



**PLANNING & DEVELOPMENT SERVICES**

1800 Continental Place • Mount Vernon, WA 98273  
Inspections 360.336.9306 • Office 360.336.9410 • Fax 360.336.9416

**Comprehensive Plan Policy / Zoning Map  
Amendment Application Checklist**

*Notice: Applications to change a municipal urban growth area boundary must be submitted to Planning and Development Services by the last business day of March. The application will be forwarded to the appropriate City/Town Planning Department, which must return it to Planning and Development Services, with an official recommendation, by the last business day of July.*

Applications for rural commercial/industrial designations will be accepted with the understanding that the County may not be able to process or approve those applications until the Countywide Planning Policies are amended to remove the cap on rural commercial/industrial acreage allocations. The County is proposing this change through the 2005 Growth Management Comprehensive Plan Update.

*Date Received:*

SKAGIT COUNTY  
PERMIT CNTR.

JUL 31 2012

RECEIVED

*PRV*  
Accepted by

*PL12-0258*  
Permit Number

*PRV*  
Zoning / Setbacks

Flood Plain/Floodway

Shoreline

Notes:

**All Applicants Must Submit the Following:**

- Fact Sheet**  
The fact sheet must be fully completed, signed, dated and submitted prior to the last business day of July.
- Fees \$ 5,040. - SEPA \$**  
Note: For review that requires more than 80 hours of staff time, the applicant will be billed at the hourly rate as shown on the fee schedule.
- SEPA Checklist**  
Note: This application may be considered complete without payment of the SEPA fee. The SEPA fee and checklist, if required, are due within 20 days of approval for further consideration by the Board of County Commissioners.
- Completed Questionnaire** (See pages 3 and 4)

**Applicants for Map Amendments Must Also Submit the Following:**

- Full Scale Assessor's Map**  
Please include a full scale (18" x 24") Assessor's section map. These can be purchased from the Assessor's Office. **Please identify the subject parcel.** Use **black or red** ink. Highlighters will not photocopy.
- Land Use Map**  
A map showing the subject property and property lines and the Comprehensive Plan/Zoning designations of all properties within 500 feet of the site.
- Ownership Certificate**  
A notarized ownership certificate is required.
- Lot of Record Certification** (Not required for policy or area-wide map amendment requests)

**Applicants for a Change to Commercial or Industrial Designations Must Also Submit the Following:**

- Commercial / Industrial Phasing Plan** (Optional - See SCC 14.16.900)
- Site Plan**  
A site plan drawn to scale of not less than 1" = 40' clearly showing dimensions of all property lines; location and dimensions of existing structures, proposed buildings and additions; access points; off street parking/ existing and proposed landscaping; location of sewer lines and connections, or septic tank an drain field including the distances from all structures (existing and proposed) from property lines and each other.  
**Black and white submittals on 8.5" x 11" paper preferred, 11" x 17" maximum. Color maps must be reproducible in black and white.**

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RECEIVED

JUL 31 2012

SKAGIT COUNTY  
PDS

**INSTRUCTIONS**

Please complete Sections 1 through 4 of this application packet. Attach other required forms or information as necessary. For information on general requirements, application review process, and frequently asked questions turn to Sections 5 & 6 of this packet.

**APPLICATION TYPE** [Please check the appropriate box below]

- Policy Amendment [A change to one or more comprehensive plan policies]
- Map Amendment [A change to a comprehensive plan/zoning designation]
  - Check this box if you are proposing to change your property to a commercial or industrial designation/zoning district. If the phasing option is chosen under SCC 14.16.900(3)(c)(iii)(a), a phasing plan must be submitted as part of this application.
- Rezone [A change from one zoning designation to another within the same Comprehensive Plan Designation – rezones are only available within a the UGA]

**PERSONAL INFORMATION** [Please Print]

Applicant/Contact: CITY OF ANACORTES / Ryan C. Larsen, Director of Planning  
 Mailing Address: P. O. Box 547, Anacortes, WA 98221-0547  
 Email Address: ryanl@cityofanacortes.org  
 Phone: 360.299.1942 Fax: 360.293.1938

Are you the owner of the subject property?  Yes  No [if yes, complete Section 4, Ownership Certification]

If no, please indicate your interest in the subject property [e.g. neighbor, community resident, interested citizen, etc.]: Tethys Enterprises, Inc. is a potential developer of the properties.

