



Mining Operation Narrative

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This narrative must be completed and uploaded as part of the application submittal.

To ensure efficient review of your application please be sure to answer all questions as thoroughly and accurately as possible. If your technical documents or site plans support your answers, please provide a reference to the document title, and include page, sheet, or figure numbers. For questions that do not apply to your project, please provide a brief statement demonstrating why they do not apply.

1. Describe the proposal/business.
 - a. Site size: Include the size of the proposed mining activity as well as the size of all contiguous parcels in single ownership.
 - b. Describe the schedule, including any phasing, for development of your operation.
 - c. Total volume of material to be removed.
 - d. Generally, describe the operations including processing and material handling, equipment and machinery.
 - e. Elevation of aquifers in relationship to the mining depth.
2. Describe the general schedule of the operation:
 - a. What days and hours will the operation be open?
 - b. How many people will be employed?
 - c. What will the employees' working hours be?
 - d. How many employees will work on-site?
 - e. How many employees will work off-site?

3. Describe how the proposed use will maintain the character, landscape, and lifestyle of the rural area. For new uses, proximity to existing businesses operating via special use permit shall be reviewed and considered for cumulative impacts.
 - a. Describe the location and size of any signs you propose to advertise your operation.
 - b. Describe the plans to prevent trespassing by employees, customers, or visitors to adjoining properties and maintain privacy of surrounding uses.
 - c. How will the operation be screened from public view including landscape, and any challenges or advantages to meeting code requirements.
 - d. Describe how the proposed use is compatible with the neighboring properties.
 - e. Describe how proposed use will not cause potential adverse effects or conflicts on the public health, safety, and community welfare.
4. Proposed traffic of the operation:
 - a. Describe how the operation will be accessed.
 - b. Describe the proposed parking area.
 - c. Describe the expected daily traffic generation and impact of the operation on public roads.
 - d. Describe any internal road system the operation will have.
5. Describe how the operation impacts any of the following:
 - a. Noise from the operation. How will the noise be mitigated to meet EDNA requirements? (see i-iii below)

- i. Class A EDNA: Residential Use Zones (RI, RVR, RRv, R, URR).
- ii. Class B EDNA: Commercial Zones (RVC, RC, RFS, SRT, SSB, RB, BR-LI, AVR, URC-I), Public Use Zones OSRSI and URP-OS.
- iii. Class C EDNA: Industrial Zones (NRI, RMI, BR-HI), Forestry Zones (IF-NRL, SF-NRL, RRc-NRL), Agricultural Zone (Ag-NRL).
 - b. Odors the operation will generate. How will the odors be mitigated?
 - c. Steam, smoke, or dust the operation will generate. How will they be mitigated?
 - d. Any vibrations the operation will generate. How will the vibration be mitigated?
 - e. Any heat from equipment or machinery the operation will use. How will this be mitigated?
 - f. Air quality impacts. How will the air quality impacts be mitigated?
 - g. Water pollution impacts. How will water pollution impacts be mitigated?
 - h. Lighting impacts from reflective materials or artificial lighting. How will these impacts be mitigated?
 - i. Electrical disturbances. How will electrical disturbances that impact equipment or appliances be mitigated?
 - j. How will the long-term impacts on natural resource management production, including forestry and agricultural, be minimized.

6. Describe any heavy equipment or machinery the operation will use.

7. List any chemicals, waste oil, solvents, fuel, etc., the operation will use:

- a. Describe how will they be stored.
 - b. Describe the plan for disposal.
8. If the operation will use a building, please describe the size, height, and construction type. The building must be shown on the site plan.
9. Describe the plan to provide the following for employees and the public.
- a. Sewage disposal plan.
 - b. Water supply for employees and the public.
 - c. Have any fire flow issued been addressed?
10. Describe how the proposed use complies with Skagit County Code. Please cite code section. (see A-I below)

Many of the questions above are derived from Skagit County Special Use Criteria [14.16.900\(1\)\(b\)\(v\)\(A-I\)](#) and has been provide here for reference.

The burden of proof shall be on the applicant to provide evidence in support of the application. The criteria for approval or denial shall include the following:

- A. The proposed use will be compatible with existing and planned land use.
- B. The proposed use complies with the Skagit County Code.
- C. The proposed use will not create undue noise, odor, heat, vibration, air and water pollution impacts on surrounding, existing, or potential dwelling units, based on the performance standards of SCC [14.16.840](#).
- D. The proposed use will not generate intrusions on privacy of surrounding uses.
- E. The proposed use will not cause potential adverse effects on the general public health, safety, and welfare.
- F. For special uses in Industrial Forest—Natural Resource Lands, Secondary Forest—Natural Resource Lands, Agricultural—Natural Resource Lands, and Rural Resource—Natural Resource Lands, the impacts on long-term natural resource management and production will be minimized.
- G. The proposed use is not in conflict with the health and safety of the community.
- H. The proposed use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas, or conditions can be established to mitigate adverse impacts on such facilities.

