



Snohomish County Council

Committee: Planning & Community Development **Analyst:** Yorik Stevens-Wajda
ECAF: 2021-0084
Proposal: Proposed Motion 21-124 **Date:** March 25, 2021

Consideration

Motion 21-124 would refer a proposed ordinance to the Snohomish County Planning Commission for review, consideration, and a recommendation back to the council. The proposed ordinance would amend the county's comprehensive plan, comprehensive plan mineral resource land map, zoning map, and development regulations regarding mineral resource lands.

Background

Referrals to the planning commission

The Snohomish County [Planning Commission](#) is an advisory body to the County Council and County Executive. The commission holds public hearings and provides recommendations on proposed changes to the county's comprehensive plan and development regulations. County code provides that a public hearing be held within 90 days of a referral of proposed legislation to the commission unless the council specifies a different schedule (SCC [30.73.040\(3\)](#)).

Mineral resource lands

The county designates mineral resource lands of long-term commercial significance consistent with state law (RCW [36.70A.050](#) and [.36.70A.170](#), WAC [365-190-070](#) and [365-196-480](#)) and regional policies in VISION 2050 and the countywide planning policies. Designation is implemented through a mineral resource overlay in the comprehensive plan's [Mineral Resource Lands Map \(Map 2\)](#), which overlies a comprehensive plan use [Future Land Use Map \(Map 1\)](#) designation and a [zoning map](#) designation. All map designations are available on the county's [interactive map portal](#).

Designated mineral resource lands represent all of the mineral resource deposits in the county which meet the criteria for volume, quality and extractability; are under county jurisdiction and are not slated for more intensive urban development; and are located in predominantly undeveloped, low density rural (10-20 acre lot size) or forest areas where land use incompatibility issues have been addressed at a countywide level.

Designation means that mineral resources are present, planning level environmental review has been completed and designated sites are eligible to apply for the permits needed for extraction and/or processing of minerals. Designation does not mean that all designated lands will become active mines or quarries. Every proposal for extraction or processing must obtain permits and conduct environmental review.

Subdivision is prohibited where the mineral resource overlay overlaps with the R-5 zone, and subdivisions elsewhere under the mineral resource overlay must retain the maximum amount of land for potential mineral resource use. (comprehensive plan land use element, [mineral lands section](#)).

Mineral Conservation zone

Prior to 2005, the Mineral Conservation (MC) zone was used to regulate mining activities, and it has remained a part of county code and the zoning map since the mineral resource lands designation was implemented as part of the county's 2005 comprehensive plan update. The mineral resource overlay (MRO) and the mineral conservation zone now overlap in allowing excavation and processing of minerals and discouraging most other uses and development, although the county's plans and regulations establish a somewhat higher level of protection from conversion to non-mining use or development for designated mineral resource lands than MC-zoned lands.

See Exhibit C for a map of lands with the mineral resource overlay only (~127,800 acres), lands with the MC zone only (~430 acres), and lands with both (~2,300 acres).

Transitioning mines to post-extractive uses

Under the Growth Management Act (RCW [36.70A](#)), natural resource lands are prioritized for protection from conversion to incompatible uses to preserve the long-term vitality of the resource industries that rely upon those lands (WAC [365-196-815](#)). Mineral resource lands, however, present a special case: in contrast to renewable forest and agricultural resources, mineral resources will eventually be depleted on a given site.

The Washington Administrative Code and the county's comprehensive plan both anticipate eventual depletion and conversion of mineral resource lands to other post-extractive uses.

WAC [365-196-480\(1\)\(e\)](#): There may be subsequent reuse of mineral resource lands when the minerals have been mined out. In cases where designated mineral resource lands are likely to be mined out and closed to further mining within the planning period, the surface mine reclamation plan and permit from the department of natural resources division of geology should be reviewed to ensure it is consistent with the adopted comprehensive land use plan.

WAC [365-190-070\(4\)\(d\)](#): In designating mineral resource lands, counties and cities must also consider that mining may be a temporary use at any given mine, depending on the amount of minerals available and the consumption rate, and that other land uses can occur on the mine site after mining is completed, subject to approval.

Snohomish County comprehensive plan policy [LU-9.F.3](#): The county shall pursue innovative reclamation plans in concert with private landowners for the final conversion of exhausted mineral resource lands into desirable uses (park land, open space, forest land, community lakes, etc.). Such reclamation plans will be considered as favorable mitigations of the mining activity during the county's SEPA review process.

Under the county's existing policies, regulations, and procedures, transition of a mine from active mining to post-extractive development requires a comprehensive plan amendment to remove the mineral resource overlay designation. Until the comprehensive plan has been amended to remove the mineral resource overlay from a site, the county cannot accept many types of development applications, including subdivisions or rural cluster subdivisions.

The comprehensive plan amendment happens after the mine's [reclamation permit](#) has been cancelled by the state Department of Natural Resources under the surface mining act (RCW [78.44](#)).

Snohomish County comprehensive plan policy LU-9.A.13: The county shall remove, by amendment of the comprehensive plan, the mineral resource land designation of any mineral site certified as restored by the Washington Department of Natural Resources. If the mineral site lies within one mile of a tribal reservation or Urban Growth Area boundary, the county shall consult with the affected tribe or city regarding the comprehensive plan amendment.

The reclamation permit is generally cancelled only after the site has been regraded and reclaimed consistent with the reclamation plan (note: cancelling a reclamation permit is terminology used by the Department of Natural Resources with an equivalent meaning to "certified as restored" as used in policy LU-9.A.13).

As shown in the illustrative sequence below, an administrative delay is caused by steps 5-7 and grading work may need to be done twice in steps 4 and 9:

1. The Department of Natural Resources issues a reclamation permit, permitting mining to begin
2. Active mining
3. Mineral resources approach depletion
4. Mineral resources are depleted and mining ceases
5. The miner reclaims and grades the site pursuant to the reclamation plan
6. The Department of Natural Resources cancels the reclamation permit
7. The site is vacated
8. The landowner applies to the county for removal of the mineral resource overlay
9. The county approves the removal of the mineral resource overlay
10. The landowner applies to the county for development permits
11. The site is graded for development
12. Construction begins on the post-extractive development

Current Proposal

The proposed motion would initiate planning commission review and consideration of the proposed ordinance attached to the motion as Exhibit A. The proposed ordinance would replace the illustrative 12-step sequence above with a more efficient sequence illustrated below:

1. The Department of Natural Resources issues a reclamation permit, permitting mining to begin
 2. Active mining
 3. Mineral resources approach depletion
 4. Landowner negotiates development agreement with the county addressing transition to post-extractive development
 5. Mineral resources are depleted and mining ceases
 6. The miner reclaims and grades the site pursuant to the reclamation plan and pursuant to the development plan defined in the development agreement
 7. The Department of Natural Resources cancels the reclamation permit
 8. Construction begins on the post-extractive development
- *The county removes the mineral resource overlay as part of the annual comprehensive plan amendment after step 4*

To streamline the process for transitioning depleted mines to post-extractive development, the ordinance would do the following:

Add one policy to the comprehensive plan and revise two policies

See Ordinance section 4 and exhibit A

The following policies are amended/added to address mines in transition and provide the policy basis for changes to the development regulations in the ordinance:

9.A.13 The county shall remove (~~(, by amendment of the comprehensive plan,))~~ the mineral resource land designation of mineral sites for which reclamation permits have been cancelled by (any mineral site certified as restored by) the Washington Department of Natural Resources and that no longer meet mineral resource land designation criteria. If the mineral site lies within one mile of a tribal reservation or Urban Growth Area boundary, the county shall consult with the affected tribe or city regarding the comprehensive plan amendment.

9.A.14 For active mineral sites that are approaching depletion of commercially-significant mineral resources and that will no longer meet mineral resource land designation criteria at the completion of mining, the county should work proactively to provide for an orderly and efficient transition from active mining into post-extraction uses. The county may enter into development agreements to comprehensively plan for this transition, subject to the following:

- a. Development agreements shall prohibit final subdivision or issuance of building permits until commercially-significant mineral resources are depleted on the site and the Washington State Department of Natural Resources has cancelled all reclamation permits on the site.
- b. Where lands adjacent or nearby the site addressed by the development agreement are designated mineral resource land, provisions of the development agreement shall be compatible with future mineral extraction activities on the adjacent or nearby lands.

9.B.2 The county shall prohibit residential subdivision where the MRO coincides with a 5-acre rural residential designation, although development agreements may provide for a transition to post-extractive uses under LU Policy 9.A.14. Where the MRO covers only a portion of a rural 5-acre designated parcel, the parcel may be subdivided provided that:

- a. minimum lot size requirements can be met according to underlying zoning;
- b. rural cluster subdivision is used; and
- c. the portion of the property having the MRO overlay shall be preserved for future mineral resource use by adequate buffers, setbacks and open space.

Add a section to Chapter 30.32C to address the proposed transition process

See Ordinance Section 34

This new section would implement the policy guidance in the comprehensive plan, as proposed for amendment.

SCC 30.32C.250 Transition to Post-Extractive Land Uses

(1) Sites with an active Conditional Use Permit issued pursuant to this chapter that are approaching depletion of all commercially significant mineral resources on the site may enter into a development agreement under chapter 30.75 SCC to address reclamation and transition into post-extractive uses. “Approaching depletion” means the point when, at current extraction rates, it will reach depletion within five years. “Depletion” means that all mineral resources that are commercially significant for extraction have been extracted. A mineral site may not be considered depleted if it meets criteria for mineral resource overlay designation under the comprehensive plan and under RCW 36.70A.050.

(2) Development agreements under subsection (1) may allow grading, utility installation, landscaping, and other necessary components of the development not inconsistent with ongoing mining to occur upon approval but will prohibit final subdivision approval and issuance of any building permit not directly related to mining operations until the completion of surface mining as defined by RCW 78.44.031(2) on the applicable segment.

Rezone 87 parcels from Mineral Conservation; repeal the zone and references to it
 See *Ordinance sections 6-9, 11, 39, 41, and exhibit C*

Because a development agreement cannot rezone a site or otherwise change development regulations, mining sites would need to have zoning in place to regulate post-extractive development. Most lands with a mineral resource overlay already have such zoning in place¹.

The ordinance would rezone all lands in the county zoned MC (87 parcels) to one of three zones depending on the comprehensive plan future land use designation: Agriculture-10 acre (A-10), Forestry (F), or Rural-5 acre (R-5). The table below lists the comprehensive plan future land use designations that coincide with lands zoned MC, provides the [comprehensive plan's narrative for each future land use designation](#) and, in italics, what the new zone would be under the ordinance.

<p>CF</p>	<p>This designation includes primarily large forest land tracts that may not be subdivided for residential development. This designation also includes smaller forest land tracts that are permanently protected from residential development through the Transfer of Development Rights program. These lands may be segregated only into tracts of eighty acres or larger. The Forestry zone is the implementing zone for this designation.</p> <p><i>Lands designated CF in the comprehensive plan and zoned MC would be rezoned to F</i></p>
<p>CF-FTA</p>	<p>This designation is an overlay to the Commercial Forest (CF) designation. The FTA consists of a one quarter mile wide band of Commercial Forest land on the edge of the Commercial Forest Land designation bordering non-resource lands but it does not apply to forest lands that are permanently protected from residential development through the Transfer of Development Rights program. The use of FTA lands is the same as Commercial Forest lands, unless adjacent land uses prevent normal forest practices, in which case limited low density development options also apply.</p> <p><i>Lands designated CF-FTA in the comprehensive plan and zoned MC would be rezoned to F</i></p>
<p>LDRR/20</p>	<p>This designation includes lands that have been zoned Forestry but are not designated as Commercial Forest Land in the GPP. This designation is intended to be a partial basis for a future Rural Resource Transition designation which could provide for transition areas between rural residential lands and natural resource lands of long-term commercial significance. Future GPP amendments will determine the feasibility of such a designation as well as its extent and future minimum lot size requirements. The existing Forestry zone will continue to remain in place until any GPP amendments and implementing regulations for this designation are adopted.</p> <p><i>Lands designated LDRR/20 in the comprehensive plan and zoned MC would be rezoned to F</i></p>
<p>RCF</p>	<p>This designation includes farmland areas generally characterized by being in a river valley, floodplain or shoreline area, having continuous prime farmland soils, and having approximately fifty percent or more of the land area in parcels of forty acres and larger. The Agricultural-10 Acre zone is the implementing zone.</p> <p><i>Lands designated RCF in the comprehensive plan and zoned MC would be rezoned to A-10</i></p>
<p>LCF</p>	<p>This designation includes farmland areas outside of the floodplain or shoreline areas which are generally characterized by a mixture of prime farmland and other soils as defined by the Soils Conservation Service.</p>

¹ Land under a mineral resource overlay is currently zoned (acreage is estimated): F (125,000 ac.), MC (2,300 ac.), R-5 (800 ac.), F&R (700 ac.), RRT-10 (600 ac.), RI (57 ac.), RC (25 ac.), and A-10 (14 ac.)

	<i>Lands designated LCF in the comprehensive plan and zoned MC would be rezoned to A-10</i>
RR/5 (incl. basic)	<p>This designation includes lands that were designated Rural on pre-GMA subarea comprehensive plans and zoned Rural 5. As the result of a joint planning effort between the county and the Tulalip Tribes, the RR-5 designation also applies to certain lands on the Tulalip Reservation that were previously designated Rural Residential. The implementing zone in this designation will continue to be the R-5 zone.</p> <p><i>Lands designated RR/5 in the comprehensive plan and zoned MC would be rezoned to R-5</i></p>

Affix the mineral resource overlay to all land zoned Mineral Conservation

See Ordinance Section 5 & Exhibit B

To continue to allow permit mining on all sites that have been rezoned from MC, the ordinance would affix the mineral resource overlay to all land zoned MC that does not already have the overlay.

Repeal Chapter 30.31D SCC and relocate sections to Chapter 30.32C SCC

See Ordinance Sections 8, 10, 12-17, 20-33

Chapter 30.31D SCC addresses the MC zone, which would be repealed by this ordinance, but the sections of code within the chapter are still applicable to applications for new mines and to mining operations. Accordingly, and for proper organization of county code chapters and sections, the ordinance would repeal Chapter 30.31D-Mineral Conservation Zone and relocate all of its code sections to Chapter 30.32C-Mineral Resource Lands.

Correct all references

There are numerous references to code sections in Chapters 30.31D and 30.32C that need to be redirected to follow sections that are relocated and/or renumbered.

Handling: Normal

Executive Recommendation: N/A

Fiscal Impacts: If the proposal is forwarded to the planning commission, direct costs to the county for mailing notice to each taxpayer of record and known site address within each mineral resource overlay and to each taxpayer of record within 1,000 feet of each MC zone would be roughly \$7,000.

