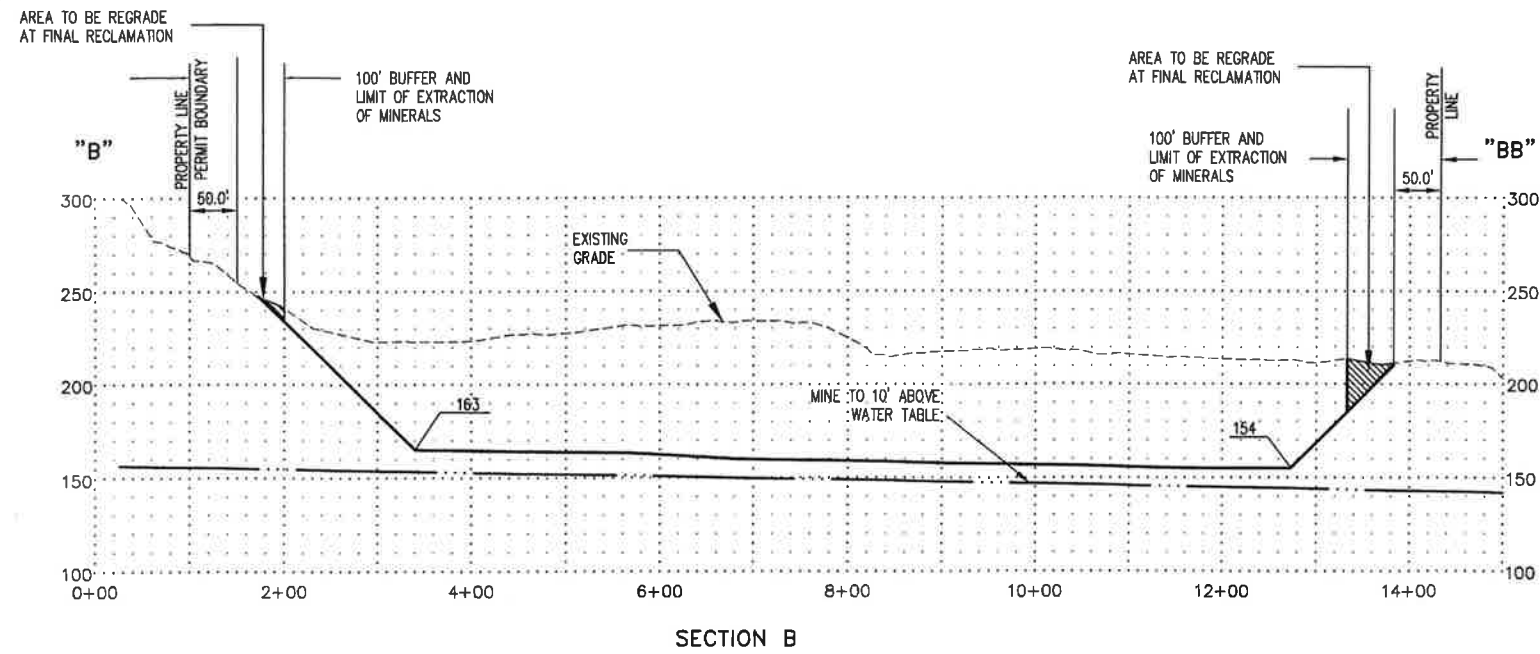
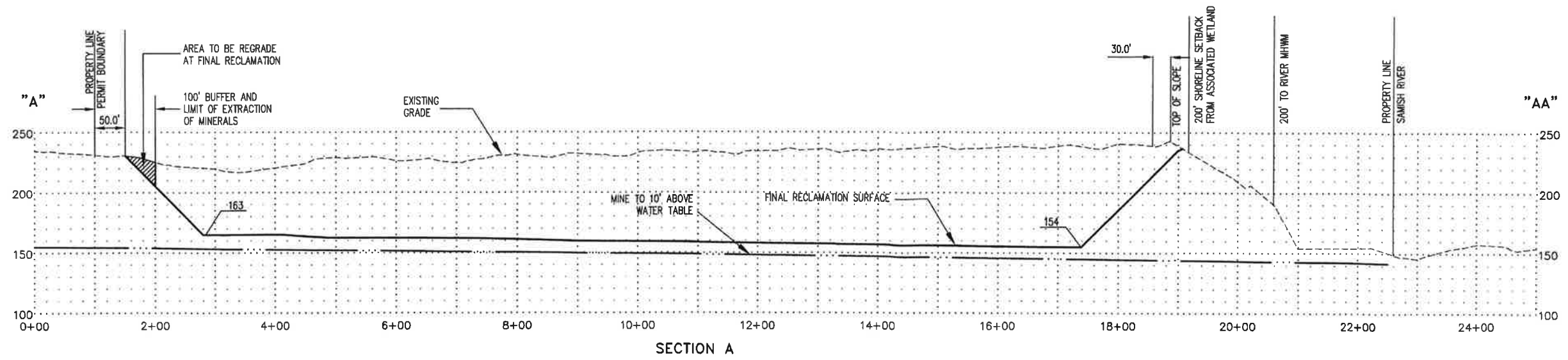


SHEET C5 OF 7 PL15-0000

FINAL RECLAMATION MAP
GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
GRIP ROAD, SEDRO-WOOLLEY
N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

DATUM: NAVD 88	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 100' JOB NO. 5166
MERIDIAN: WSPN		