- I. The proposed use will maintain the character, landscape and lifestyle of the rural area. For new uses, proximity to existing businesses operating via special use permit shall be reviewed and considered for cumulative impacts.

11. Surface Mining Requirements Specified by SCC **14.16.440** Mineral Resource Overlay (MRO).

Answers to the following questions need to be supported by data in technical reports or plans submitted with your application. Please refer to the report name and page numbers or plans and sheet numbers that support your narrative statements.

- a. Will the operation include onsite mineral crushing or processing including asphalt or concrete batching or recycling?
 - i. If so, is the proposed site at least 20 acres and have a minimum lot width of 500 feet? (SCC **14.16.440(10)(a)**)
- b. Does the site and operation plan allow for a 200-foot buffer between onsite crushing/processing/recycling activities and adjacent properties? (SCC **14.16.440(10)(b)(i)**).
- c. Are there any existing structures on adjacent properties within 200 feet of your site?
 - i. If so, please demonstrate that you are establishing an onsite buffer that will create a total distance of at least 200 feet between mining activities and structures on adjacent lots. (SCC **14.16.440(10)(b)(ii)**)
- d. Does the site and operational plan provide a 100-foot minimum buffer between extraction and transportation of minerals and adjacent properties? (SCC **14.16.440(10)(b)(iii)**)
- e. Will your operation include blasting?
 - i. If so, please describe the proposed schedule for blasting activities.
 - ii. Does your operational plan restrict blasting to daylight hours for mineral extraction within ¼ mile of residential areas with densities greater than one dwelling unit per 10 acres? (SCC **14.16.440(10)(d)**)

- f. Aquifer Protection. Does the extraction plan include mining in aquifers? If yes, please provide the following:
 - i. Demonstrate that only one aquifer will be mined and that hydrological barriers between aquifers will not be disturbed. (SCC [14.16.440\(10\)\(e\)\(i\)](#))
 - ii. Verify that imported material will not be used to backfill mine sites. (SCC [14.16.440\(10\)\(e\)\(iii\)](#))
 - iii. Will disturbed aquifers be reclaimed as ponds, lakes, or wetlands? (SCC [14.16.440\(10\)\(e\)\(iv\)](#))
 - iv. Does your plan include additional setbacks/buffers to prevent over-excavation? (SCC [14.16.440\(10\)\(e\)\(v\)](#))
 - g. Please describe how your operational plan will protect open aquifers from pollution including direct contamination to open aquifers and indirect contamination through infiltration. (SCC [14.16.440\(10\)\(e\)\(ii\)](#))
 - h. Please describe how your project meets the standards for aquifer protection provided in the County's Critical Areas Ordinance (SCC 14.24). (SCC [14.16.440\(10\)\(e\)\(vi\)](#))
12. All mineral and aggregate sites must meet the minimum requirements of Chapter [14.32](#) SCC (Stormwater Management), as well as all pertinent requirements of the Washington State Department of Ecology, Department of Natural Resources, Department of Fish & Wildlife, and other State and Federal regulations regarding surface water protection.
- a. Please describe measures to prevent process water from being discharged to surface water. (SCC [14.16.440\(10\)\(f\)\(i\)](#))
 - b. Will your operation have allowable discharges to surface water under a state or federal permit? (SCC [14.16.440\(10\)\(f\)\(i\)](#))
 - c. Please describe how you will control natural runoff from the extraction site to prevent erosion on receiving properties. (SCC [14.16.440\(10\)\(f\)\(ii\)](#))

13. Will benches be back-sloped and placed at maximum intervals of 40 feet? (SCC [14.16.440](#)(10)(g))

14. Will ditches and swales on benches have a maximum grade of 5%? (SCC [14.16.440](#)(10)(g))

15. Reclamation of surface mining sites must meet the requirements of the State Department of Natural Resources. Reclamation activities must not allow land filling unless sites comply with WAC Chapters [173-304](#) and [173-351](#), Chapter [14.16](#) SCC, and other relevant State and Federal regulations. Please demonstrate that your project meets the following minimum reclamation standards for slopes: (SCC [14.16.440](#)(10)(h)(i-vii))
 - a. Steepness must be varied.

 - b. Have a natural appearance in both profile and plan view.

 - c. Have no large rectangular topographic elements.

 - d. Slopes will not exceed 2 (horizontal): 1 (vertical) steepness.

 - e. Compacting of backfilled slopes will be used to create the final reclaimed slope

 - f. Include measures to establish a beneficial wetland where a lake or pond is created.

 - g. Topsoil will be placed, and slopes will be revegetated for stabilization and erosion prevention.