Approved-as-to-form: Preliminary review

Risk Management: N/A

Exhibits

Exhibit A – Guide to the Ordinance

Exhibit B – Public Participation Worksheet

Exhibit C – Mineral Conservation Zone and Mineral Resource Overlay Maps

Exhibit D – Parcels Proposed for Rezone and/or Mineral Resource Overlay

Exhibit A – Guide to the Ordinance

Ordinance Sections

Ordinance section	Action
1-3	Findings, conclusions, and decision basis
4 & Exhibit A	<p>Amend section on mineral resource lands.</p> <p>Add one policy 9.A.14, revise two policies 9.A.13 and 9.B.2:</p> <p>LU-9.A.13 The county shall remove((, by amendment of the comprehensive plan,)) the mineral resource land designation <u>of mineral sites for which reclamation permits have been cancelled by</u> ((any mineral site certified as restored by)) the Washington Department of Natural Resources and that no longer meet mineral resource land designation criteria. If the mineral site lies within one mile of a tribal reservation or Urban Growth Area boundary, the county shall consult with the affected tribe or city regarding the comprehensive plan amendment.</p> <p><u>LU-9.A.14 For active mineral sites that are approaching depletion of commercially-significant mineral resources and that will no longer meet mineral resource land designation criteria at the completion of mining, the county should work proactively to provide for an orderly and efficient transition from active mining into post-extraction uses. The county may enter into development agreements to comprehensively plan for this transition, subject to the following:</u></p> <p><u>a. Development agreements shall prohibit final subdivision or issuance of building permits until commercially-significant mineral resources are depleted on the site and the Washington State Department of Natural Resources has cancelled all reclamation permits on the site.</u></p> <p><u>b. Where lands adjacent or nearby the site addressed by the development agreement are designated mineral resource land, provisions of the development agreement shall be compatible with future mineral extraction activities on the adjacent or nearby lands.</u></p> <p>9.B.2 The county shall prohibit residential subdivision where the MRO coincides with a 5-acre rural residential designation, <u>although development agreements may provide for a transition to post-extractive uses under LU Policy 9.A.14.</u> Where the MRO covers only a portion of a rural 5-acre designated parcel, the parcel may be subdivided provided that:</p> <ol style="list-style-type: none"> a. minimum lot size requirements can be met according to underlying zoning; b. rural cluster subdivision is used; and c. the portion of the property having the MRO overlay shall be preserved for future mineral resource use by adequate buffers, setbacks and open space.
Section 5, 6 & Exhibit B, C	<p>Revise Mineral Resource Lands map in the comprehensive plan to affix the Mineral Resource Overlay to all lands that are currently zoned MC.</p> <p>Revise zoning map to rezone all MC zones to the zone based on the underlying future land use designation.</p> <p><i>Note: The MC zone is not designed to regulate post-extractive development. Rezoning MC zones to an underlying zone that defines the potential post extractive uses and applicable development regulations would allow for the reclamation work to overlap with early development work.</i></p> <p><i>Affixing the MRO would ensure that mining sites could continue mining while also prohibiting premature conversion, like the MC zone currently does.</i></p>
7	Delete the MC zone from SCC 30.22.110 – Rural and Resource Zone Use Matrix.

	<p>Add Excavation & Processing of Minerals as an allowed use, with a Conditional Use Permit or Administrative Conditional Use Permit, when the Mineral Resource Overlay overlaps the A-10 zone.</p> <p><i>Note: Twelve parcels currently zoned MC have a future land use map designation of Local Commercial Farmland and Riverway Commercial Farmland, both of which have an implementing zone of A-10. These parcels would be rezoned to A-10 under the proposal. To continue to allow mining operations, the use matrix needs to allow mining in the A-10 zone. Mining would continue to be prohibited in the A-10 zone without a mineral resource overlay.</i></p>
8	<p>Revise SCC 30.22.130 - reference note #28 regarding excavation and processing of minerals to refer to chapter 30.32C instead of 30.31D, and delete the reference to the MC zone.</p>
9	<p>Delete the MC zone from SCC 30.23.030 the bulk matrix.</p> <p>Revise the applicability of reference notes #31 and #32 from the MC zone only to all zones. Ordinance section 10 adds language specifying that #32 only applies to mineral excavation and processing; #31 already defines that applicability.</p>
10	<p>Revise SCC 30.23.040-Reference notes for SCC Tables 30.23.030 and 30.23.032 to specify that #32 applies only to mineral excavation and processing.</p> <p>Fix code reference in #31 and #32 (30.31D to 30.32C).</p> <p>Fix code reference in #46 (30.32C.150 to 30.32C.050).</p>
11	<p>Delete MC zone from SCC 30.23.045 – Setbacks from road network elements in resource zones.</p> <p><i>Note: reference note #11 remains for the other implementing zones (R-5, F, F&R, A-10).</i></p>
12	<p>Fix code reference in SCC 30.25.027 Excavation and Processing of Minerals.</p>
13	<p>Delete chapter 30.31D.</p> <p>Fold .010 purpose and applicability into 30.32C.010 and delete it.</p> <p>Move the other 16 out of 17 sections fully intact to 30.32C (one section gets renumbered .150->.155).</p> <p><i>Note: Ord. sections 8, 10, 12-17, and 20-33 address this move.</i></p>
14	<p>Incorporate SCC 30.31D.010 purpose and applicability into 30.32C.010.</p>
15-17	<p>Move SCC 30.31D.020, 30.31D.030, 30.31D.040, intact, into 30.32C.</p>
18, 27	<p>Renumber SCC 30.32C.150 to 30.32C.050 (Ord section 27 deletes the section, Ord section 18 adds it with the new number).</p> <p><i>Note: In 30.32C, the 100 series addresses mining activity, not</i></p>

	<i>development and subdivision. Section addressing provisions for subdivision of designated mineral resource lands and lands adjacent to mineral resource lands would better fit the 000 series.</i>
19	Repeals 30.32C.100. <i>Note: 30.32C.100 only points to 30.31D. Combining the chapters makes the link no longer necessary.</i>
20	Moves 30.31D.100, intact, to replace 30.32C.100.
21-33	Move 30.31D.110, 30.31D.120, 30.31D.130, 30.31D.135, 30.31D.140, 30.31D.145, 30.31D.150, 30.31D.160, 30.31D.210, 30.31D.220, 30.31D.230, 30.31D.240, intact, into 30.32C. <i>Note: 30.31D.150 is renumbered to 30.32C.155 to avoid confusion with the deleted 30.32C.150 (which was renumbered to .050 by Ord. sections 18 and 27).</i>
34	Add new section to 30.32C to address transition to post-extractive land uses. SCC 30.32C.250 Transition to Post-Extractive Land Uses (1) Sites with an active Conditional Use Permit issued pursuant to this chapter that are approaching depletion of all commercially significant mineral resources on the site may enter into a development agreement under chapter 30.75 SCC to address reclamation and transition into post-extractive uses. "Approaching depletion" means the point when, at current extraction rates, it will reach depletion within five years. "Depletion" means that all mineral resources that are commercially significant for extraction have been extracted. A mineral site may not be considered depleted if it meets criteria for mineral resource overlay designation under the comprehensive plan and under RCW 36.70A.050. (2) Development agreements under subsection (1) may allow grading, utility installation, landscaping, and other necessary components of the development not inconsistent with ongoing mining to occur upon approval but will prohibit final subdivision approval and issuance of any building permit not directly related to mining operations until the completion of surface mining as defined by RCW 78.44.031(2) on the site.
35-38	Renumber 30.32C.200, 30.32C.210 to .300 and .310, leave intact. <i>Note: In 30.32C, the 200 series now addresses mining operations and transition. Notice requirements are better located in the 300 series.</i>
39	Revise 30.41C.020-Rural Cluster Subdivision Applicability to delete a reference to the MC zone. Applicability of the chapter is maintained for the R-5 and F zone. The A-10 zone does not allow rural cluster subdivisions, but parcels being rezoned to A-10 through this proposal would not allow a rural cluster subdivision anyway because they are designated Local Commercial Farmland and Riverway Commercial Farmland on the future land use map. Fix code reference.
40, 41	SCC 30.41C.075(4) and SCC 30.41C.090 both address restricted open space for rural cluster subdivisions. Ord. sections 40 and 41 combine the restricted open space provisions into SCC 30.41C.090 while maintaining a reference to that section in

	<p>SCC 30.41C.075.</p> <p>Once the two sections are combined into SCC 30.41C.090, Table 30.41C.090 becomes superfluous, and is deleted.</p>
42-48	Revise SCC 30.41C.100, SCC 30.41C.110, SCC 30.65.220, SCC 30.66B.035, SCC 30.66B.080, SCC 30.67.560, and SCC 30.91E.230 to fix code references.
49	Standard severability clause.

Guide to the combination of 30.31D and 30.32C

30.31D	30.32C	Combined	Ord. Sections
30.31D.010 Purpose and applicability.	30.32C.010 Purpose and applicability.	Combine into 30.32C.010 Purpose and applicability.	13
30.31D.020 Relationship to comprehensive plan.		Move, intact, from 31D to 32C 30. ((31D)) 32C.020 Relationship to comprehensive plan.	15
30.31D.030 Process for review of mining applications.		Move, intact, from 31D to 32C 30. ((31D)) 32C.030 Process for review of mining applications.	16
30.31D.040 Submittal requirements.		Move, intact, from 31D to 32C 30. ((31D)) 32C.040 Submittal requirements.	17
	30.32C.150 Provisions for subdivision of designated mineral resource lands and lands adjacent to mineral resource lands.	Leave intact but renumber 30.32C. ((150)) 050 Provisions for subdivision of designated mineral resource lands and lands adjacent to mineral resource lands.	18, 27
30.31D.100 General performance standards.	30.32C.100 Excavation and processing of minerals: regulations and standards.	Repeal 30.32C.100 and replace with 30.31D.100 30. ((31D)) 32C.100 General performance standards.	19, 20
30.31D.110 Landscaping.		Move, intact, from 31D to 32C 30. ((31D)) 32C. 110 Landscaping.	21
30.31D.120 Setbacks.		Move, intact, from 31D to 32C 30. ((31D)) 32C.120 Setbacks.	22
30.31D.130 Protection of water quality.		Move, intact, from 31D to 32C 30. ((31D)) 32C.130 Protection of water quality.	23
30.31D.135 Noise.		Move, intact, from 31D to 32C 30. ((31D)) 32C.135 Noise.	24

30.31D.140 Blasting.		Move, intact, from 31D to 32C 30.((31D))32C.140 Blasting.	25
30.31D.145 Air quality		Move, intact, from 31D to 32C 30.((31D))32C.145 Air quality	27
30.31D.150 Underground excavations.		Move, intact, from 31D to 32C and renumber to .155 to avoid confusion 30.((31D))32C.155 Underground excavations.	28
30.31D.160 Land disturbing activity, reclamation and topsoil retention.		Move, intact, from 31D to 32C 30.((31D))32C.160 Land disturbing activity, reclamation and topsoil retention.	29
30.31D.210 Decision criteria.		Move, intact, from 31D to 32C 30.((31D))32C.210 Decision criteria.	30
30.31D.220 Additional conditions.		Move, intact, from 31D to 32C 30.((31D))32C.220 Additional conditions.	31
30.31D.230 Inspections.		Move, intact, from 31D to 32C 30.((31D))32C.230 Inspections.	32
30.31D.240 Suspension and/or Revocation of approval.		Move, intact, from 31D to 32C 30.((31D))32C.240 Suspension and/or Revocation of approval.	33
		Add 30.32C.250 Transition to Post-Extractive Land Uses	34
	30.32C.200 Notice and disclosure required.	Leave intact but renumber 30.32C.((200))300 Notice and disclosure required.	35, 37
	30.32C.210 Disclosure text.	Leave intact but renumber 30.32C.((210))310 Disclosure text.	36, 38

30.32C as Proposed through the Ordinance

30.32C.010 Purpose and applicability.

(1) The purpose of this chapter ((30.32C SCC)) is to provide standards for excavation and processing of minerals; implement notice requirements established by the Growth Management Act (GMA) in RCW 36.70A.060(1), and Land Use Policy 9.C.1 of the comprehensive plan; ((and)) to promote the policy that the use of lands adjacent to designated mineral resource lands shall not interfere with the continued use, in the accustomed manner, and in accordance with best management practices, of lands designated for the extraction of minerals as required by the GMA in RCW 36.70A.060(1); protect adjacent existing and planned land uses from significant conflicts; ensure that mineral excavation, processing and transport are conducted consistent with the public health, safety and general welfare; and provide for the orderly

and efficient transition from active mining into post-extraction uses for sites approaching, or at, depletion of commercially-significant mineral resources.

(2) Excavation and processing of minerals:

(a) This use shall allow only the primary reduction, treatment, and processing of minerals and materials, together with any necessary accessory buildings.

(b) At least one of the major mineral or material constituents being exploited shall be from the property on which the mineral operations are proposing to locate.

(c) Allowed uses shall include, but not be limited to, extraction, excavation, washing, crushing, stock piling, blasting, transporting, recycling, concrete batching, asphalt mixing, and the manufacturing of terra cotta, tile, brick, and concrete products.

(d) The use shall not be detrimental to the existing, developing, or projected land use.

(3) Excavation and processing of minerals is allowed only on mineral resource lands designated in the comprehensive plan or mining claims officially recognized by the state or federal government and recorded with the auditor, with the exception of:

(a) The extraction and processing of rock and gravel exclusively for forest practices shall be permitted in the Forestry (F) zone pursuant to chapter 76.09 RCW.

(b) Existing, legally established non-conforming mineral operations will be allowed to continue subject to the provisions and requirements of chapter 30.28 SCC.

(c) Expansion of existing legally established mineral operations onto adjacent undesignated land where a portion of the existing site has been designated mineral resource land.

(4) If a parcel contains any portion of designated mineral resource lands it will be considered fully designated for the purpose of determining eligibility to apply for the permits required for excavation and processing of minerals.

30.32C.020 Relationship to comprehensive plan.

(1) Sites are eligible for administrative conditional use permit or conditional use permit consideration if they meet the criteria in SCC 30.32C.010(3).

(2) Sites may be proposed for Mineral Resource designation and shall be considered in accordance with the provisions in chapter 30.74 SCC using the criteria for designation set forth in the General Policy Plan Policies LU 9.A.1 through LU 9.A.13.

(3) Designation as Mineral Resource Lands in the General Policy Plan signifies that the use of mineral lands has been anticipated and evaluated at an area-wide level in terms of potential environmental impacts. The Mineral Resource Lands Designation environmental documents, the Draft Supplemental EIS Snohomish County Mineral Lands Designation (November, 2001), Draft Supplemental EIS Addendum Snohomish County Mineral Lands Designation (July, 2002), and the Final Supplemental EIS Snohomish County Mineral Lands Designation (August, 2003), may be relied on when making threshold determinations, preparing site specific environmental documents,

identifying mitigation measures in accordance with chapter 30.61 SCC, or developing administrative rules and procedures in accordance with chapter 30.82 SCC.

30.32C.030 Process for review of mining applications.

(1) A conditional use permit, pursuant to chapter 30.42C SCC, or an administrative conditional use permit, pursuant to chapter 30.43A SCC, shall be required for mineral excavation and processing proposals. An administrative conditional use permit process may be used only when the mining proposal meets the following criteria:

- (a) total site disturbance, including all phases of excavation, internal haul roads and reclamation, comprises 20 acres or less;
- (b) no processing, crushing or blasting will occur accessory to mining;
- (c) the operation will generate less than 50 total vehicle trips per day; and
- (d) the duration of the operation will be 5 years or less.