DRAWING FILE: 5166REC.DWG 5/02/19



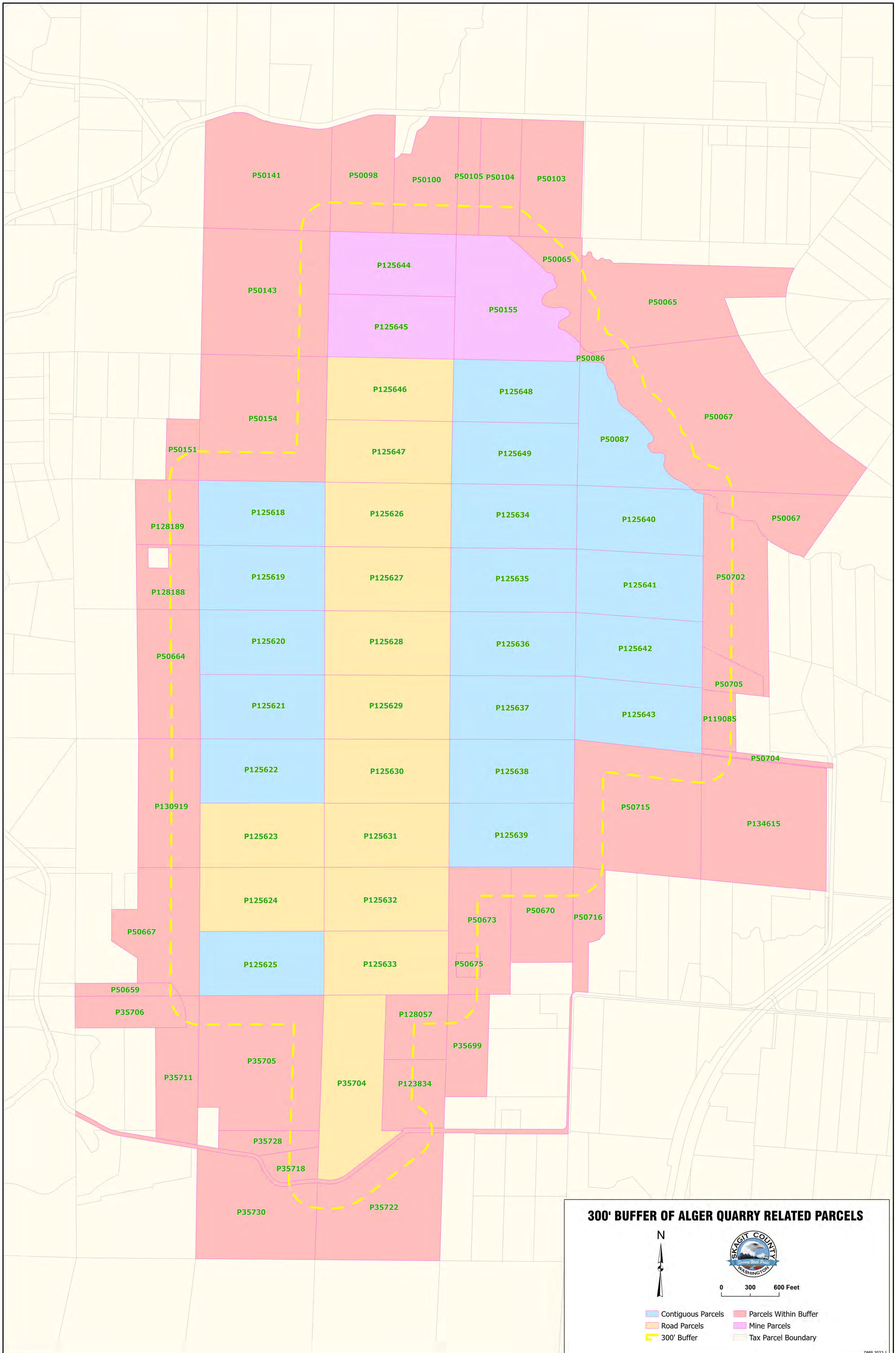
SHEET C6 OF 7 PL15-0000



5-29-19

CROSS SECTIONS
 GRIP ROAD GRAVEL MINE PERMIT NO. 15-XXXXXX
 GRIP ROAD, BURLINGTON
 N 1/2 OF SE 1/4 OF SECTION 27, T. 36 N., R. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON

DATUM:	NAVD 88	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 100'
MERIDIAN:	WSPN	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5166



300' BUFFER OF ALGER QUARRY RELATED PARCELS



0 300 600 Feet

- Contiguous Parcels
- Road Parcels
- Mine Parcels
- Parcels Within Buffer
- 300' Buffer
- Tax Parcel Boundary

PARCEL BREAKDOWN:

Mine:

	<u>Parcel</u>	<u>Owner</u>
-	P125644	Lisa INC.
-	P125645	
-	P50155	

Road:

-	P125646	Lisa INC.
-	P125647	
-	P125626	
-	P125627	
-	P125628	
-	P125629	
-	P125630	
-	P125631	
-	P125623	
-	P125624	
-	P125632	
-	P125633	
-	P35704	

Contiguous:

-	P125648	Lisa INC.
-	P125649	
-	P50087	
-	P125618	
-	P125634	
-	P125640	
-	P125619	
-	P125635	
-	P125641	
-	P125620	
-	P125636	
-	P125642	
-	P125621	
-	P125637	
-	P125643	
-	P125622	
-	P125638	
-	P125639	
-	P125625	

LEGEND

- ☒ TYPE 1 JUNCTION BOX
- ⊠ FLASHER CABINET AND FOUNDATION
- ← FLASHER
- △ WIRE NOTE
- ⬡ CONSTRUCTION NOTE
- ⬢ SIGN
- CONDUIT RUN
- - - ROW
- 6' DIAMETER LOOP

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT WSDOT/APWA STANDARD SPECIFICATIONS, SKAGIT COUNTY SPECIAL PROVISIONS, WSDOT STANDARD PLANS, AND THESE PLANS.
2. FLASHING BEACON SHALL HAVE 12 INCH LENSE WITH LED LIGHT SOURCES.
3. CONDUIT SHALL BE SCH 40 UNLESS UNDER PAVEMENT WHERE IT SHALL BE SCH 80. ALL CONDUIT SHALL HAVE 24 INCHES OF COVER.
4. ALL VEHICLE DETECTION LOOPS SHALL BE WHERE SHOWN ON THE PLANS. SEE WSDOT STANDARD PLAN J-50.12-00.
5. ALL JUNCTION BOX LOCATIONS AND CONDUIT RUNS ARE APPROXIMATE AND SHALL BE APPROVED BY ENGINEER BEFORE INSTALLATION.
6. STOP BAR MATERIAL SHALL BE THERMOPLASTIC.
7. FLASHER CABINET SHALL BE WESTERN SYSTEMS FC 160; MODEL #3000150005. BRACKETS ARE MODEL 3610015000.

LOOP SCHEDULE					
LOOP#	TYPE	STATION OFFSET	LOOP#	TYPE	STATION OFFSET
1	3S	9+50.00, 0' RT	2	3S	100+00.00, 0.6' RT
			3	3A	105+95.00, 5' LT

NOTE:
STATION AND OFFSET REFERENCED TO THE LEADING LOOP CENTER POINT FOR ALL TYPE 3S LOOPS.

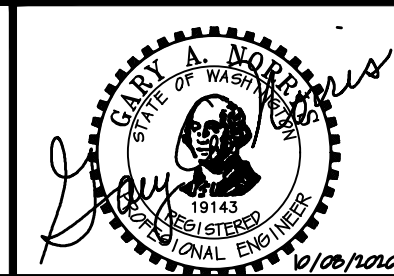
WIRING SCHEDULE					
△ RUN NO.	CONDUIT RACEWAY	LOOP CABLE 2cs	FLASHER POWER #10	SERVICE #4	COMMENT
1	1.5"			3	120/240 VAC BY PSE
2	2"	2	5		SCH 80
3	1"		3		SCH 80
4	1"	1	3		
5	2"	3	7		
6	1"	1			
7	1.5"	1			GALVANIZED

CONSTRUCTION NOTES

1. CONNECT SERVICE TO TRANSFORMER AT STA. 5+25.97, 19.28' RT. COORDINATE POWER CONNECTION WITH PSE.
2. CONSTRUCT FOUNDATION, FURNISH AND INSTALL TYPE PS POLE AND FLASHER CABINET AT STA. 9+24.00, 21' RT. SEE SHEET 2 DETAIL A.
3. CONSTRUCT FOUNDATION, FURNISH AND INSTALL "ALTERNATING FLASHING BEACON TYPE 1" AT STA. 99+90.00, 18' LT. SEE WSDOT STANDARD PLAN J-21.16-01 AND J-21.10-04. SEE SHEET 2 DETAIL B.
4. CONSTRUCT FOUNDATION, FURNISH AND INSTALL "ALTERNATING FLASHING BEACON TYPE 1" AT STA. 102+57.00, 15'LT AND STA 97+50, 20' RT. SEE SHEET 2 DETAIL C AND E.
5. REMOVE EXISTING STOP BAR AND INSTALL NEW 12" STOP BAR AT STA. 9+66.74.
6. ALL CONDUIT OVER BRIDGE BETWEEN JUNCTION BOXES SHALL BE 1.5" GALVANIZED, INCLUDING ALL 90 DEGREE BENDS (R=6" MIN). CONDUIT SHALL BE ATTACHED TO BACKSIDE OF GUARDRAIL POSTS USING GALVANIZED 2-HOLE CLAMPS AND SHALL BE ATTACHED TO EACH POST, AND TWO CLAMPS AT EACH RISER 16" OC. SEE SHEET 2 DETAIL D.

DN TRAFFIC CONSULTANTS
P.O. box 547 Preston, WA 98050
425.765.5721

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CIVIL ENGINEERING • LAND SURVEYING • PLANNING
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MOUNT VERNON, WA 98273
360-424-9566