Property Owner's Representative: Tethys Enterprises, Inc.  
 Mailing Address: 1604 Hewitt Avenue, No. 601  
 Everett, WA 98201  
 Attn: Philip N. Bastian  
 Email Address: [pnbastian@everettlaw.com](mailto:pnbastian@everettlaw.com)  
 Phone: 425.259.4151 Fax: 425.252.3566

**PROPERTY INFORMATION** [Site-specific proposals only]

Site Address [or General Property Description – Attach separate sheet if necessary]: South of Stevenson Road, East of Similk Bay Road and West of Reservation Road

Assessor's Account #P-number(s): P19748, P19749, P19760, P19700, P19747, P19696  
 Section: 2-3, Township: 34 Range: 02 Acreage/Lot Dimensions \_\_\_\_\_  
 Existing Zoning Designation RRiv Requested Zoning Designation AUD [see Section 3]

By signing this form, the applicant agrees to pay all application fees in accordance with the approved fee schedule posted in the Planning and Development Services. If the application is approved for further consideration by the Board of County Commissioners, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist and related fees. Applicants are encouraged to consult with Department staff in advance of application submittal to review all submittal requirements. Payment of fees does not guarantee final approval. The applicant acknowledges that a completed application must be submitted by the close of business on the last business day of July of each year. Incomplete or late applications will be returned to the applicant.

APPLICANT SIGNATURE: Th. Larsen DATE: 7/31/12

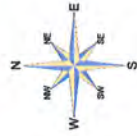


# SKAGIT COUNTY

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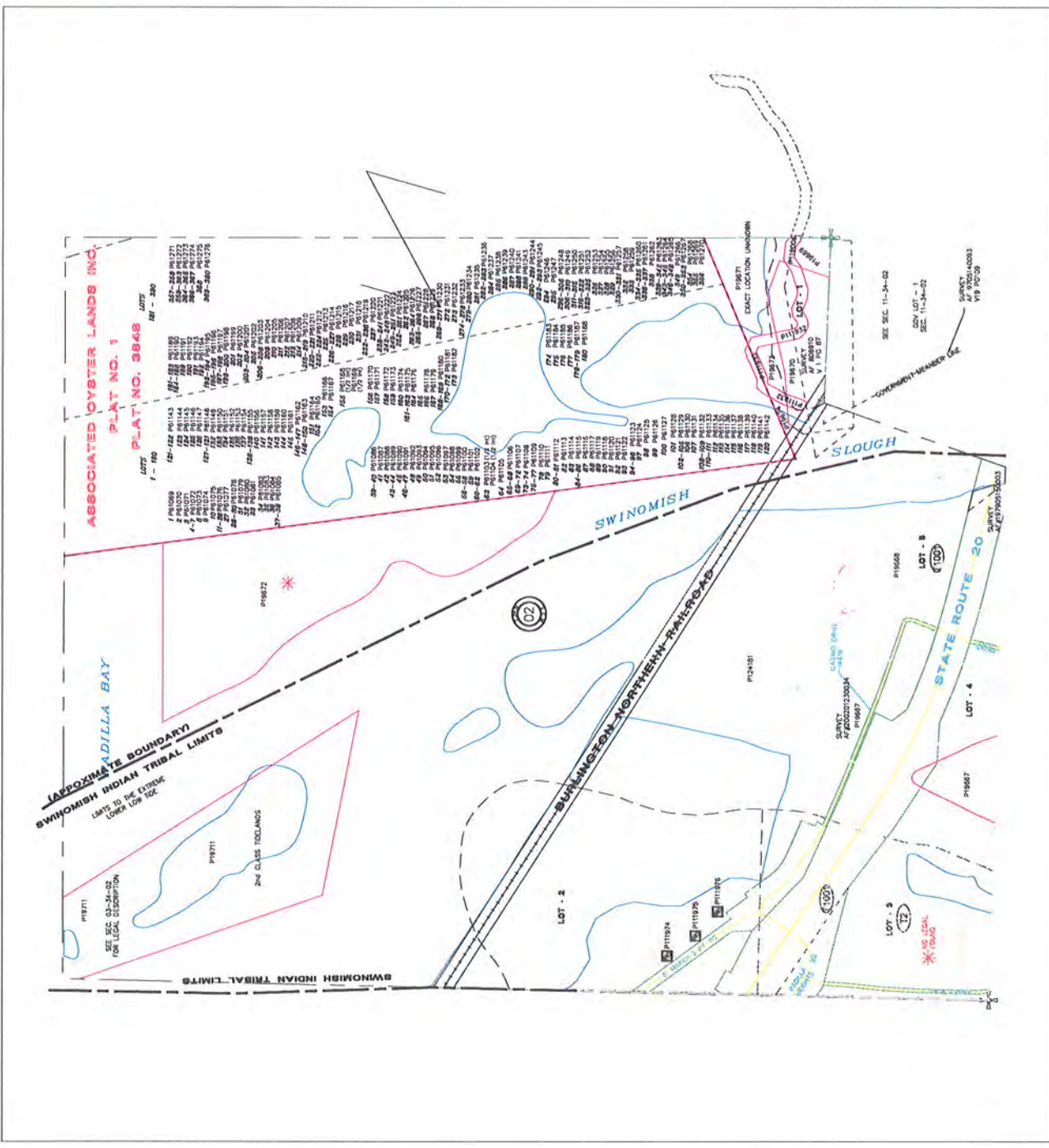
**\* ATTENTION**  
 THIS MAP WAS DRAWN AND PLOTTED BY AN UNLICENSED SURVEYOR. THIS MAP DOES NOT CONSTITUTE A SURVEY. THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY.