Where the proposal does not meet (a) through (d) above, it shall require a conditional use permit.

(2) All proposals shall be subject to the requirements of the State Environmental Policy Act and shall be reviewed pursuant to chapter 30.61 SCC.

30.32C.050 Provisions for subdivision of designated mineral resource lands and lands adjacent to mineral resource lands.

(1) Where the MRO coincides with the R-5 zone, residential subdivision is prohibited on any parcel, or portion of a parcel, located within the MRO, **except as provided by a development agreement under SCC 30.32C.250**. Where the MRO covers only a portion of a parcel zoned R-5, that portion of the parcel not covered by the MRO may be subdivided subject to the requirements of SCC 30.32C.050(2).

(2) Residential subdivision of land partially designated with the MRO, as well as land adjacent to the MRO, shall be allowed on that portion of the land located outside of the MRO provided the owner:

- (a) Uses rural cluster subdivision methods consistent with chapter 30.41C SCC;
- (b) Protects the mineral resource deposit for future resource use by adequate setbacks pursuant to SCC 30.23.110(27); and
- (c) Includes open space configured to maximize preservation of the mineral resources and provide buffers between the MRO designation and residential uses. The option to utilize such open space for mineral operations shall be preserved as provided in SCC 30.41C.100.

30.32C.100 General performance standards.

In granting an administrative conditional use permit or a conditional use permit for mineral excavations, the following conditions shall apply in all cases, except when more restrictive conditions are imposed by the approval authority:

- (1) The operator shall bury or remove all metal, lumber, or other refuse on the site in a method approved by the hearing examiner;
- (2) After completion of excavation operations, the operator shall dismantle and remove within three months all equipment introduced to the site in support of the operations, with the exception of equipment necessary for reclamation for excavations not regulated by the state pursuant to chapter 78.44 RCW, which equipment shall not be removed until such reclamation is completed to the satisfaction of the state or local authorities. For excavations regulated by the state pursuant to chapter 78.44 RCW, removal of

reclamation equipment shall be determined by the applicable reclamation plan. This three month period shall not be assumed to include time between projects or times when the plan is temporarily inoperative due to economic, weather, or other similar conditions recognized as reasonable by the hearing examiner. Such temporary discontinuance of operations shall not be the cause for removal of equipment;

(3) All excavation operations and trucking directly related to such operations may be permitted only between the hours of 7:00 a.m. and 5:30 p.m., Monday through Saturday, unless the approval authority determines that no nuisance exists, or that unusual and justifying circumstances are present, in which case the relaxation of this regulation shall terminate when such conditions and circumstances are deemed by the hearing examiner to no longer exist;

(4) If property to be developed for excavation has an exterior boundary line which shares a common property line with developed property, or if in the judgment of the approval authority, the nature and location of the operation is such as to constitute a hazard to public safety, then a solid wall or fence at least five feet in height shall be installed and maintained at least 50 feet from the excavated area. All openings in the fence shall be barred by locked gates when the permittee or the permittee's agent are not on the premises;

(5) The area shall be posted with signs having letters at least three inches high and two inches wide, giving clear warning of the dangerous conditions resulting from the excavation. The signs shall be not more than 50 feet apart around the periphery of the subject property and shall be maintained in good repair until excavation and reclamation operations are completed; and

(6) One copy of approved excavation and reclamation plans and specifications for reclamation of excavations not regulated by the state pursuant to chapter 78.44 RCW shall be kept on the site at all times during the progress of the excavation operation.

(7) In no case shall mineral operations impair lateral support or cause earth movements or erosion to extend beyond the exterior boundary lines of property being excavated.

(8) Impacts resulting from traffic generated by mineral operations shall be addressed pursuant to chapter 30.66B SCC.

30.32C.110 Landscaping.

Landscaping shall be in accordance with SCC 30.25.027.

30.32C.120 Setbacks.

Mineral excavation and processing operations, as well as related structures and buildings, shall be set back in accordance with SCC 30.23.110(27).

30.32C.130 Protection of water quality.

(1) Operators shall divert or protect all natural drain courses to prevent pollution or reduction of natural flow, shall impound runoff as necessary to hold run-off to levels existing prior to the introduction of excavation operations, shall protect streams and grounds from acid forming or toxic materials exposed or produced by excavation operations, shall seal off to the extent directed by the approval authority, any breakthrough of acid water creating a hazard, and shall not allow water to collect nor permit stagnant water to remain in excavations. Wherever possible, the operator shall refrain from disturbing natural drainage course, streams, rivers, and lakes.

(2) All applications for an administrative conditional use permit or a conditional use permit for mineral excavation shall also include a hydrogeologic site evaluation pursuant

to chapter 30.62C SCC. The excavation shall identify an adequate separation between the bottom of the excavation and the groundwater table.

(3) Pursuant to SCC 30.32C.220, the approval authority may require summer testing of groundwater levels and quality.

30.32C.135 Noise.

Excavation and processing of minerals shall be conducted so as to comply with the maximum permissible noise levels established in chapter 10.01.

30.32C.140 Blasting.

Blasting or other activities producing ground vibration shall not constitute a nuisance to, or damage in any way, the property of adjacent land owners. The approval authority may require testimony by technical specialists in order to determine appropriate amounts and placement of explosives and other vibration producing equipment, and may place such restrictions as are appropriate to avoid such nuisance or damage.

30.32C.145 Air quality.

Extraction and processing shall be conducted to comply with state air quality standards and any permit requirements as set forth by the Puget Sound Clean Air Agency. The approval authority may, as a condition of approval, require the use of best management practices (such as watering of the site and equipment) to control emissions of suspended particulates

30.32C.155 Underground excavations.

Underground excavation operations shall not be left in a condition so as to be or become hazardous. Mine shafts, air courses, inclines, or horizontal working temporarily unused or deserted shall be blocked by solid bulkheads constructed of concrete, wood, or steel. A locked manway or door may be installed as part of the bulkhead. Where shafts, air courses, inclines or horizontal working are to be permanently abandoned in accordance with good mining practice, the collar portal to such workings shall be completely blocked by permanent bulkheads constructed of concrete and/or steel or by causing the collapse of solid rock at such collar or portal in such manner as to prohibit the reopening of said workings by natural movement of the collapsed rock by gravity down inclined workings.

30.32C.160 Land disturbing activity, reclamation and topsoil retention.

(1) Where applicable pursuant to SCC 30.63B.020, excavation and processing of minerals, and other mining-related development activities, including but not limited to road construction, drainage facilities and detention ponds, and reclamation of mining sites not subject to chapter 78.44 RCW, shall be in accordance with chapter 30.63B SCC.

(2) Topsoil that exists on a site shall be retained on the site in sufficient quantities to ensure an adequate supply for reclamation purposes for excavations not regulated by the state pursuant to chapter 78.44 RCW.155.

30.32C.210 Decision criteria.

Applications for an administrative conditional use permit or a conditional use permit on sites which meet the criteria in SCC 30.32C.010(2) and (3) shall not be denied unless the approval authority makes a finding of fact and a determination that any of the following situations exist:

(1) It is determined that the reclamation plans and operating procedures for excavations not regulated by the state pursuant to chapter 78.44 RCW proposed by the applicant are not adequate to protect the general welfare and adjoining properties or the natural environment to an extent deemed reasonable as conditioned by these local circumstances:

- (a) the operation will probably endanger the health, comfort, welfare, or safety of the public by the pollution of any waters or the atmosphere, or create unusual and dangerous traffic conditions; and
- (b) the operation probably will endanger life or property by the storage of explosives, unduly decreasing property values or the removal of subjacent lateral support;

(2) The applicant has ever had a previous county permit permanently revoked for cause; or

(3) The applicant has previously forfeited a security device attached to a previous operation, unless corrective measures have taken place without cost to the county or state.

(4) The suitability of the location and the operation considering the nature and degree of surrounding development.

30.32C.220 Additional conditions.

Additional conditions may be established or imposed on an administrative conditional use permit or a conditional use permit for excavation and processing of minerals and may include, but are not limited to, the following:

(1) Regulation of the height and location of all equipment installed on the site, above and beyond the setback restrictions of this chapter, if unusual circumstances bearing on public safety or other vital concerns are deemed to exist;

(2) The number and locations of points of ingress and egress to and from any mining operation;

(3) Wherever possible the operator shall schedule his excavation sequence in such a manner as to provide either natural or reclaimed buffers between the operation and adjoining properties;

(4) Lighting to minimize visibility from adjacent property and preclude it from shining directly onto adjoining property;

(5) Stockpiles and tailings shall not exceed the height, slope and moisture content limits determined by the hearing examiner, nor shall such stockpiles or tailings be so located as to threaten adjacent slopes or properties. In making this determination, the approval authority may consult with the Washington State Department of Transportation, the Department of Natural Resources, the director of the department of public works, or other authoritative sources;

(6) Selective cutting of timber in power line corridors;

(7) Control of signs;

(8) The selection of building materials in scenic areas;

(9) The preservation of animal trails by use of trestle and culverts;

- (10) Public access to unexcavated areas, especially if the areas include waterfront property;
- (11) Closed aggregate washing systems;
- (12) The location of mining towns, mills, tailing dump sites, settling ponds;
- (13) The removal of access roads in wilderness areas after the completion of mining, as well as their restriction from public use during such operations;
- (14) Provisions for groundwater testing;
- (15) The establishment of a haul route agreement; and
- (16) Required participation in a monitoring program.

30.32C.230 Inspections.

The granting of any permit hereunder is conditioned upon the consent of the owner to permit inspection of the site at any time. The inspection may include:

- (1) A review of all applicable county permits;
- (2) A review of all work actually being conducted on the site; and
- (3) A comparison of the actual performance with approved methods contained in the permit, as well as a recording of any known violations of state or federal permits. All violations shall be noted whether or not they are corrected in the presence of the inspector.

30.32C.240 Suspension and/or Revocation of approval.

Administrative conditional use permits or conditional use permits for excavation may be suspended or revoked in accordance with SCC 30.85.300 or 30.85.310.

SCC 30.32C.250 Transition to Post-Extractive Land Uses

(1) Sites with an active Conditional Use Permit issued pursuant to this chapter that are approaching depletion of all commercially significant mineral resources on the site may enter into a development agreement under chapter 30.75 SCC to address reclamation and transition into post-extractive uses. "Approaching depletion" means the point when, at current extraction rates, it will reach depletion within five years. "Depletion" means that all mineral resources that are commercially significant for extraction have been extracted. A mineral site may not be considered depleted if it meets criteria for mineral resource overlay designation under the comprehensive plan and under RCW 36.70A.050.

(2) Development agreements under subsection (1) may allow grading, utility installation, landscaping, and other necessary components of the development not inconsistent with ongoing mining to occur upon approval but will prohibit final subdivision approval and issuance of any building permit not directly related to mining operations until the completion of surface mining as defined by RCW 78.44.031(2) on the site.

SCC 30.32C.300 Notice and disclosure required.

The disclosure text set forth in SCC 30.32C.310 shall be used under the following circumstances and in the following manners:

- (1) Snohomish County shall mail a copy of the disclosure text in SCC 30.32C.310, with an explanatory informational attachment, to owners of real property within 2,000 feet of

any real property redesignated to mineral resource land by amendment to the comprehensive plan future land use map within 90 days from the date the mineral resource land designation becomes effective.

(2) Development permits and building permits for land that is designated mineral resource land or land that is within 2,000 feet of designated mineral resource land shall include the notice contained in SCC 30.32C.310. The notice requirement shall apply to the real property which is subject to the development or building permit only so long as the subject property is designated or is within 2,000 feet of land that is designated mineral resource land.

SCC 30.32C.310 Disclosure text.

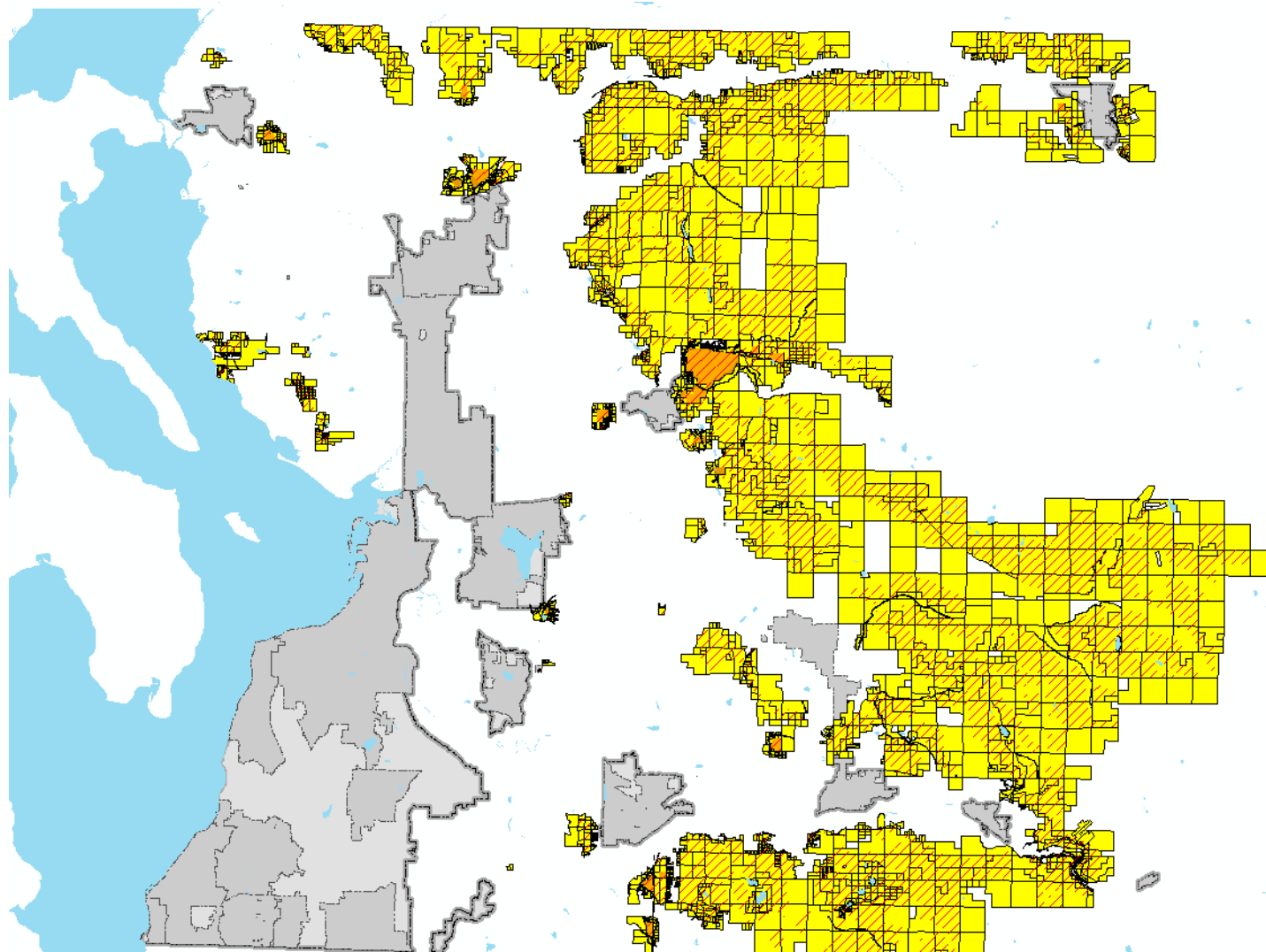
The following shall constitute the disclosure required by SCC 30.32C.300:

Your real property is on or within 2,000 feet of designated mineral resource land, on which mineral extraction, or a variety of activities related to mineral extraction, may occur that are not compatible with residential development for certain periods of limited duration. An application might be made on the designated mineral resource land for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

Exhibit B – Public Participation Worksheet

Name of Project	Mine transitions to post-extractive use
Project Description <p>Facilitate a smoother transition for active mines to post-extractive land uses as they are approaching depletion of commercially significant mineral resources. Meanwhile: protect mineral resource lands from premature conversion to uses that preclude extraction, respect property rights, protect surrounding areas (residences, commercial uses, active mining sites or untapped mineral resources, other resource lands, ecological functions, cultural resources, recreation) from incompatibility, and support innovative reclamation planning.</p>	
What area the Minimum Notice Requirements? (See SCC 30.73.050)	
<u>Planning commission phase</u> At least 10 days before the planning commission public hearing (anticipated May 25, 2021; -10 days=May14): <u>Notice contents</u> <ul style="list-style-type: none">• a description of the proposal• the assigned county file number and contact person• the date, time, and place of the public hearing and how an interested party may submit comments on the proposal• the web location where the full text of the proposed amendment and relevant documents or studies may be reviewed. <u>Notification methods</u> <ul style="list-style-type: none">• By one publication in the official county newspaper• On the official county website.• By mail to each taxpayer of record and known site address within the area proposed for the Type 3 action and to each taxpayer of record within 1,000 feet of each MC zone. (June 2020 docket mailers were ~\$0.92 per address).• Other as prescribed by PDS <u>Council consideration phase</u> At least 10 days before the council public hearing (anticipated September 2021): <u>Notice contents</u> <ul style="list-style-type: none">• Per RCW 36.70A.035, WAC 365-196-600, and the county’s public participation plan <u>Notification methods</u> <ul style="list-style-type: none">• Publication in the official county newspaper• On the official county website.• By mail or email to those parties that provide contact information and either provide oral or written testimony at the planning commission hearing or request notice in writing at or before the planning commission hearing• Other as directed by the council	

Council staff (Yorik Stevens-Wajda) performed an analysis of the parcel layer in the county's GIS system, identifying all parcels intersecting an MRO and all parcels within 1,000' of an MC zone. That analysis returned 7,071 parcels, with 4,421 unique taxpayers/addresses and 3,946 unique site addresses. See map below.



Yellow: parcels identified for mailed notice

Orange: MC zone

Red hatch: MRO

Who are the Internal Audiences?

Council, planning & development services (long range planning and permitting), parks, executive's office

Who are the External Audiences?

- Commerce and Department of Natural Resources.
- Mine operators and property owners of mineral resource land in Snohomish County.
- Residents near MC zones
- Cities of Arlington, Darrington, Gold Bar, Granite Falls, Lake Stevens, Monroe, Stanwood, Snohomish, Sultan (all are nearby mineral resource lands).

- Tulalip tribes (MRO within the reservation)
- Agriculture advisory board (MRO on ag land)

Are any Additional Outreach Techniques Proposed? If yes, which ones?

Mention in planning committee news & updates.

What areas of the county will the project affect? Countywide? Rural? Urban? No Geographic Implications?

Primarily rural, although some mineral resource lands abut urban areas

What is the Relationship to Other Outreach Efforts?

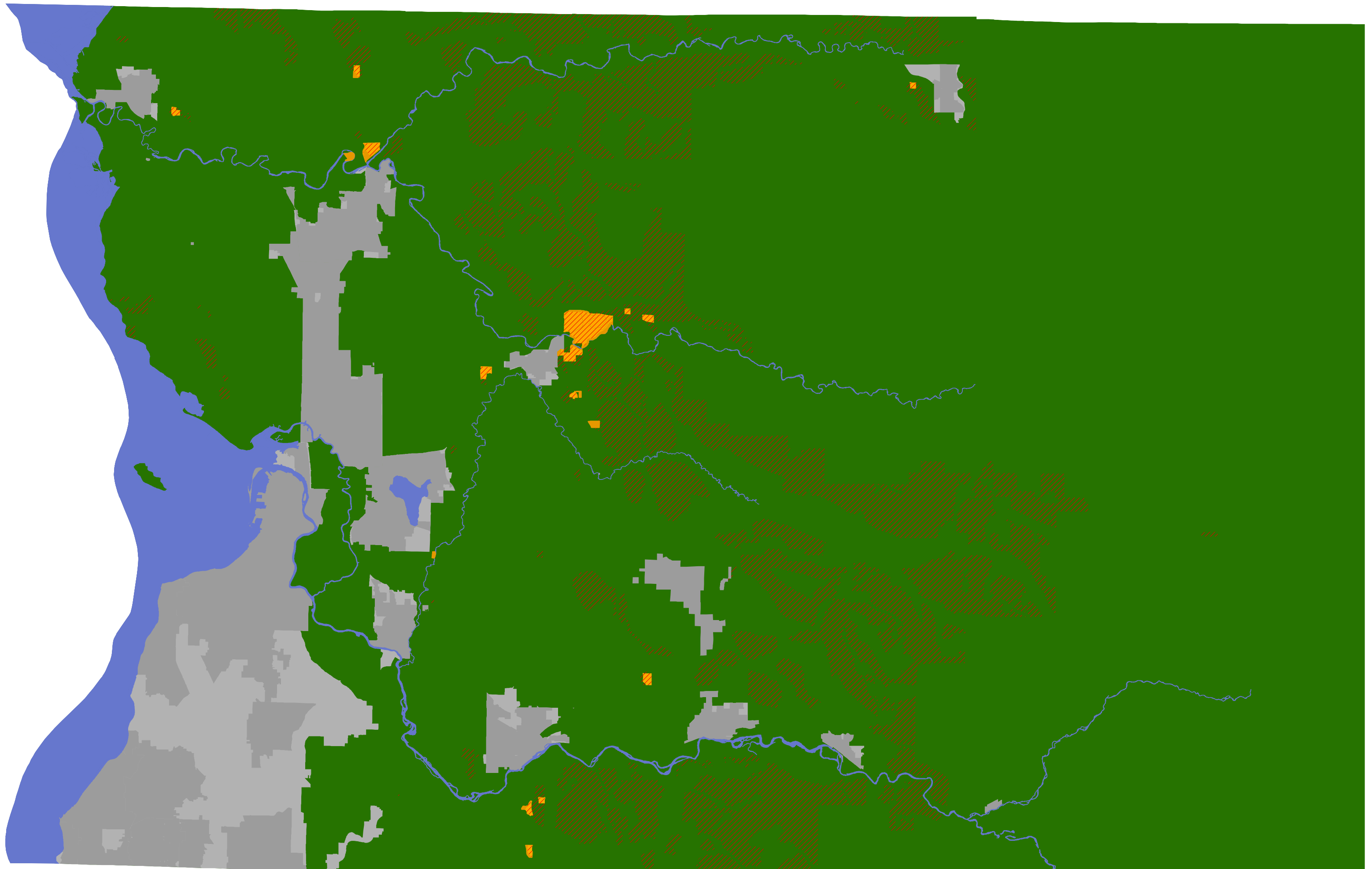
With regard to content, the proposal should be fairly independent of most other planning efforts including the periodic update.

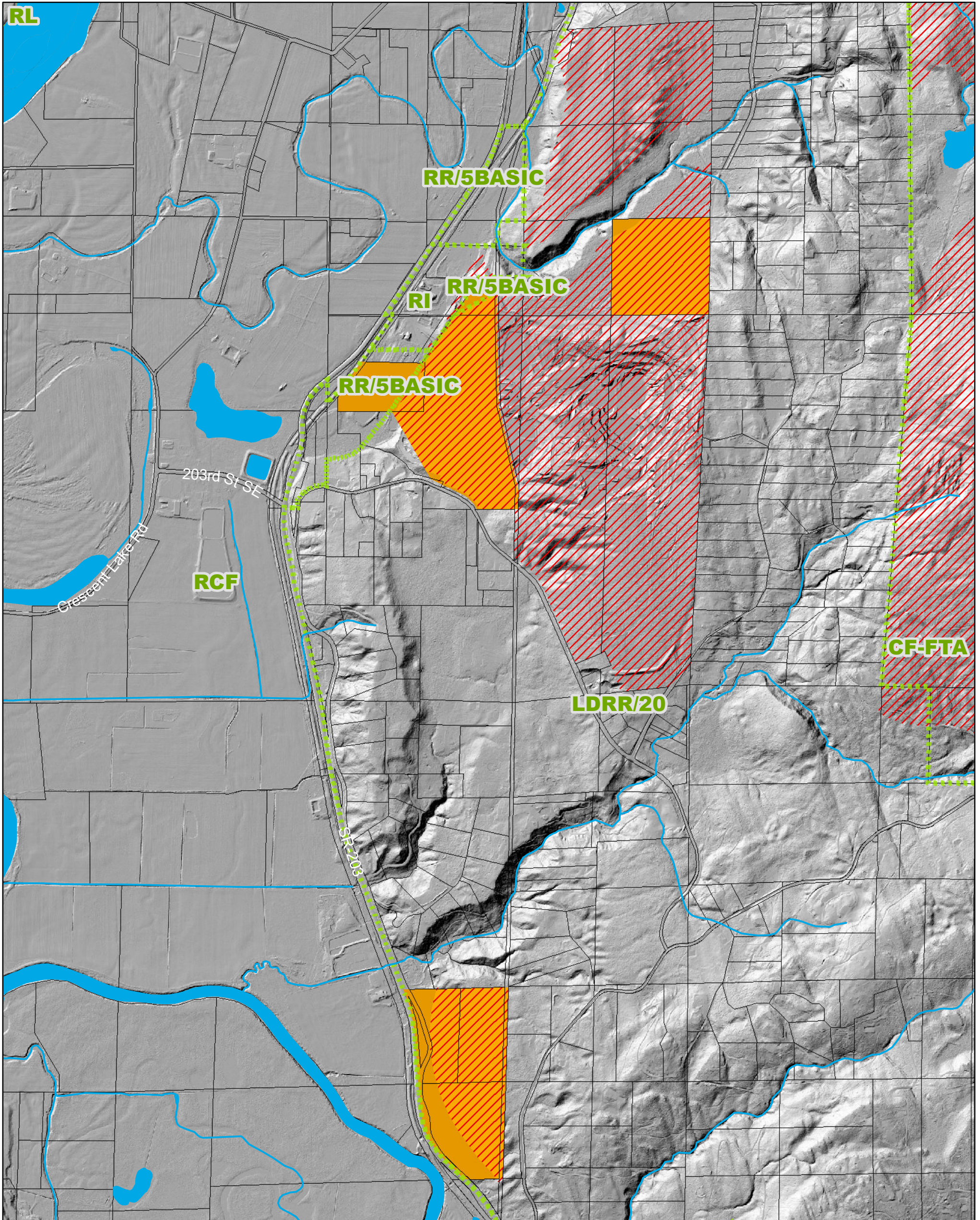
With regard to process, this would be incorporated into the 2021 package of county-initiated comprehensive plan amendments and should be closely coordinated with that process.

Outreach schedule






Prelim. Outreach Milestones	Date	Comments
Provide discussion draft to PDS staff, state agencies, and representatives of Miles Sand & Gravel	Early February 2021	
Provide 2 nd discussion draft to the above, plus other mining companies and owners of mineral resource land	Late February 2021	
Publish environmental checklist and SEPA determination, send to SEPA contact list, including all of the above contacts.	April 2021	Need updated SEPA contact list
Planning commission and council public hearing notice as per above	May-September	Coordinate with 2021 comprehensive plan amendment package

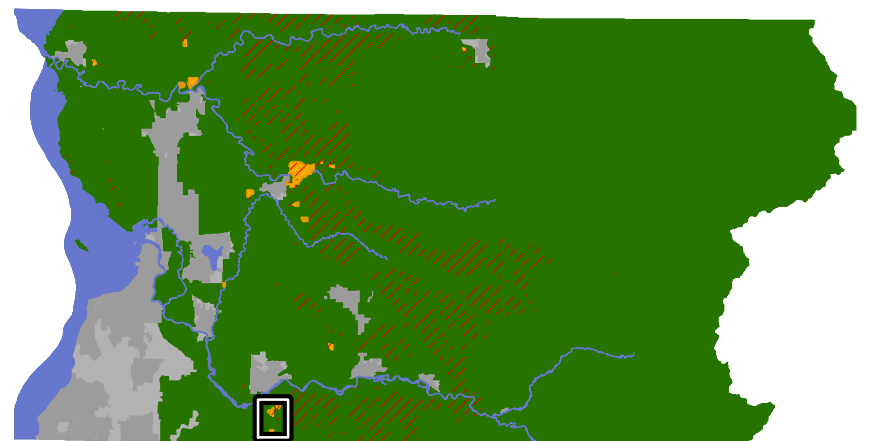
Exhibit C – Mineral Conservation Zone and Mineral Resource Overlay Maps