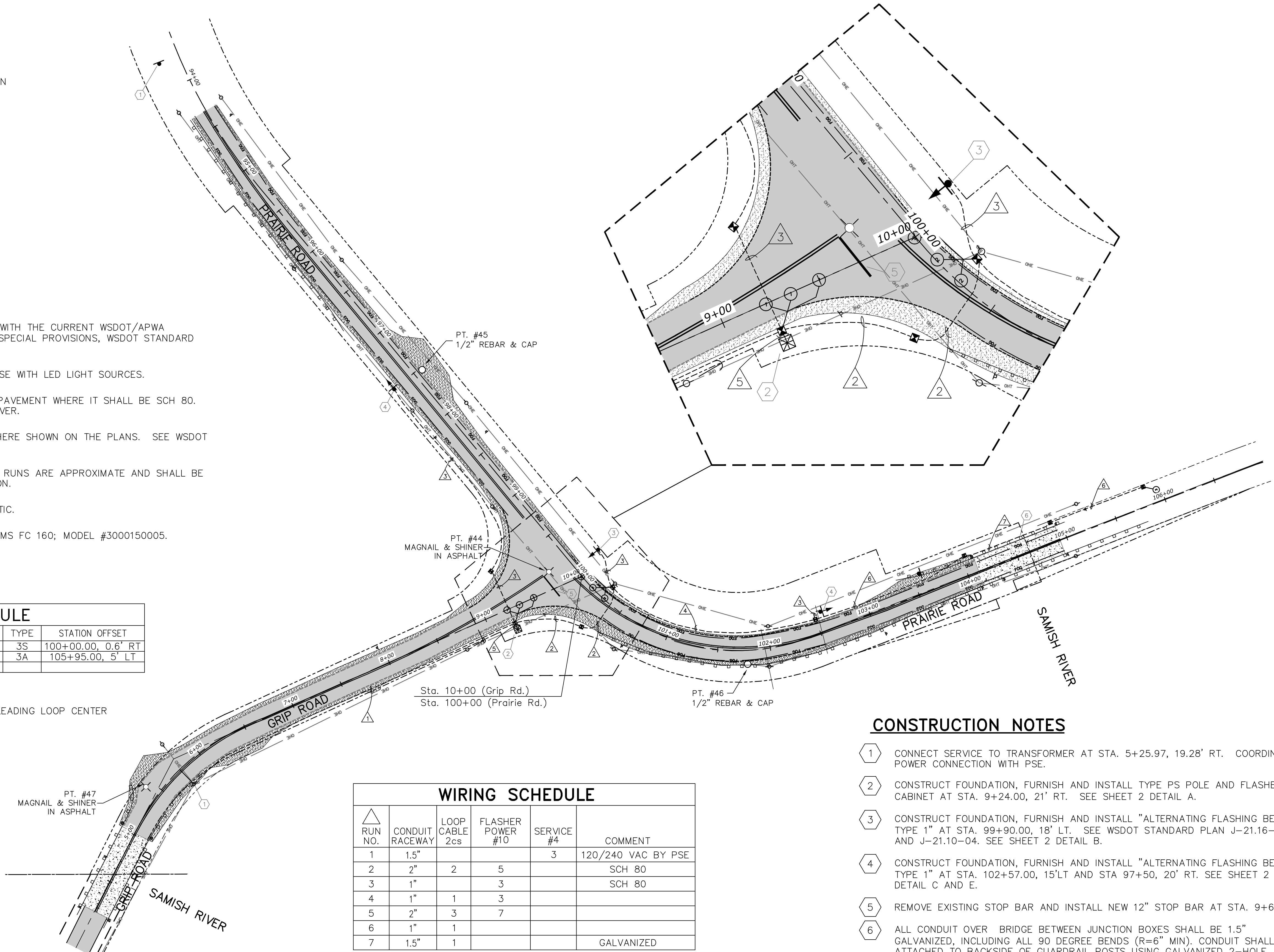
NO.	DATE	REVISION	BY	REV.

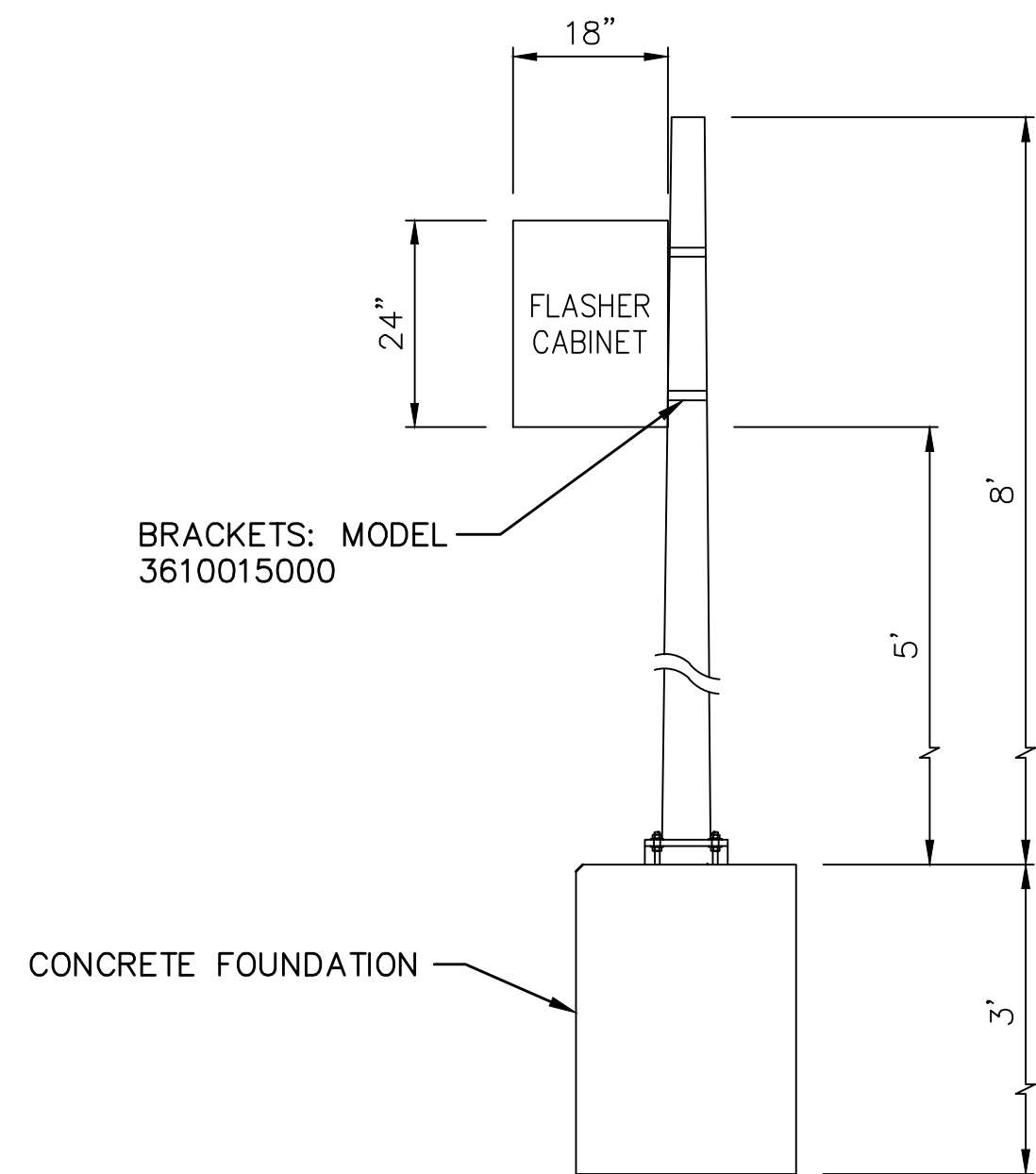
**PRAIRIE RD & GRIP RD
INTERSECTION TRAFFIC
IMPROVEMENTS**

SCALES:
HORIZONTAL: 1" = 50'
VERTICAL: N/A
NOTE: IF THIS SHEET IS LESS THAN 22"x 34" THEN SHEET HAS BEEN REDUCED

CONCRETE NOR'WEST
GRIP ROAD GRAVEL MINE
SECTION 4, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FIELD BK/PG:
DATE: 8/27/20
DRAWING: 5166FBD.DWG
JOB NO.: 5166
SHEET: 1

