

SKAGIT COUNTY BOARD OF ADJUSTMENT
WILDER CONSTRUCTION
CU-77-031

CONDITIONAL USE

This matter having come before the Skagit County Board of Adjustment under application filed with the Skagit County Planning Department on behalf of Wilder Construction requesting that he will be able to operate a gravel pit with rock crusher and asphalt plant on the following described property:

Located approximately one mile west of Rockport State Park, within the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 35 North, Range 9 East, W.M.

and, notice having been given to all property owners of record within 300 feet on said property, and all matters in the file having been considered together with the testimony and exhibits in open hearing and made a part of the record in this matter; The Board of Adjustment makes the following findings of fact:

FINDINGS OF FACT

1. October 9, 1980 was fixed as the date of the public hearing and the Board of Adjustment held a public hearing on that date on said application.
2. The public hearing has been advertised in accordance with the requirements of Skagit County Ordinance Chapter 14.04 of the Skagit County Code.
3. All interested parties present at the hearing were heard and all testimony and matters pertaining to the application were heard and considered.
4. 3 members were present at the hearing constituting a legal quorum.
5. The subject property is zoned Forestry.
6. A determination of the environmental significance of this proposal has been made in accordance with the SEPA Guidelines and has been found to be non-significant.

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7. The property is located out of any floodplain and is approximately 40 acres in size.
8. The Board of Adjustment granted this Conditional Use Permit on December 8, 1977 with the following conditions:
 1. Operations are to be only on the north ten acres of the subject property at this time.
 2. Finish slopes shall be at least 2:1.
 3. Reclamation of the land shall meet D.N.R. standards.
 4. A 20 foot natural area is to remain undisturbed around the perimeter of the property except to the north as outlined in the plan.
 5. A public hearing is to be scheduled in two years to review this gravel pit and to consider the remaining 30 acres of this site for use as a gravel pit, subject to continued ownership of the applicant.
 6. Operating hours of 8:00 A.M. to 6:00 P.M. Monday through Friday, with no operation on legal holidays.
 7. Additional permits shall be obtained for each new operation of the rock crusher and asphalt machinery.
9. At this time the review of the Conditional Use Permit consists of reviewing the pit site to see if it is in conformance with the conditions and if there are any problems.
7. On September 23, 1980 the Department of Natural Resources indicated that there were no problems, only that it was time for review.
10. A conversation with Bob Durgin on September 23, 1980 indicated that the site has not been used at all, and at present there was no contract for utilization of the pit.
11. In regards to the remaining acreage, Mr. Durgin indicated that they would have to "wait and see" what was needed if and when the site is used.
12. It appears that at this time there are no problems and the applicant is in compliance with all of the required conditions.


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The Board of Adjustment having duly considered the matter finds the Conditional Use Permit would not adversely affect the public interest and would not be adverse to the Public Health, Safety and General Welfare; The Board of Adjustment grants the Conditional Use Permit subject to the following conditions:

1. All of the original conditions attached to Cu-77-031 shall remain in effect.
2. Another review shall occur in two years.

Date of Action: October 9, 1980

Copies Transmitted to Applicant on:



Chairman, Board of Adjustment

PROPERTY OWNER

PROPERTY OWNER