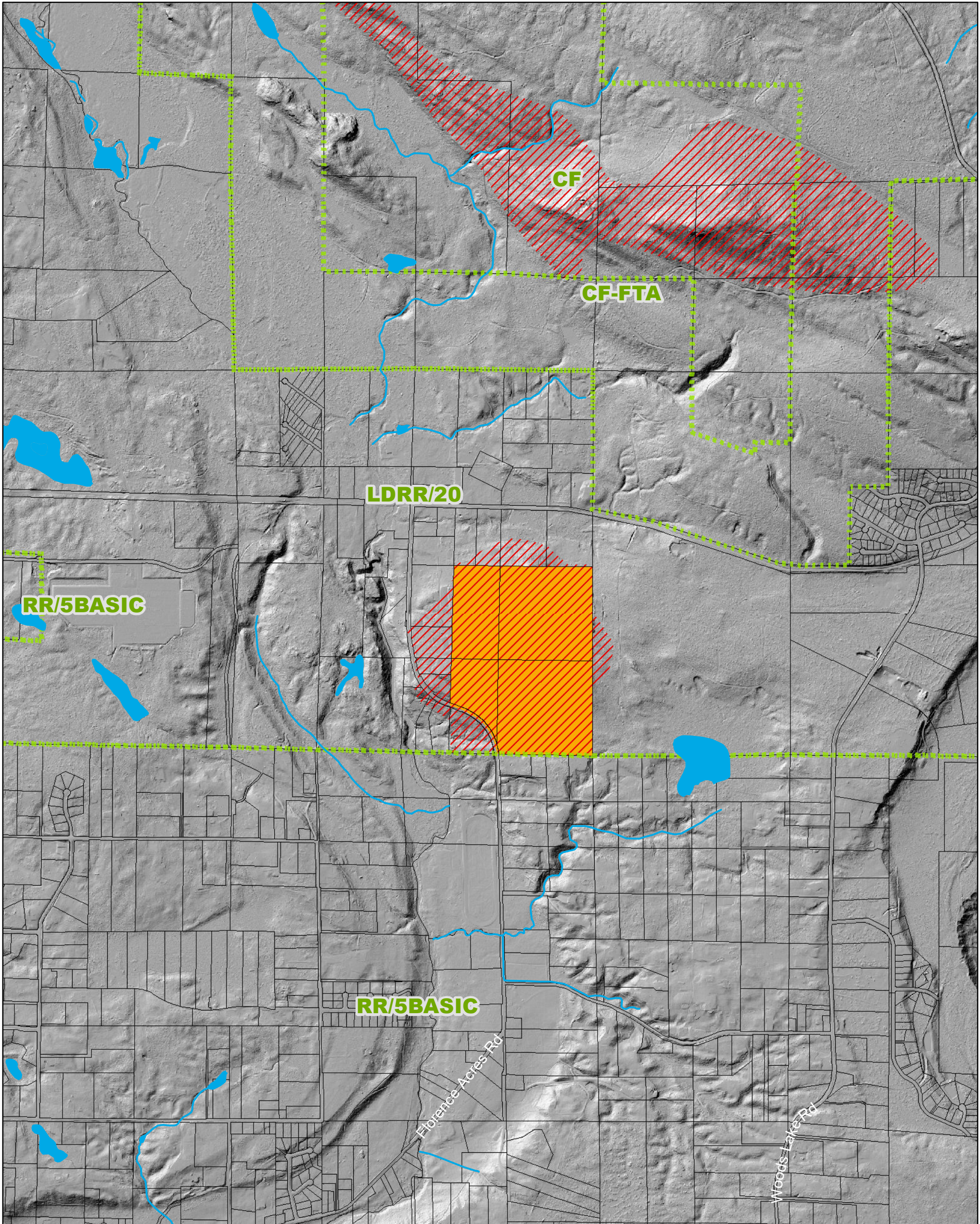


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
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-  MC Zone and MRO
-  Mineral Resource Overlay
-  Future Land Use
-  Parcels

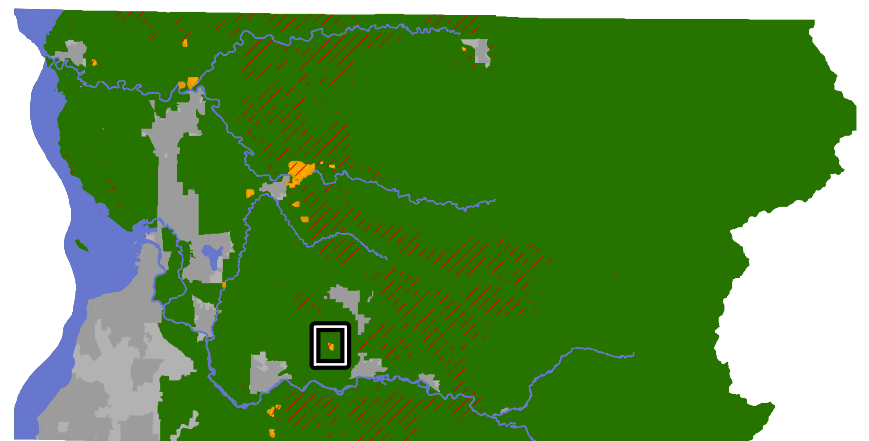


Mineral Conservation Zones

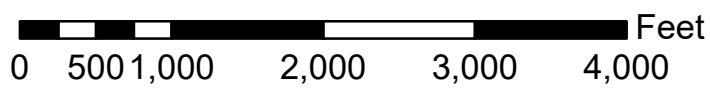
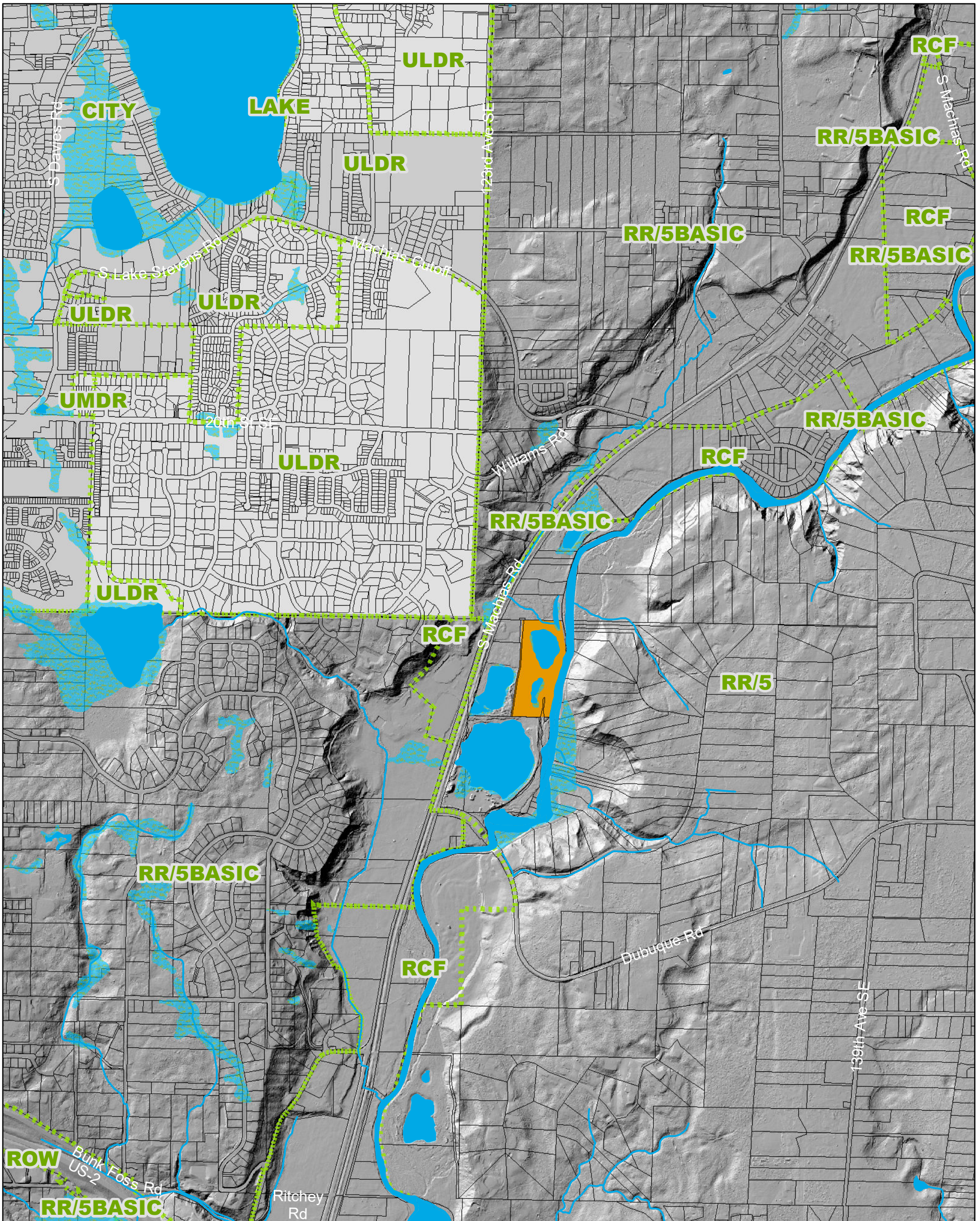







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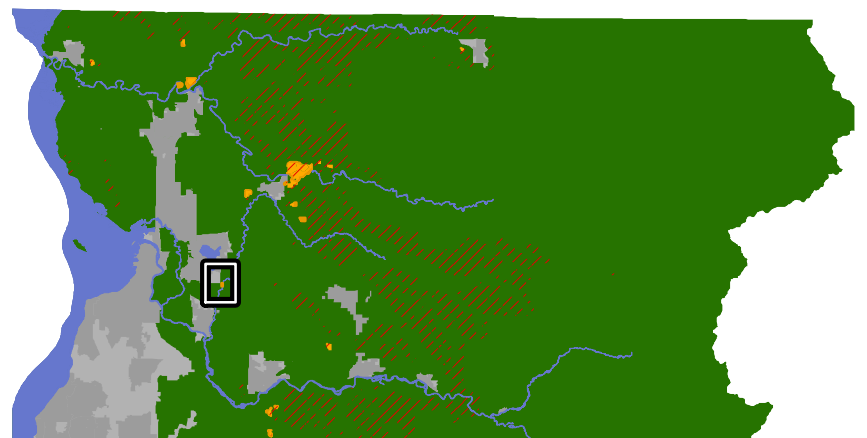
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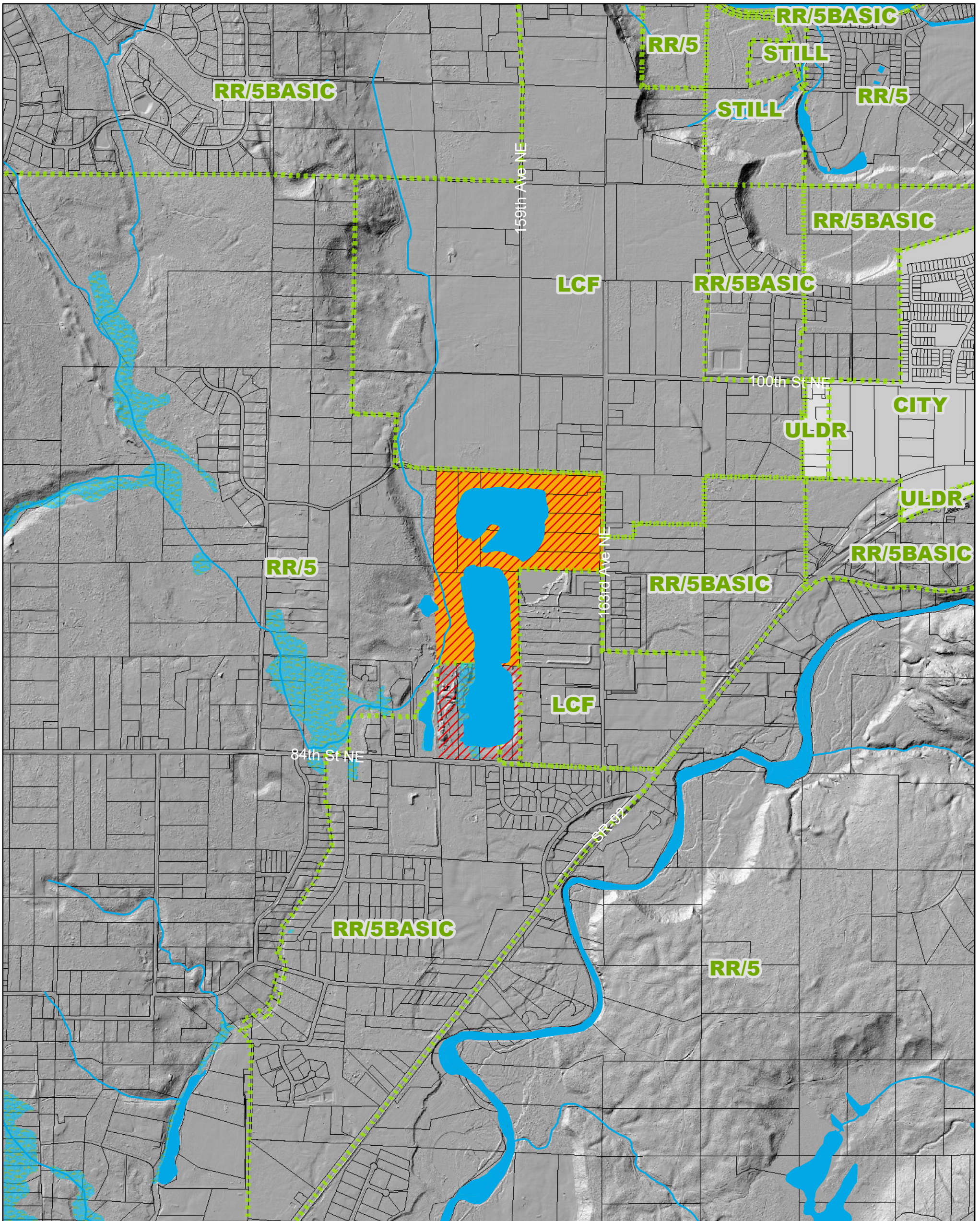
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
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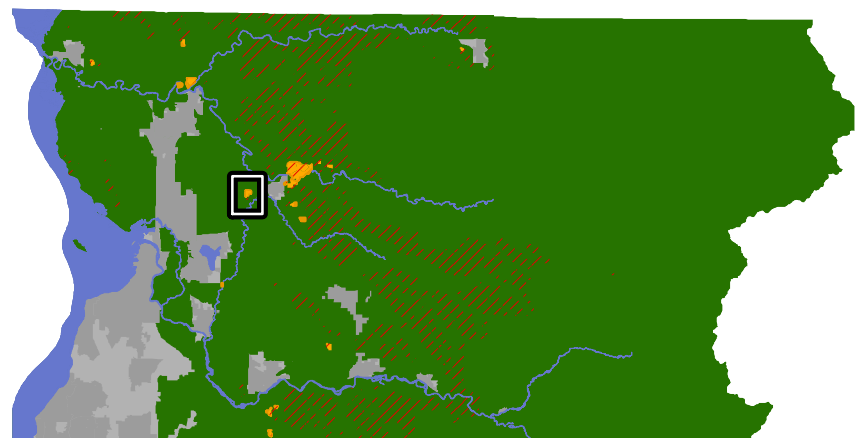