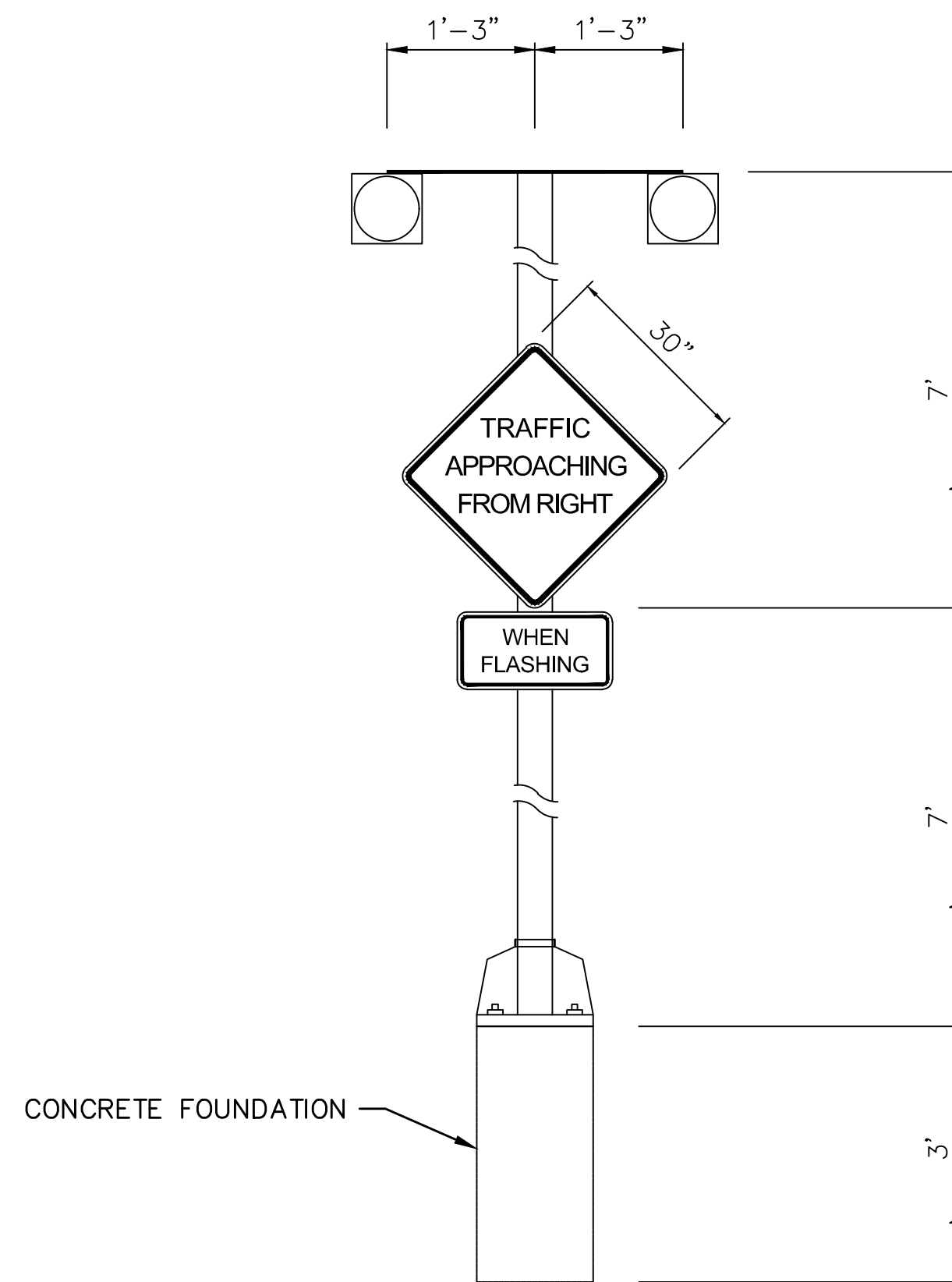




DETAIL "A"

(STA. 9+24, 21' RT)
NTS (TYP)

- FLASHING CABINET 160 WESTERN SYSTEMS MODEL 3000150005
- TYPE PS POLE
- SEE WSDOT STD. PLANS J-20.16-02 AND J-21.10-04

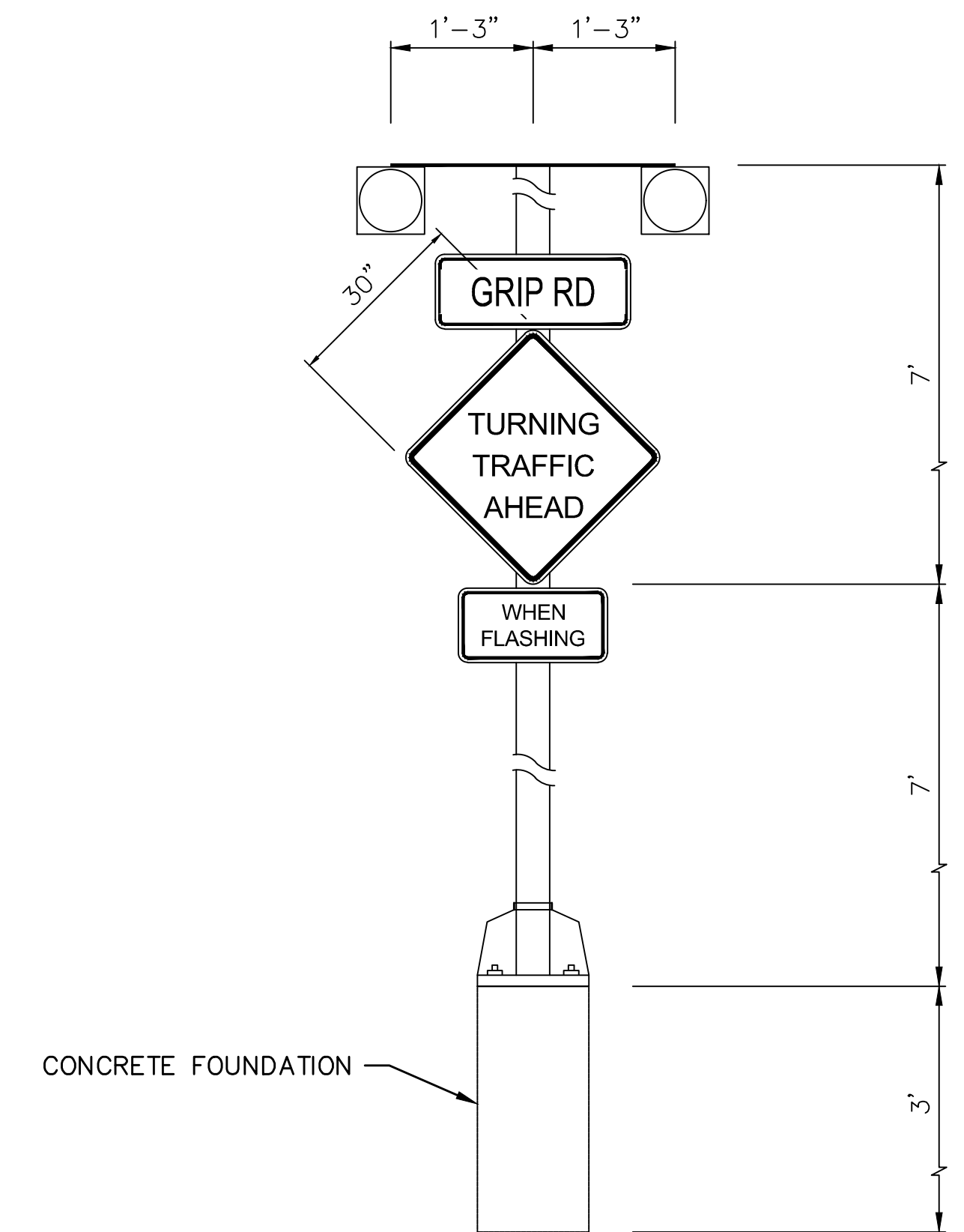


DETAIL "B"

"ALTERNATING FLASHING BEACON TYPE 1"

(STA. 99+90.00, 18' LT)
NTS (TYP)