16. Provide a detailed schedule for your operation. Be specific as to when certain activities such as excavation, blasting, crushing, loading, and hauling will occur. (SCC [14.16.440](#)(10)(i)) – (see notes a-c below)
 - a. Within designated natural resource lands, the hours of operation may be unlimited. However, the Hearing Examiner may restrict hours of operation within ¼ mile of Rural Intermediate, Rural Village, or Urban Growth Area designated lands.
 - b. Within urban growth areas and Rural Villages, the hours of operation shall be from 8 a.m. to 5 p.m., Monday through Saturday.
 - c. During emergencies, restrictions on hours of operation can be suspended by the Board of County Commissioners pursuant to the lawful procedures for declaring an emergency.

17. Please verify that no chemical leach mining is proposed as part of your operation. (SCC [14.16.440\(10\)\(j\)](#))

18. Will metals be mined? **Note:** Metals mining is regulated by Chapter [78.56 RCW](#), Metals Mining and Milling Act.

APPENDIX 1

Application Requirements Checklist for Mining Special Use Permit as specified by SCC [14.16.440\(8\)](#) (a-i)

Specific Requirements - SCC 14.16.440(8)		Specify documents and pages/sheets where this information is located.
(8)(a) (i-iv) Site Plan		
i	A vicinity map with a north arrow indicating the area on which the extraction operation is proposed including a legal description, showing right-of-way width of access roads to the proposed site from the nearest community and any roads proposed on the site, and showing zoning of adjacent properties and land uses within 5 miles of the area proposed for mineral extraction and related activities;	
ii	A pre-mining map drawn to scale with an appropriate scale bar showing the permit area and buffers, elevations and contours, natural slopes and other drainage patterns, boundaries of municipalities, boundaries of property ownership, names and addresses of adjacent property owners, locations of nearby mines, locations of all railroads, bridges, utility lines or other rights of way, locations and names of any streams and natural or artificial drain ways on or adjacent to the site, locations of parks and other significant features;	
iii	A reclamation sequence map drawn to scale with an appropriate scale bar covering the same area as the pre-mining map showing the permit area border and buffers, excavation areas, location of all proposed access roads to be built, location of types of setbacks and beams, numbered segments and the direction of the sequence of mining, soil storage areas and sequence of stripping, storing and replacement of mined segments, overburden storage areas and sequence of stripping, storing and replacement of overburden on mined segments, waste rock piles and how they will be reclaimed and stabilized, operation plant and processing areas, measures to be taken to adjacent surface area to prevent slumping or landslides on adjacent lands, location and description of stormwater and erosion control systems, including drainage facilities and settling ponds and estimated runoff served by individual facilities;	
iv	A final reclamation map drawn to scale with an appropriate scale bar covering the same area as the pre-mining map permit area and buffers, final elevations and contours, adjacent natural ground slopes, reclaimed drainage patterns, general topography, locations and names of any roads, utility lines, rights-of-way, streams, bridges, lakes, springs, wetlands, location and depth of topsoil to be replaced after seedbed preparation, permanent drainage and water control systems, area to be re-vegetated and proposed species, 2 cross-sections (at right angles) with horizontal and	

	vertical scales the same that show the original and final topography and the water table.	
(8)(b) (i-iii) A report by a qualified geologist, hydrogeologist or licensed engineer.		
i	A description of the geology and hydrogeology of the area including the delineation of aquifer, aquitards, or aquicludes (confining layers), hydrogeologic cross-sections, porosity and horizontal and vertical permeability estimates;	
ii	Direction and velocity of ground water movement, water table contour and potentiometric surface maps (for confined aquifers), if applicable;	
iii	A map containing the limits of the mine, buffer zones, location of all ground water wells within 1 mile distance down gradient from the property boundaries, location of all perennial streams and springs, and definition or specification of locations of aquifer recharge and discharge areas.	
(8)(c)	The estimated quantities of all materials to be extracted.	
(8)(d)	Identification of any possible Scientific Resource Sites that may be located on the proposed site. Scientific Resource Sites include unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance. These areas must be delineated on the map in Subsection (8)(a)(ii) above and the proposal for preservation of the identified area(s) must be addressed.	
(8)(e)	An on-site study to determine appropriate mitigation requirements for noise, vibration, and dust levels. The study should specify what levels the applicant deems satisfactory to mitigate off-site disturbances.	
(8)(f)	An operations proposal detailing estimated frequency of blasting, estimated truckloads per day, what provisions for screening and fencing are proposed, and estimated hours of operation.	
(8)(g)	Identification and description of those critical areas designated and regulated by Chapter 14.24 SCC, together with any critical areas studies that may be required by Chapter 14.24 SCC.	
(8)(h)	A completed environmental checklist (SEPA).	
(8)(i)	A review from Skagit County Public Works Department or Washington State Department of Transportation demonstrating that roads or bridges can sustain the necessary traffic for the proposed mineral extraction operation, and that the proposed operation meets level-of-service, safety, and other standards as outlined in the Skagit County Transportation Systems Plan, the Skagit County Comprehensive Plan, and applicable State and local regulations.	