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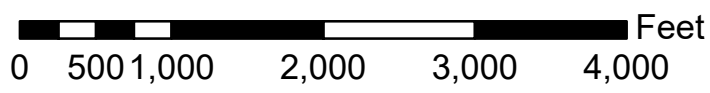
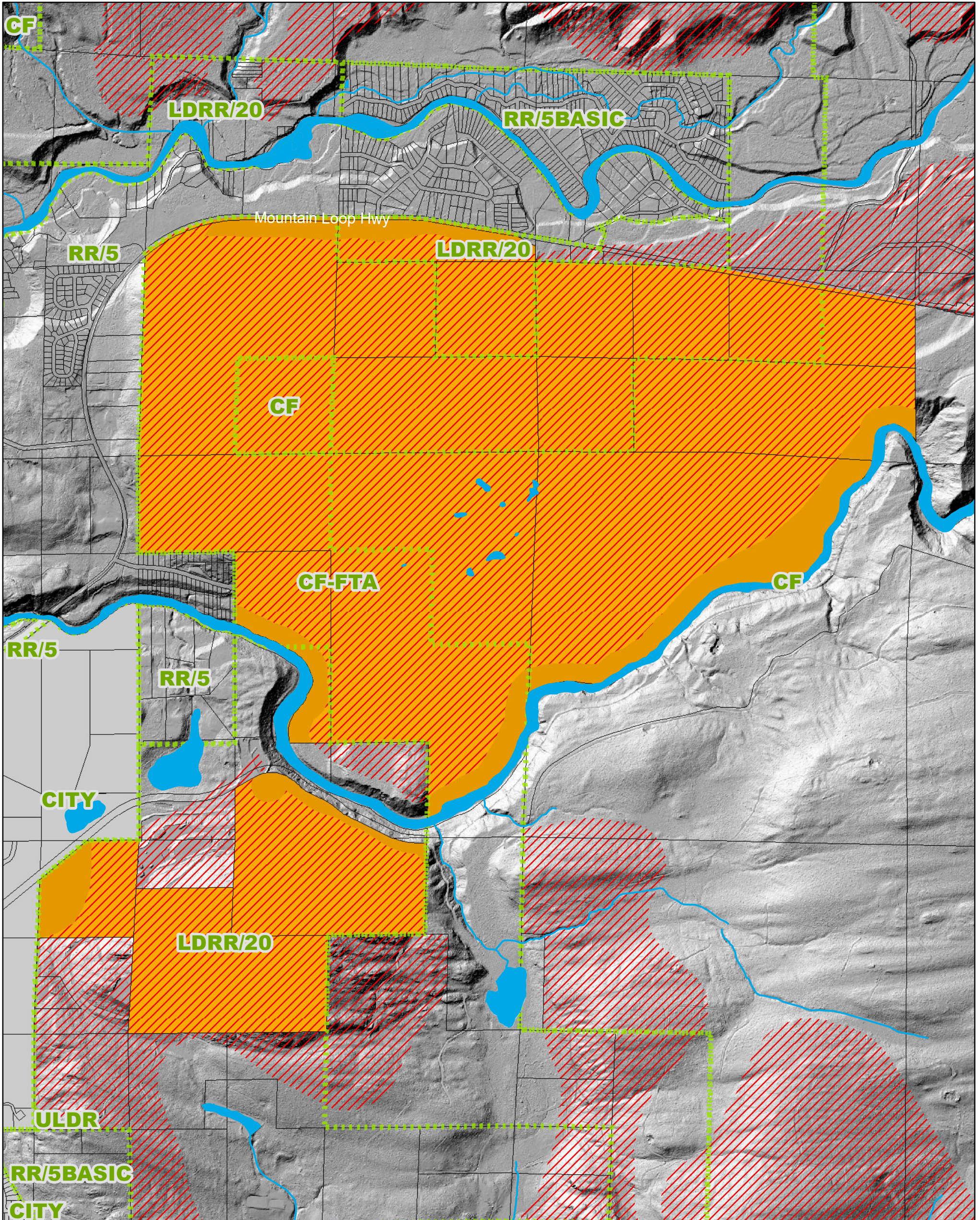







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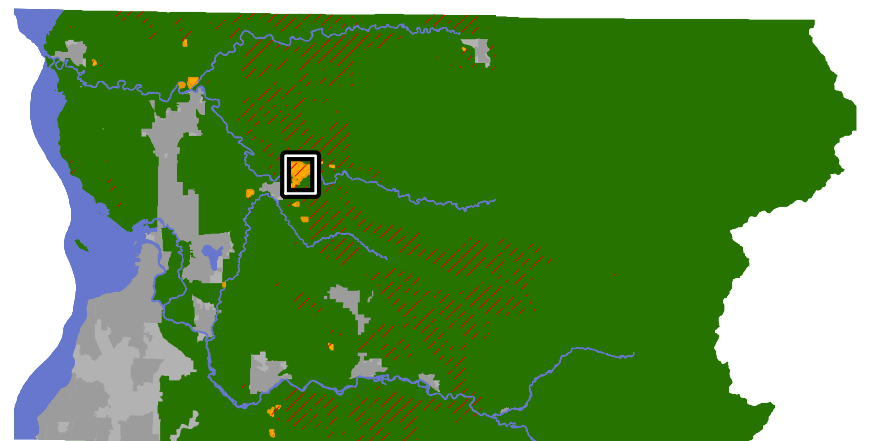
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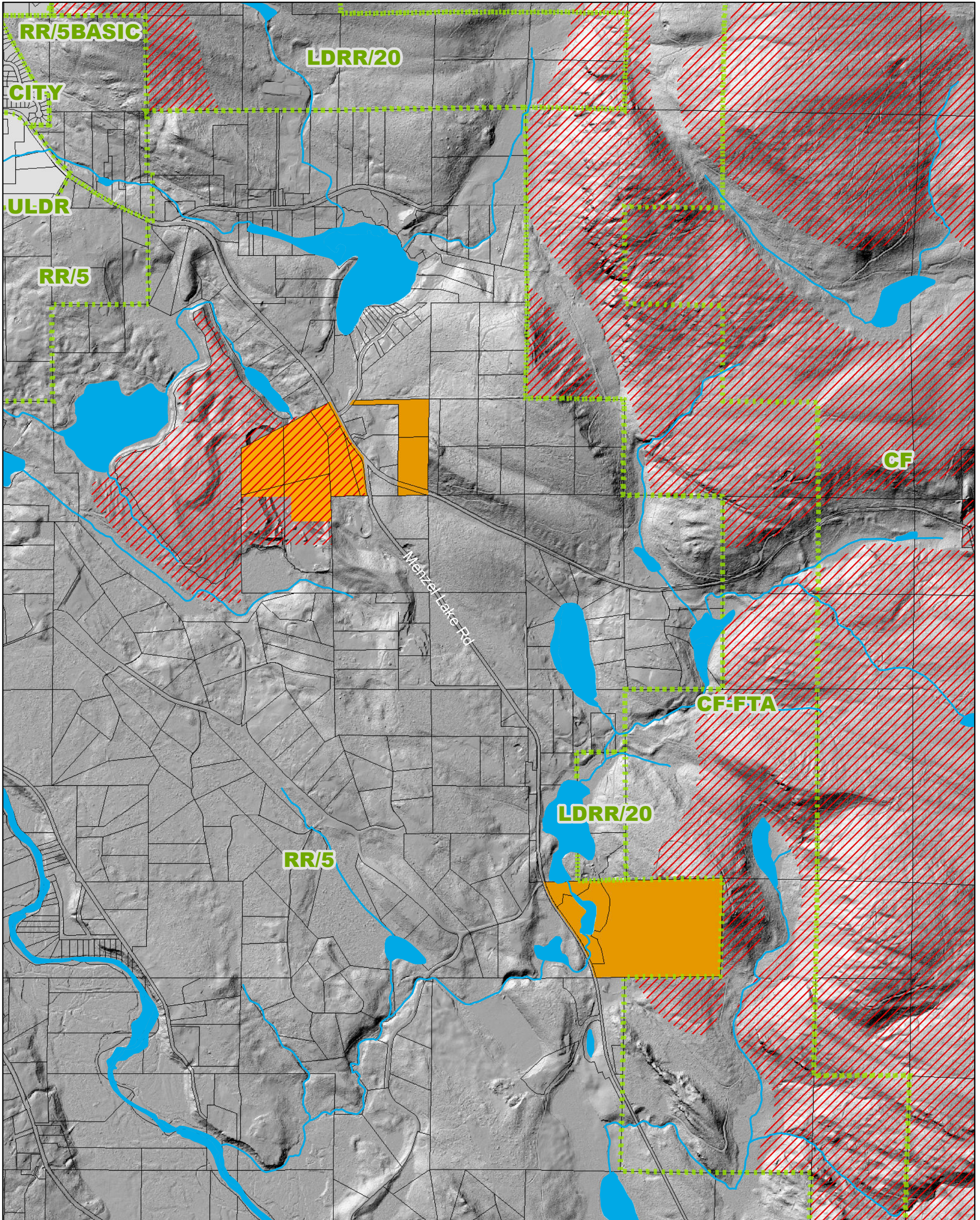
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
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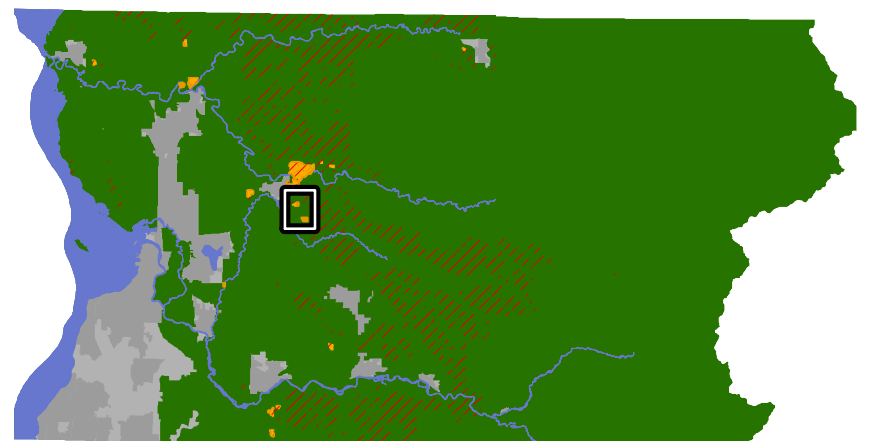


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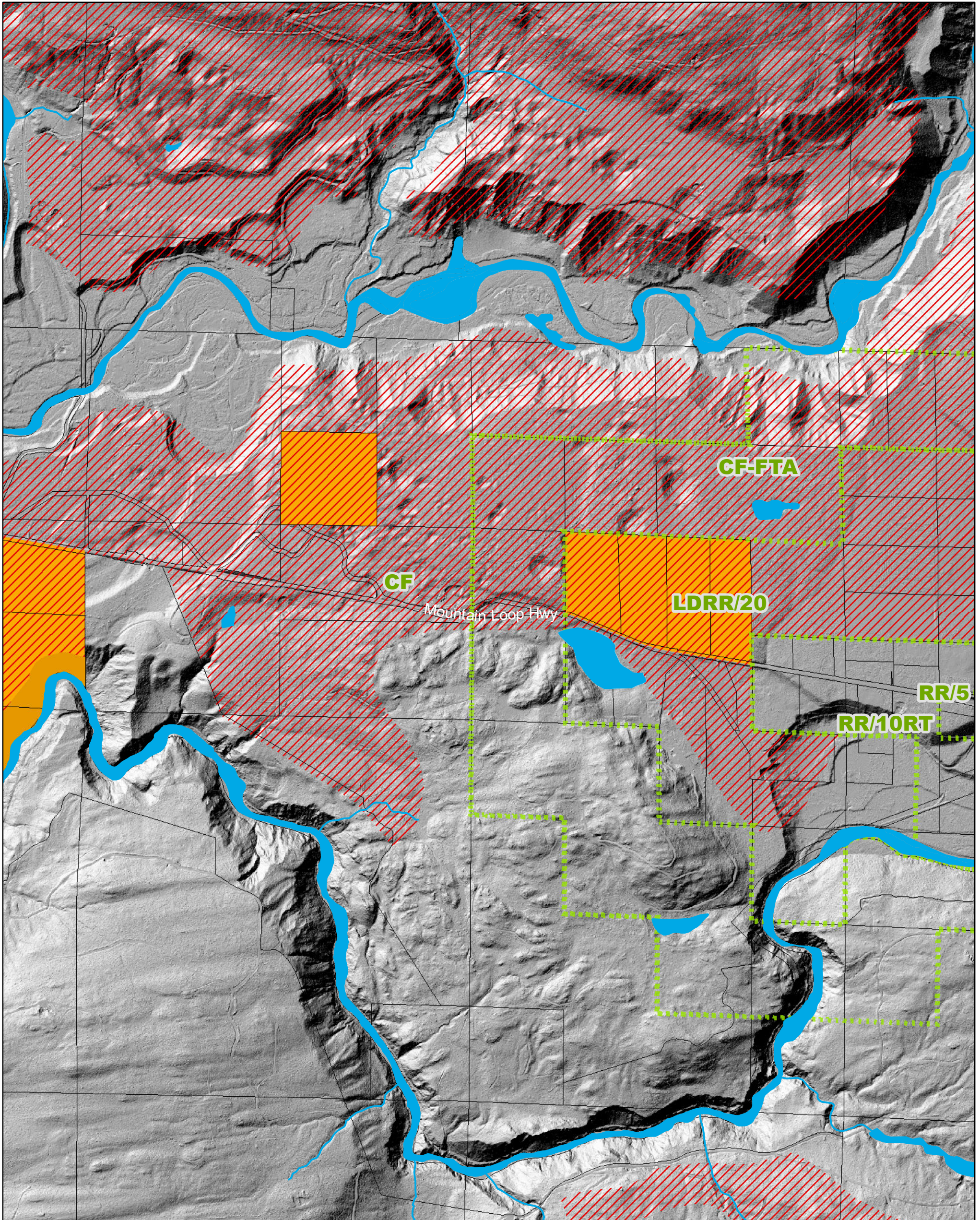


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
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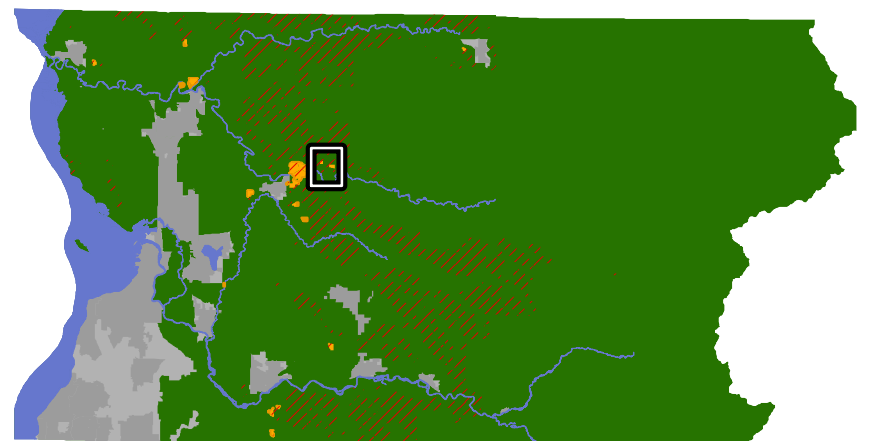