- SEE WSDOT STD. PLANS J-21.16-01 AND J-21.10-04

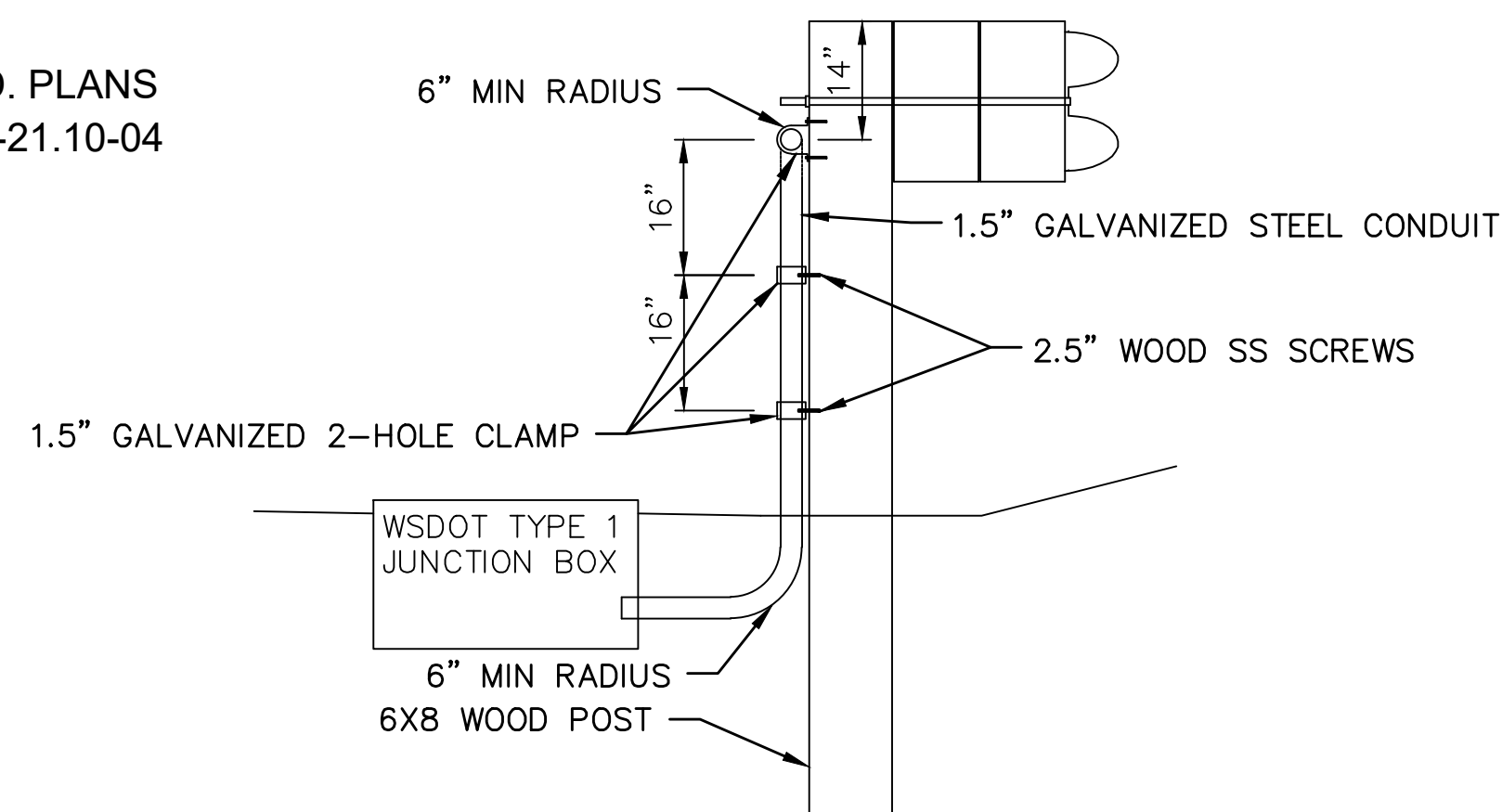


DETAIL "C"

"ALTERNATING FLASHING BEACON TYPE 1"

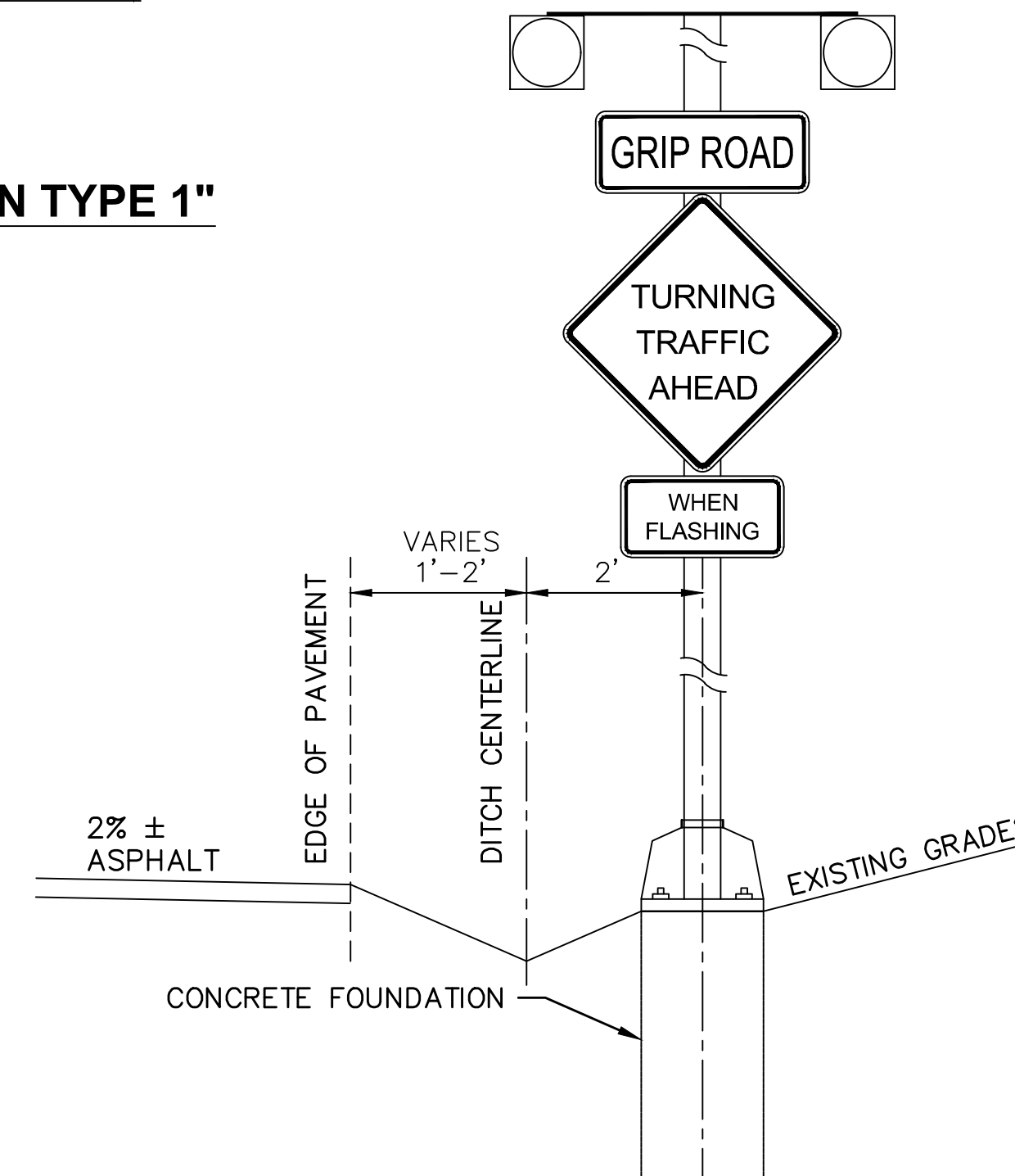
(STA. 97+50, 20' RT)
NTS (TYP)

- SEE WSDOT STD. PLANS J-21.16-01 AND J-21.10-04



DETAIL "D"
"GUARDRAIL"

NTS (TYP)
- SEE WSDOT STD. PLANS J-21.16-01 AND J-21.10-04



DETAIL "E"

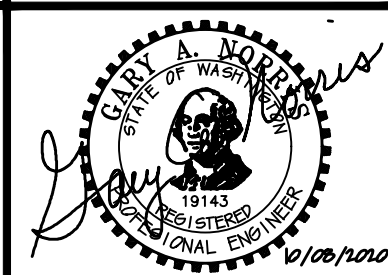
"ALTERNATING FLASHING BEACON TYPE 1"

(STA. 102+57.00, 19' LT)