**\* ATTENTION**  
 THIS MAP WAS DRAWN AND PLOTTED BY AN UNLICENSED SURVEYOR. THIS MAP DOES NOT CONSTITUTE A SURVEY. THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY.

DATE	INT.
DRAWN BY	BR-SP-HL JB
REVISED	10/09/09 SP
PLOTTED	10/09/09 SP
COUNTY CLERK'S OFFICE	

Section 2  
 T 34 N R 02 E



# SKAGIT COUNTY

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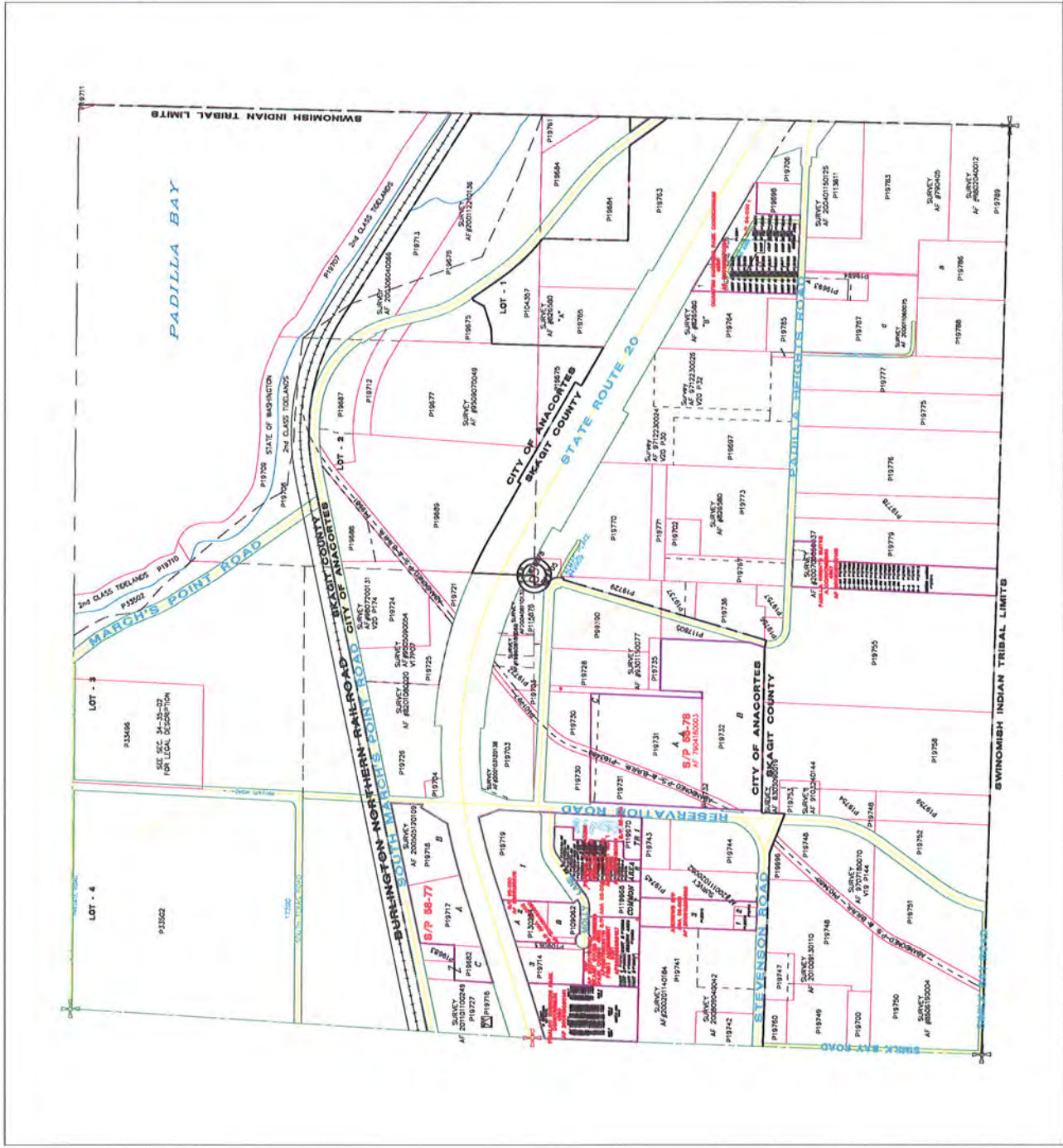
**\* ATTENTION**  
 THIS MAP CONTAINS A PENCIL ACCOUNT  
 THAT HAS BEEN PLOTTED WITH THE  
 EXACT LOCATION OF THIS PARCEL.  
 IS UNKNOW.



THIS MAP WAS PREPARED BY THE COUNTY ENGINEER'S OFFICE. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PARCEL AND HAS FOUND THAT THE PENCIL ACCOUNT IS CORRECT. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THIS MAP. THE ENGINEER'S OFFICE IS NOT A SUBSTITUTE FOR FIELD SURVEY.

DATE	INIT.
DRAWN BY	JB
REVISED	SP
PLOTTED	SP
CHECKED	SP

Section 3  
 T 34 N R 02 E



Return Name & Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



201208010086  
Skagit County Auditor

8/1/2012 Page 1 of 2 3:30PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_\_12-0246\_\_

Applicant Name: \_\_Tethys Enterprises, Inc.

Property Owner Name: \_\_Robert Separovich

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): \_19696; 340203-0-021-0000; within a Ptn of the SW ¼ of the SW ¼ of Sec. 3, Twp. 34, Rge 2.