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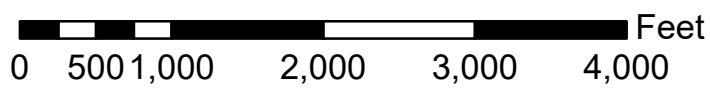
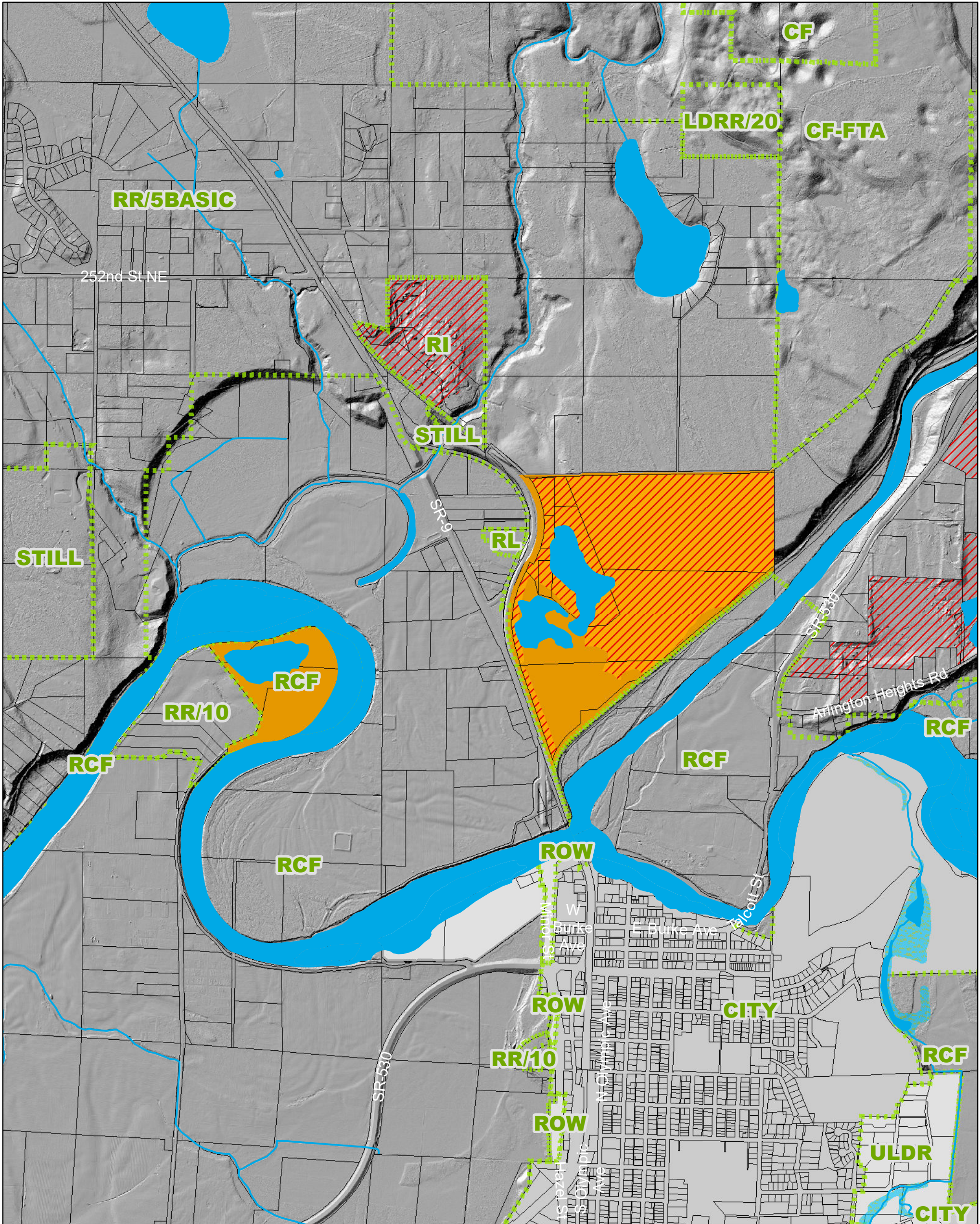







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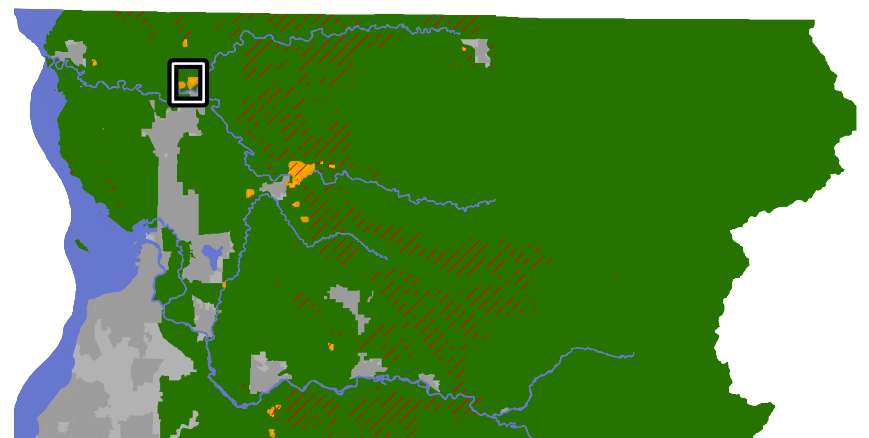
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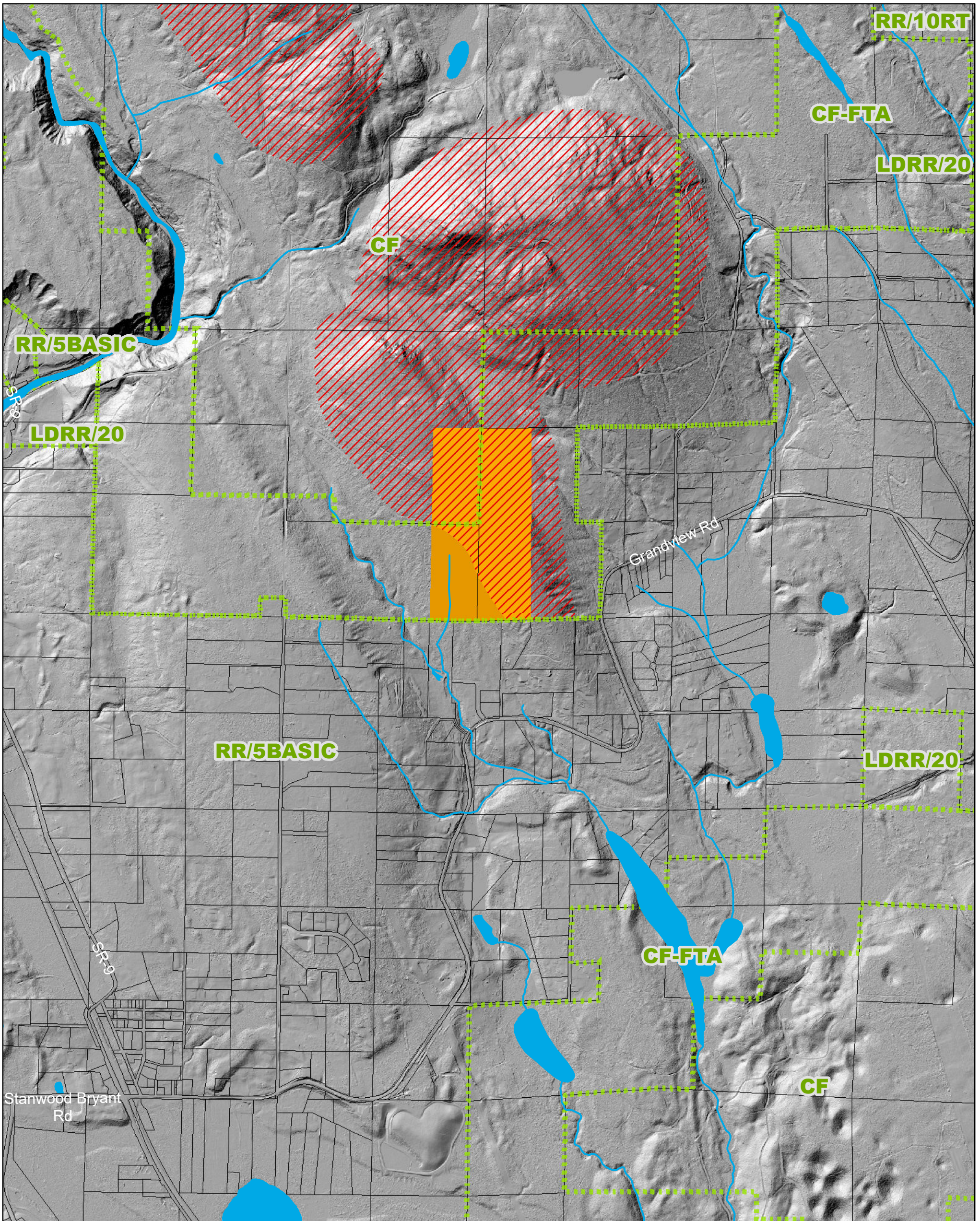
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
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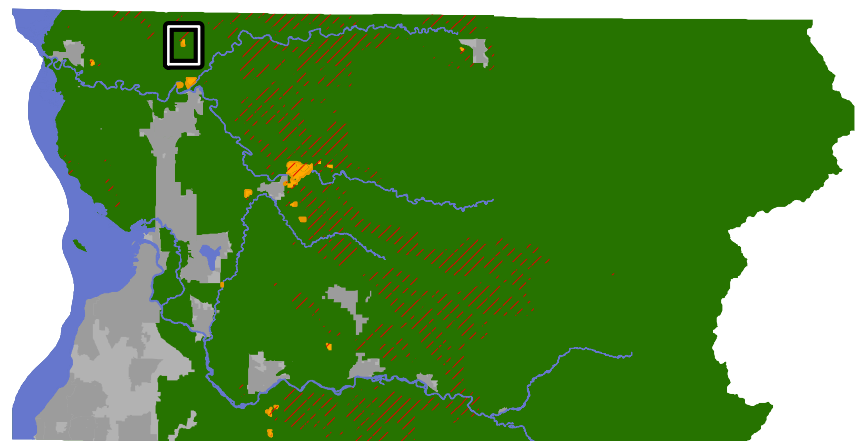


Mineral Conservation Zones

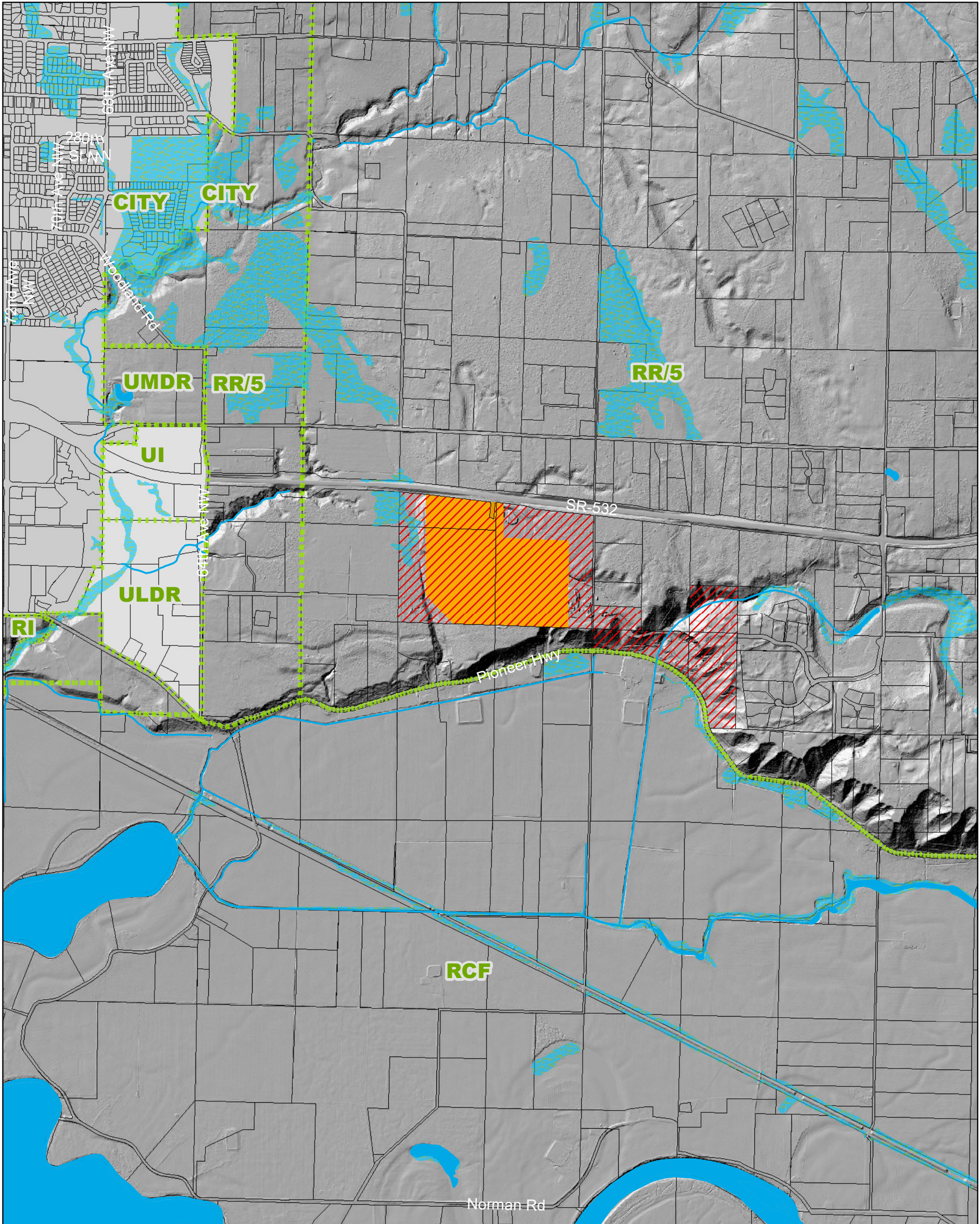


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
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Mineral Conservation Zones



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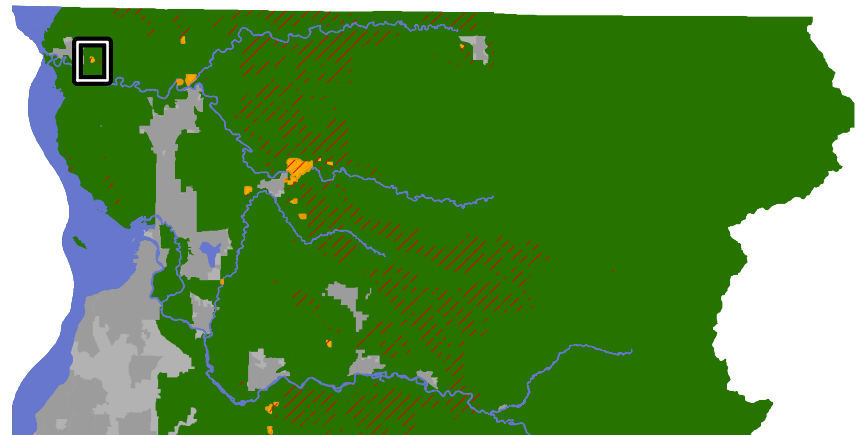