- NTS (TYP)
- SEE WSDOT STD. PLANS J-21.16-01 AND J-21.10-04

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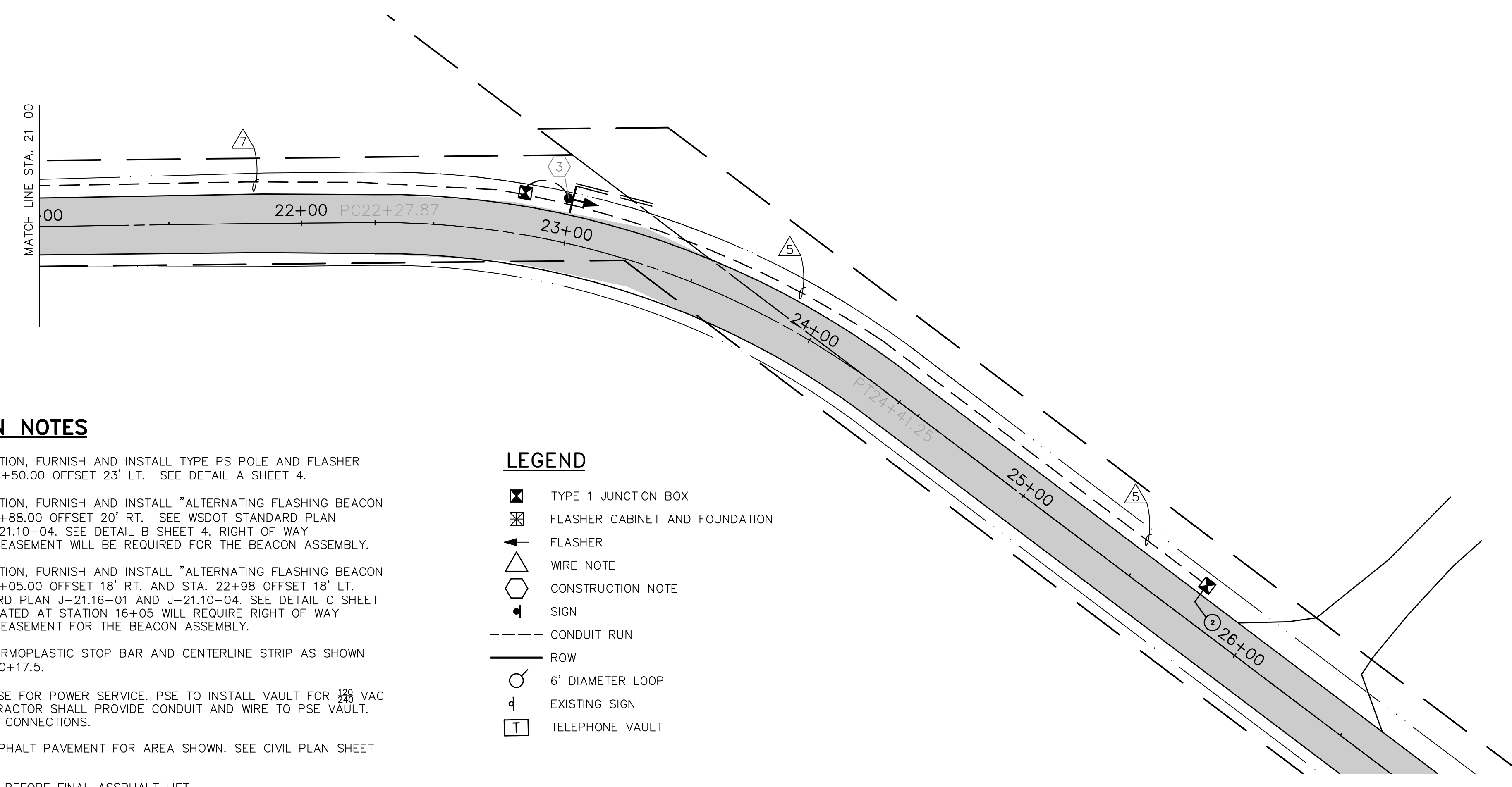
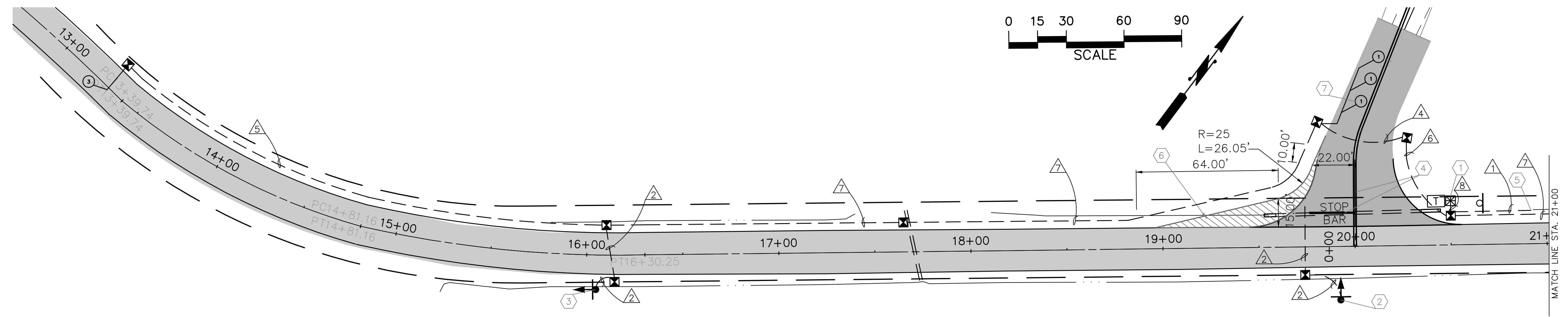
NO.	DATE	REVISION	BY	REV.

**PRAIRIE RD & GRIP RD
INTERSECTION TRAFFIC
IMPROVEMENTS**

SCALES:
HORIZONTAL : 1" = 50'
VERTICAL : N/A
NOTE: IF THIS SHEET IS LESS THAN 22"x 34" THEN SHEET HAS BEEN REDUCED

**CONCRETE NOR'WEST
GRIP ROAD GRAVEL MINE**
SECTION 4, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FIELD BK/PG:
DATE: 8/27/2020
DRAWING: 5166FBD.DWG
JOB NO.: 5166
SHEET: 2



LOOP SCHEDULE					
GRIP RD	LOOP#	TYPE	STATION OFFSET	MINE ACCESS	STATION OFFSET
	2	3A	25+85.00, 5' LT	1	3S
	3	3A	13+20.00, 5' RT		

NOTE:
STATION AND OFFSET REFERENCED TO THE LEADING LOOP CENTER POINT FOR ALL TYPE 3S LOOPS.

WIRING SCHEDULE					
△ RUN NO.	CONDUIT RACEWAY	LOOP CABLE 2cs	FLASHER POWER #10	CABINET SERVICE #4	COMMENT
1	1.5"			3	120/240 VAC BY PSE
2	1.5"		3		SCH 80
3	1.5"		5		SCH 80
4	1.5"	2	5		
5	1.5"	1			
6	1.5"	2	5		
7	1.5"	1	3		
8	2"	3	5	3	

- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT WSDOT/APWA STANDARD SPECIFICATIONS, SKAGIT COUNTY SPECIAL PROVISIONS, WSDOT STANDARD PLANS, AND THESE PLANS.
 - FLASHING BEACON SHALL HAVE 12 INCH LENSE WITH LED LIGHT SOURCES.
 - CONDUIT SHALL BE SCH 40 UNLESS UNDER PAVEMENT WHERE IT SHALL BE SCH 80. ALL CONDUIT SHALL HAVE 24 INCHES OF COVER.
 - ALL VEHICLE DETECTION LOOPS SHALL BE WHERE SHOWN ON THE PLANS. SEE WSDOT STANDARD PLAN J-50.12-00.
 - ALL JUNCTION BOX LOCATIONS AND CONDUIT RUNS ARE APPROXIMATE AND SHALL BE APPROVED BY ENGINEER BEFORE INSTALLATION.
 - STOP BAR MATERIAL SHALL BE THERMOPLASTIC.
 - FLASHER CABINET SHALL BE WESTERN SYSTEMS FC 160; MODEL #3000150005. BRACKETS ARE MODEL 3610015000.

CONSTRUCTION NOTES

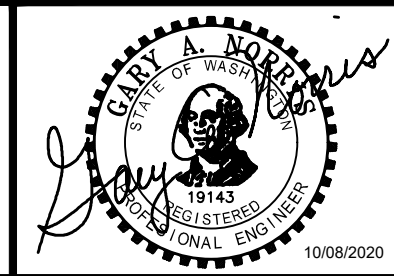
- CONSTRUCT FOUNDATION, FURNISH AND INSTALL TYPE PS POLE AND FLASHER CABINET AT STA. 20+50.00 OFFSET 23' LT. SEE DETAIL A SHEET 4.
- CONSTRUCT FOUNDATION, FURNISH AND INSTALL "ALTERNATING FLASHING BEACON TYPE 1" AT STA. 19+88.00 OFFSET 20' RT. SEE WSDOT STANDARD PLAN J-21.16-01 AND J-21.10-04. SEE DETAIL B SHEET 4. RIGHT OF WAY ACQUISITION OR AN EASEMENT WILL BE REQUIRED FOR THE BEACON ASSEMBLY.
- CONSTRUCT FOUNDATION, FURNISH AND INSTALL "ALTERNATING FLASHING BEACON TYPE 1" AT STA. 16+05.00 OFFSET 18' RT. AND STA. 22+98 OFFSET 18' LT. SEE WSDOT STANDARD PLAN J-21.16-01 AND J-21.10-04. SEE DETAIL C SHEET 4. THE BEACON LOCATED AT STATION 16+05 WILL REQUIRE RIGHT OF WAY ACQUISITION OR AN EASEMENT FOR THE BEACON ASSEMBLY.
- INSTALL NEW 12" THERMOPLASTIC STOP BAR AND CENTERLINE STRIP AS SHOWN BEGINNING AT STA. 0+17.5.
- COORDINATE WITH PSE FOR POWER SERVICE. PSE TO INSTALL VAULT FOR 120 VAC SINGLE PHASE. CONTRACTOR SHALL PROVIDE CONDUIT AND WIRE TO PSE VAULT. PSE TO MAKE FINAL CONNECTIONS.
- CONSTRUCT NEW ASPHALT PAVEMENT FOR AREA SHOWN. SEE CIVIL PLAN SHEET --- FOR DETAILS.
- INSTALL NEW LOOPS BEFORE FINAL ASPHALT LIFT.

LEGEND

- ☒ TYPE 1 JUNCTION BOX
- ☒ FLASHER CABINET AND FOUNDATION
- ← FLASHER
- △ WIRE NOTE
- ⬡ CONSTRUCTION NOTE
- ⬢ SIGN
- CONDUIT RUN
- ROW
- ⊙ 6' DIAMETER LOOP
- d EXISTING SIGN
- T TELEPHONE VAULT

DN TRAFFIC CONSULTANTS
P.O. box 547 Preston, WA 98050
425.765.5721

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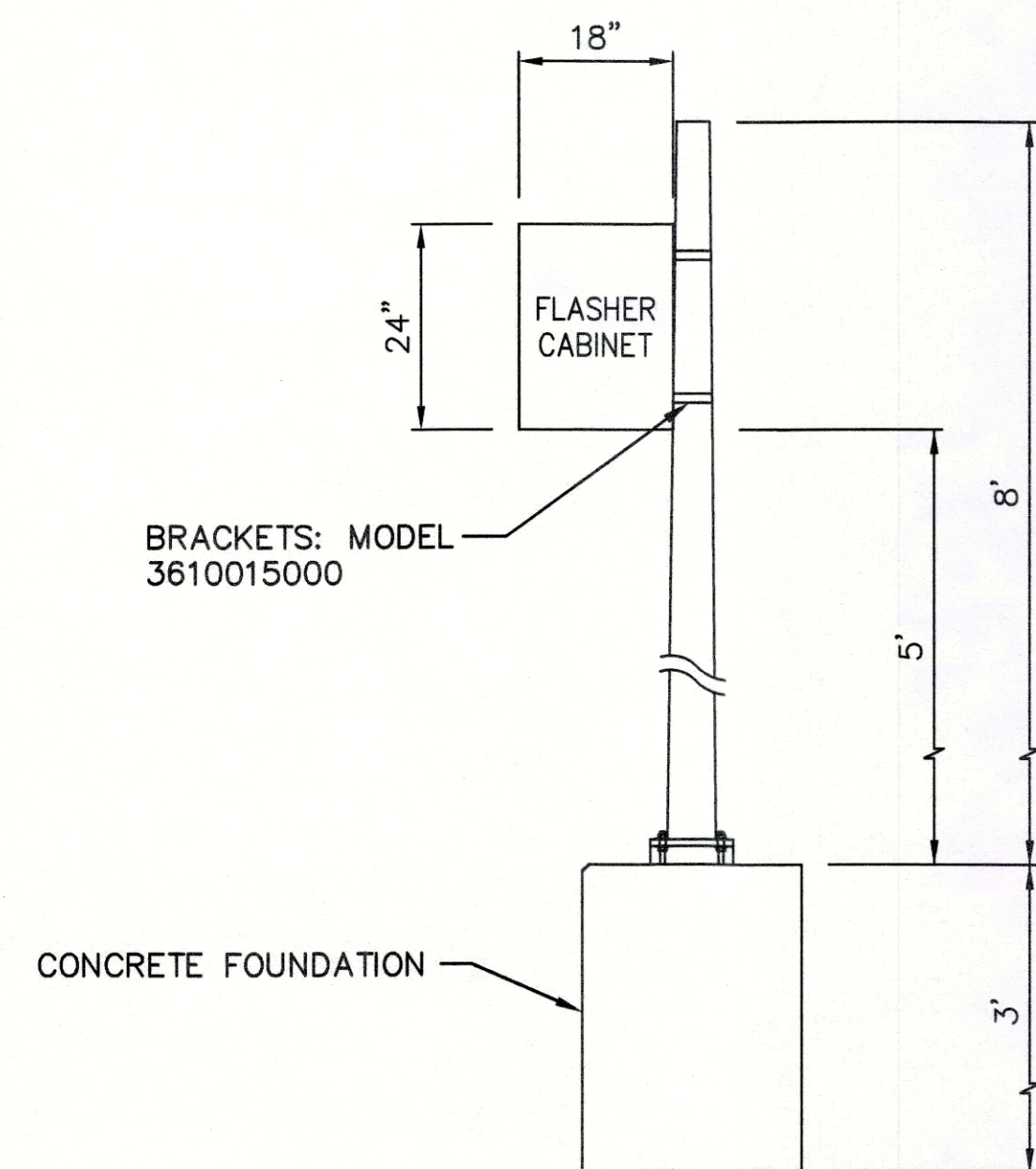
NO.	DATE	REVISION	BY	REV.