Exhibit D – Parcels Proposed for Rezone and/or Mineral Resource Overlay

Property Attributes					Land use & zoning designations			Proposal	
Parcel ID	Site address	Property Owner	Assessor Use Code	GIS Acres	Future Land Use	MRO	Zone	Rezone to	Affix MRO
30061500301200	15120 GOEBEL HILL RD, GRANITE FALLS	BIRINGER THEODORE H	111 Single Family Residence - Detached	18	RR/5	No	MC	R-5	Full
30061500301100	15412 GOEBEL HILL RD, GRANITE FALLS	BRAGER JEFFREY E & LORRETTA J	111 Single Family Residence - Detached	1	RR/5	No	MC	R-5	Full
29062900400300	2801 S MACHIAS RD, SNOHOMISH	GOETZ ALLEN & DIANA	662 Special Construction Trade Services	17	RR/5	No	MC	R-5	Full
30073300200200	5727 MENZEL LAKE RD, GRANITE FALLS	GEE CHRISTOPHER R F & ANALYSE R	111 Single Family Residence - Detached	10	RR/5	No	MC	R-5	Full
30070600101400	UNKNOWN	SMITH MOKSHA & RUTH	910 Undeveloped (Vacant) Land	0	RR/5	No	MC	R-5	Full
30072000401200	UNKNOWN	MATHESON LOUIS F JR	854 Mining & Quarrying - Non Metallic Minerals	6	RR/5	No	MC	R-5	Full
30072000401000	UNKNOWN	LQP LLC	854 Mining & Quarrying - Non Metallic Minerals	7	RR/5	No	MC	R-5	Full
30061500300900	15208 GOEBEL HILL RD, GRANITE FALLS	MILES SAND & GRAVEL COMPANY	112 2 Single Family Residences	12	RR/5	Partial	MC	R-5	Partial
30062200103300	15833 84TH ST NE, GRANITE FALLS	MILES SAND & GRAVEL	111 Single Family Residence - Detached	8	RR/5	Partial	MC	R-5	Partial
32053500301100	23605 STATE ROUTE 9 NE, ARLINGTON	CADMAN MATERIALS INC	854 Mining & Quarrying - Non Metallic Minerals	76	RR/5	Partial	MC	R-5	Partial
32053500300900	24013 HARVEY CREEK RD, ARLINGTON	CADMAN MATERIALS INC	910 Undeveloped (Vacant) Land	2	RR/5	Partial	MC	R-5	Partial
32042800100500	5212 SR 532, STANWOOD, WA	LENZ ENTERPRISES INDC	854 Mining & Quarrying - Non Metallic Minerals	50	RR/5	Partial	MC	R-5	Partial
32042800200200	5212 SR 532, STANWOOD, WA	LENZ ENTERPRISES INC	854 Mining & Quarrying - Non Metallic Minerals	13	RR/5	Partial	MC	R-5	Partial
30073300200101	5617 MENZEL LAKE RD, ,	PREMIER PACIFIC PROPERTIES LLC	118 Manufactured Home (Owned Site)	53	RR/5	Partial	MC	R-5	Partial
30073300200100	5617 MENZEL LAKE RD, GRANITE FALLS	PREMIER PACIFIC PROPERTIES LLC	854 Mining & Quarrying - Non Metallic Minerals	53	RR/5	Partial	MC	R-5	Partial
32053500300100	7314 LAKE ARMSTRONG RD, ARLINGTON	CADMAN MATERIALS INC	854 Mining & Quarrying - Non Metallic Minerals	24	RR/5	Partial	MC	R-5	Partial
32053500301400	7416 LAKE ARMSTRONG RD, ARLINGTON	CADMAN MATERIALS INC	910 Undeveloped (Vacant) Land	2	RR/5	Partial	MC	R-5	Partial
32053500400300	7530 LAKE ARMSTRONG RD, ARLINGTON	STATE OF WASHINGTON DEPT OF TRANS	910 Undeveloped (Vacant) Land	79	RR/5	Partial	MC	R-5	Partial
32051400100300	UNKNOWN	PILCHUCK TREE FARM	880 DF Timber Acres Only RCW 84.33	172	RR/5	Partial	MC	R-5	Partial
32042800200700	UNKNOWN	LENZ ENTERPRISES INC	854 Mining & Quarrying - Non Metallic Minerals	40	RR/5	Partial	MC	R-5	Partial
32053500300300	UNKNOWN	CADMAN MATERIALS INC	910 Undeveloped (Vacant) Land	3	RR/5	Partial	MC	R-5	Partial
32053500301600	UNKNOWN	CADMAN MATERIALS INC	910 Undeveloped (Vacant) Land	2	RR/5	Partial	MC	R-5	Partial
31050200100300	UNKNOWN	CADMAN MATERIALS INC	854 Mining & Quarrying - Non Metallic Minerals	33	RR/5	Partial	MC	R-5	Partial
30062200101000	UNKNOWN	MILES SAND & GRAVEL CO	910 Undeveloped (Vacant) Land	9	RR/5	Partial	MC	R-5	Partial
30062200100700	UNKNOWN	MILES SAND & GRAVEL CO INC	910 Undeveloped (Vacant) Land	9	RR/5	Partial	MC	R-5	Partial
30072900200500	UNKNOWN	LAKE INDUSTRIES LLC	183 Non Residential Structure	11	RR/5	Partial	MC	R-5	Partial
30072900200100	UNKNOWN	LAKE INDUSTRIES LLC	183 Non Residential Structure	18	RR/5	Partial	MC	R-5	Partial
30072000402100	UNKNOWN	LAKE INDUSTRIES	910 Undeveloped (Vacant) Land	2	RR/5	Partial	MC	R-5	Partial
30072000400900	UNKNOWN	LAKE INDUSTRIES	183 Non Residential Structure	6	RR/5	Partial	MC	R-5	Partial
27062400101600	UNKNOWN	CADMAN INC	850 Mining Claims, Mineral Rights or Mining NEC	16	RR/5	Partial	MC	R-5	Partial
30062200100300	UNKNOWN	CONCRETE NOR'WEST	111 Single Family Residence - Detached	89	RR/5	Partial	MC	R-5	Partial
30061500400600	UNKNOWN	MILES SAND & GRAVEL COMPANY	940 Open Space General RCW 84.34	10	RR/5	Partial	MC	R-5	Partial
30072000301600	UNKNOWN	LAKE INDUSTRIES LLC	183 Non Residential Structure	2	RR/5	Partial	MC	R-5	Partial
30061500402100	UNKNOWN	MILES SAND & GRAVEL COMPANY	830 Open Space Agriculture RCW 84.34	10	RR/5	Partial	MC	R-5	Partial
30061500400700	16214 GOEBEL HILL RD, GRANITE FALLS	MILES SAND & GRAVEL COMPANY	830 Open Space Agriculture RCW 84.34	10	RR/5	Yes	MC	R-5	
30072000300600	7800 MENZEL LAKE RD, GRANITE FALLS	LAKE INDUSTRIES LLC	183 Non Residential Structure	11	RR/5	Yes	MC	R-5	
30072000301500	UNKNOWN	LAKE INDUSTRIES LLC	183 Non Residential Structure	10	RR/5	Yes	MC	R-5	
30061500401800	UNKNOWN	MILES SAND & GRAVEL COMPANY	830 Open Space Agriculture RCW 84.34	10	RR/5	Yes	MC	R-5	
30061500401700	UNKNOWN	MILES SAND & GRAVEL COMPANY	910 Undeveloped (Vacant) Land	10	RR/5	Yes	MC	R-5	
30061500402000	UNKNOWN	MILES SAND & GRAVEL COMPANY	830 Open Space Agriculture RCW 84.34	10	RR/5	Yes	MC	R-5	
30061500401900	UNKNOWN	MILES SAND & GRAVEL COMPANY	830 Open Space Agriculture RCW 84.34	10	RR/5	Yes	MC	R-5	
32051500100100	UNKNOWN	PILCHUCK TREE FARM	880 DF Timber Acres Only RCW 84.33	200	CF	Partial	MC	F	Partial
32091500300300	UNKNOWN	SAUK SUIATLE TRIBE	910 Undeveloped (Vacant) Land	40	CF	Partial	MC	F	Partial
30070400300400	UNKNOWN	BASCOM PACIFIC LLC	880 DF Timber Acres Only RCW 84.33	110	CF	Partial	MC	F	Partial
30070400400100	UNKNOWN	BASCOM PACIFIC LLC	880 DF Timber Acres Only RCW 84.33	71	CF	Partial	MC	F	Partial
30070500202600	UNKNOWN	BASCOM PACIFIC LLC	889 DF Timber Acres / Imp/Unimp Ac No Bldg	276	CF	Partial	MC	F	Partial
30070300100300	25505 MOUNTAIN LOOP HWY, GRANITE FALLS	LENZ ENTERPRISES INC	854 Mining & Quarrying - Non Metallic Minerals	39	CF	Yes	MC	F	
30070400300200	UNKNOWN	CADMAN MATERIALS INC	910 Undeveloped (Vacant) Land	40	CF-FTA	Partial	MC	F	Partial
30070400300300	UNKNOWN	CADMAN MATERIALS INC	910 Undeveloped (Vacant) Land	39	CF-FTA	Partial	MC	F	Partial
30070400300100	UNKNOWN	BASCOM PACIFIC LLC	880 DF Timber Acres Only RCW 84.33	38	CF-FTA	Partial	MC	F	Partial
30070500400200	UNKNOWN	CADMAN MATERIALS INC	910 Undeveloped (Vacant) Land	42	CF-FTA	Partial	MC	F	Partial
30070800200300	UNKNOWN	BASCOM PACIFIC LLC	880 DF Timber Acres Only RCW 84.33	51	CF-FTA	Partial	MC	F	Partial
30070800100100	UNKNOWN	BASCOM PACIFIC LLC	880 DF Timber Acres Only RCW 84.33	354	CF-FTA	Partial	MC	F	Partial

Property Attributes					Land use & zoning designations			Proposal	
Parcel ID	Site address	Property Owner	Assessor Use Code	GIS Acres	Future Land Use	MRO	Zone	Rezone to	Affix MRO
30070500100400	UNKNOWN	CADMAN MATERIALS INC	910 Undeveloped (Vacant) Land	0	LDRR/20	No	MC	F	Full
30072800301400	UNKNOWN	PREMIER PACIFIC PROPERTIES LLC	854 Mining & Quarrying - Non Metallic Minerals	10	LDRR/20	No	MC	F	Full
28072300400700	11525 HAND RD, MONROE	EXPOSED AGGREGATES LLC	854 Mining & Quarrying - Non Metallic Minerals	39	LDRR/20	Partial	MC	F	Partial
27062400100200	19221 HIGH ROCK RD, MONROE	CADMAN INC	854 Mining & Quarrying - Non Metallic Minerals	86	LDRR/20	Partial	MC	F	Partial
30071700100200	21521 WAYSIDE MINE RD, GRANITE FALLS	IRON MOUNTAIN QUARRY LLC	889 DF Timber Acres / Imp/Unimp Ac No Bldg	118	LDRR/20	Partial	MC	F	Partial
30070500100200	22022 MOUNTAIN LOOP HWY, GRANITE FALLS	CADMAN MATERIALS INC	910 Undeveloped (Vacant) Land	31	LDRR/20	Partial	MC	F	Partial
27062500400600	22427 SR 203, MONROE	RYATT PIT LLC	118 Manufactured Home (Owned Site)	16	LDRR/20	Partial	MC	F	Partial
27062500400500	22730 CHERRY VALLEY RD, MONROE	MCCANN LORI C & GILLESPIE THOMAS M	830 Open Space Agriculture RCW 84.34	18	LDRR/20	Partial	MC	F	Partial
30070500400100	UNKNOWN	CADMAN MATERIALS INC	183 Non Residential Structure	42	LDRR/20	Partial	MC	F	Partial
30071800100100	UNKNOWN	WEYERHAEUSER TAX DEPT	854 Mining & Quarrying - Non Metallic Minerals	37	LDRR/20	Partial	MC	F	Partial
28072300400200	UNKNOWN	EXPOSED AGGREGATES LLC	854 Mining & Quarrying - Non Metallic Minerals	19	LDRR/20	Partial	MC	F	Partial
28072300400300	UNKNOWN	EXPOSED AGGREGATES LLC	854 Mining & Quarrying - Non Metallic Minerals	18	LDRR/20	Partial	MC	F	Partial
27061300401400	UNKNOWN	CADMAN INC	910 Undeveloped (Vacant) Land	9	LDRR/20	Partial	MC	F	Partial
27071800300400	UNKNOWN	MARELLA INVESTMENTS LLC	880 DF Timber Acres Only RCW 84.33	41	LDRR/20	Partial	MC	F	Partial
27063600100100	UNKNOWN	RYATT PIT LLC	910 Undeveloped (Vacant) Land	27	LDRR/20	Partial	MC	F	Partial
30071700200301	20800 WAYSIDE MINE RD, GRANITE FALLS	IRON MOUNTAIN QUARRY	854 Mining & Quarrying - Non Metallic Minerals	103	LDRR/20	Yes	MC	F	
30071700200300	20800 WAYSIDE MINE RD, GRANITE FALLS	WEYERHAEUSER TAX DEPT	854 Mining & Quarrying - Non Metallic Minerals	103	LDRR/20	Yes	MC	F	
30070200300100	26709 MOUNTAIN LOOP HW, GRANITE FALLS	WETLANDS CREATION LLC	880 DF Timber Acres Only RCW 84.33	21	LDRR/20	Yes	MC	F	
30070200400800	UNKNOWN	WETLANDS CREATION LLC	889 DF Timber Acres / Imp/Unimp Ac No Bldg	22	LDRR/20	Yes	MC	F	
30070200400900	UNKNOWN	WETLANDS CREATION LLC	880 DF Timber Acres Only RCW 84.33	21	LDRR/20	Yes	MC	F	
30070200300200	UNKNOWN	WETLANDS CREATION LLC	889 DF Timber Acres / Imp/Unimp Ac No Bldg	22	LDRR/20	Yes	MC	F	
28072300400100	UNKNOWN	EXPOSED AGGREGATES LLC	854 Mining & Quarrying - Non Metallic Minerals	38	LDRR/20	Yes	MC	F	
30062200100100	8802 163RD AVE NE, GRANITE FALLS	MILES SAND & GRAVEL CO	118 Manufactured Home (Owned Site)	4	LCF	Partial	MC	A-10	Partial
30062200102300	9020 163RD AVE NE, GRANITE FALLS	MILES SAND AND GRAVEL CO	112 2 Single Family Residences	4	LCF	Partial	MC	A-10	Partial
30062200100200	9122 163RD AVE NE, GRANITE FALLS	MILES SAND & GRAVEL COMPANY	183 Non Residential Structure	7	LCF	Partial	MC	A-10	Partial
30062200103700	UNKNOWN	MILES SAND & GRAVEL COMPANY	910 Undeveloped (Vacant) Land	4	LCF	Partial	MC	A-10	Partial
30062200103800	UNKNOWN	MILES SAND & GRAVEL COMPANY	910 Undeveloped (Vacant) Land	4	LCF	Partial	MC	A-10	Partial
30062200103600	UNKNOWN	MILES SAND & GRAVEL COMPANY	910 Undeveloped (Vacant) Land	4	LCF	Partial	MC	A-10	Partial
30062200103500	UNKNOWN	MILES SAND & GRAVEL CO	910 Undeveloped (Vacant) Land	4	LCF	Partial	MC	A-10	Partial
31050300101100	23315 DIKE RD, ARLINGTON	LAKEPOINTE PROPERTIES LLC	854 Mining & Quarrying - Non Metallic Minerals	20	RCF	No	MC	A-10	Full
32053400400700	23315 DIKE RD, ARLINGTON	LAKEPOINTE PROPERTIES LLC	910 Undeveloped (Vacant) Land	3	RCF	No	MC	A-10	Full
32053400400600	UNKNOWN	LAKEPOINTE PROPERTIES LLC	910 Undeveloped (Vacant) Land	9	RCF	No	MC	A-10	Full
32053400400500	UNKNOWN	LAKEPOINTE PROPERTIES LLC	910 Undeveloped (Vacant) Land	3	RCF	No	MC	A-10	Full
31050300101300	UNKNOWN	LAKEPOINTE PROPERTIES LLC	910 Undeveloped (Vacant) Land	6	RCF	No	MC	A-10	Full