**PRAIRIE RD & GRIP RD
INTERSECTION TRAFFIC
IMPROVEMENTS**

SCALES:
HORIZONTAL: 1" = 30'
VERTICAL: N/A
NOTE: IF THIS SHEET IS LESS THAN 22"x 34" THEN SHEET HAS BEEN REDUCED

**CONCRETE NOR'WEST
GRIP ROAD GRAVEL MINE**
SECTION 4, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

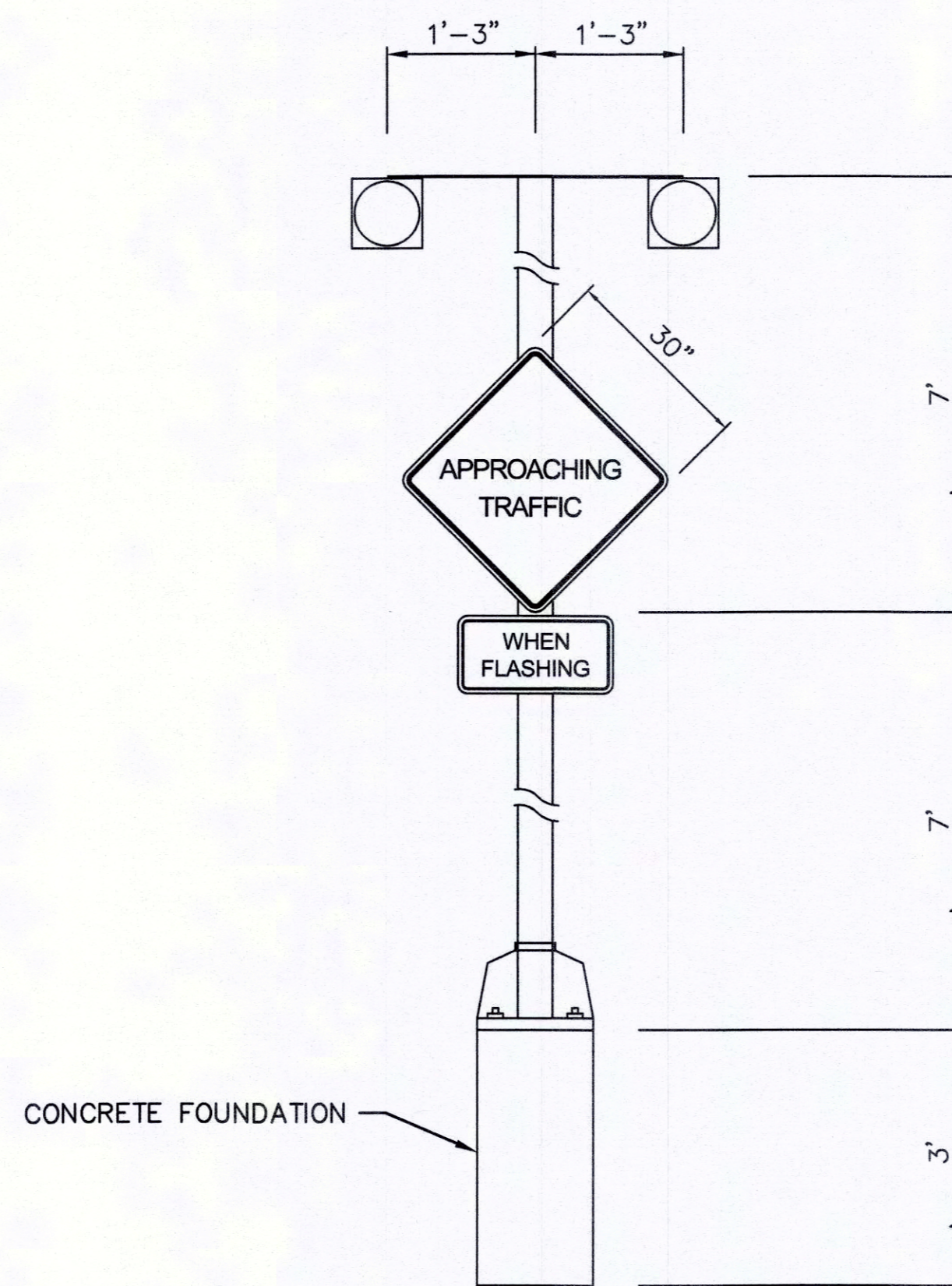
FIELD BK/PG:
DATE: 9/28/20
DRAWING: 5166FBD-3.DWG
JOB NO.: 5166
SHEET: 3



DETAIL "A"

(STA. 20+53, 23' LT)
NTS (TYP)

- FLASHING CABINET 160 WESTERN SYSTEMS MODEL 3000150005
- TYPE PS POLE
- SEE WSDOT STD. PLANS J-20.16-02 AND J-21.10-04

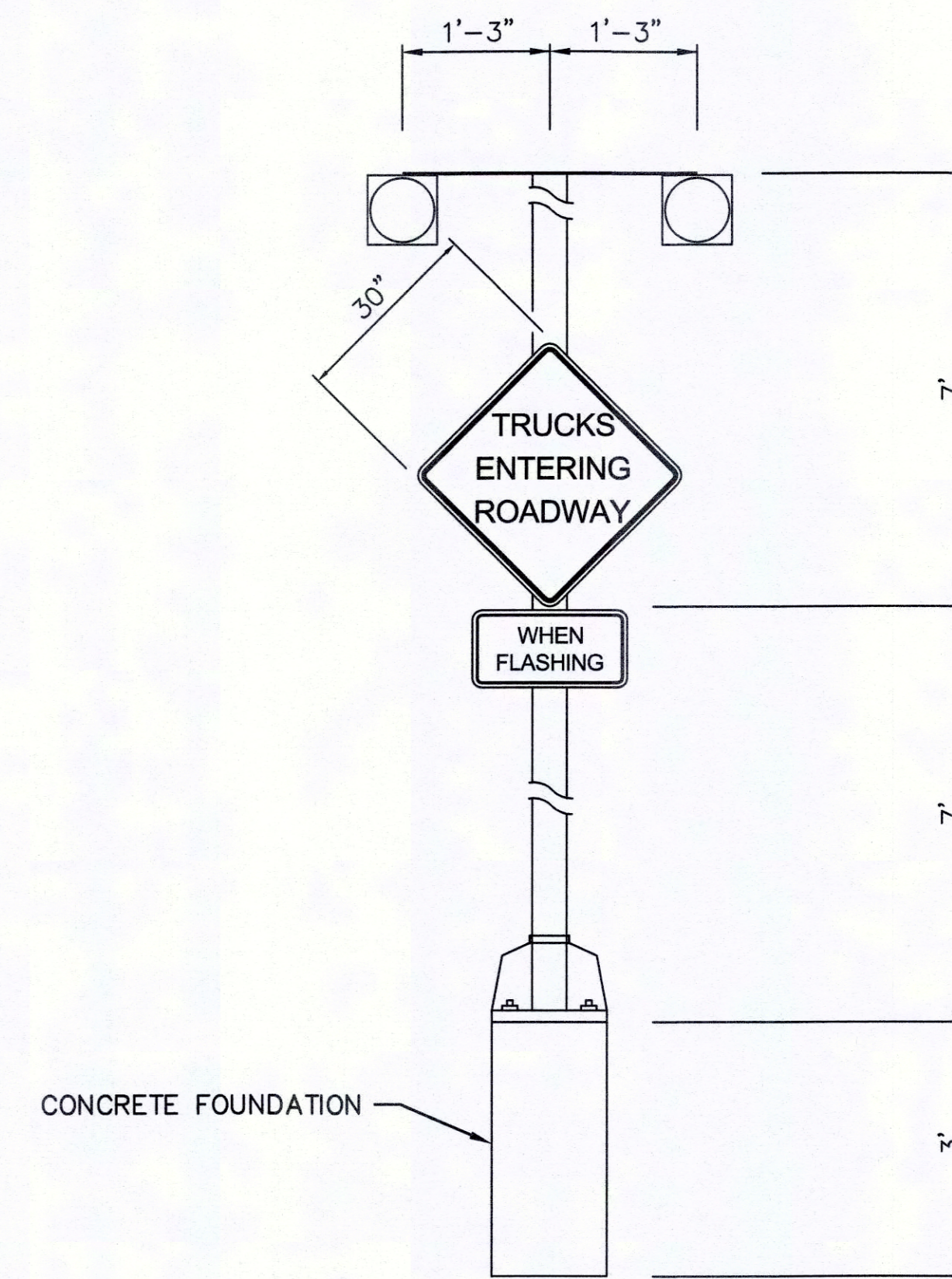


DETAIL "B"

"ALTERNATING FLASHING BEACON TYPE 1"

(STA. 19+88.00, 20' RT)
NTS (TYP)

- SEE WSDOT STD. PLANS J-21.16-01 AND J-21.10-04



DETAIL "C"

"ALTERNATING FLASHING BEACON TYPE 1"

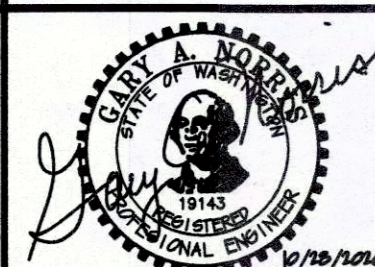
(STA. 16+05, 18' RT)
(STA. 22+98, 18' LT)
NTS (TYP)

- SEE WSDOT STD. PLANS J-21.16-01 AND J-21.10-04

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NO.	DATE	REVISION	BY	REV.

**PRAIRIE RD & GRIP RD
INTERSECTION TRAFFIC
IMPROVEMENTS**

SCALES:
HORIZONTAL: 1" = 50'
VERTICAL: N/A
NOTE: IF THIS SHEET IS LESS THAN 22"x 34" THEN SHEET HAS BEEN REDUCED

**CONCRETE NOR'WEST
GRIP ROAD GRAVEL MINE**
SECTION 4, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FIELD BK/PG:	
DATE:	10/28/2020
DRAWING:	5166FBD.DWG
JOB NO.:	5166
SHEET:	4

SITE VISIT (4/15/2022) SITE PHOTOS:



Entrance to “Haul Road” (behind gate) located off of Gripp Road (a County roadway). Haul Road is a private roadway that is used to access the subject properties and proposed mine.





Looking toward entrance /exit with
Gripp Road in distance.



Gripp Road near entrance /exit to
Haul Road



Gripp Road near entrance /exit to
Haul Road



Private internal Haul Road. Around corner in distance is private bridge.



Internal bridge



Haul Road. Very remote, wooded,
and secluded.



Haul Road



Haul Road



Haul Road





Haul Road