Lot Size: \_approximately 0.7 acres

**1. CONVEYANCE**

X *IS*, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

*IS NOT*, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

**2. DEVELOPMENT**

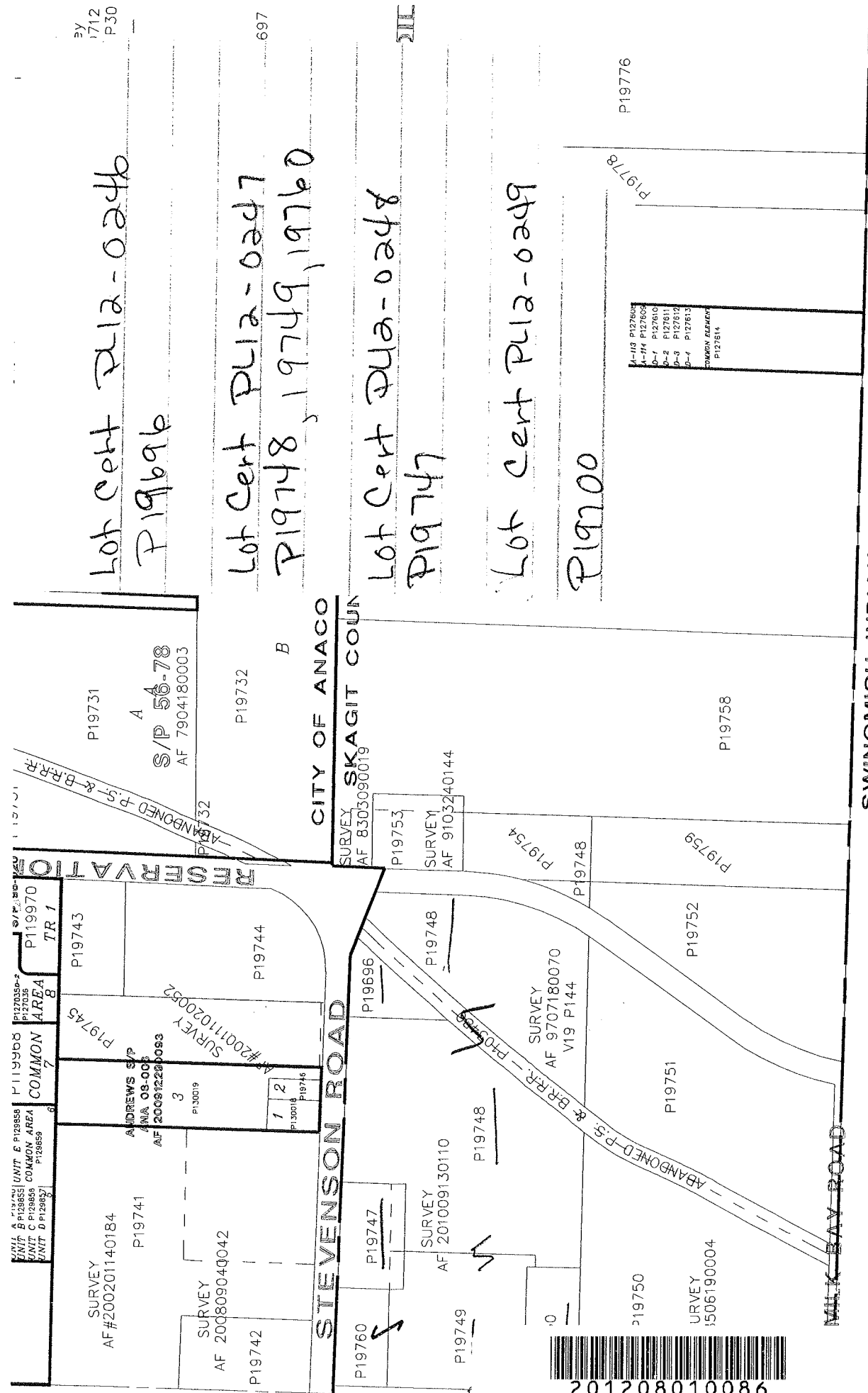
*IS*, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X *IS NOT*, the minimum lot size required for the \_Rural Reserve zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(B) and therefore IS eligible to be considered for development permits.

Authorized Signature: *How Roden*

Date: 7/26/2012

See attached map for Lot of Record boundaries.



by 1712 P30

697

211

P19776

Lot Cent P12-0246  
P19696

Lot Cent P12-0247  
P19748, 19749, 19760

Lot Cent P12-0248  
P19747

Lot Cent P12-0249  
P19700



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Skagit County Auditor

SWINOMISH INDIAN TRIBAL LIMITS



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Skagit County Auditor

8/1/2012 Page 1 of 2 3:31PM

Return Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_\_12-0247\_\_

Applicant Name: \_\_Tethys Enterprises, Inc.

Property Owner Name: \_\_ROG Homestead, LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): \_19748, 19749, 19760; 340203-3-016-0100, 340203-3-017-0000, 340302-3-024-0001; within a Ptn of the SW ¼ of the SW ¼ of Sec. 3, Twp. 34, Rge 2.

Lot Size: \_approximately 10 acres

**1. CONVEYANCE**


X **IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

**IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

**2. DEVELOPMENT**

X **IS**, the minimum lot size required for the \_ Rural Reserve zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

**IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(B) and therefore IS eligible to be considered for development permits.

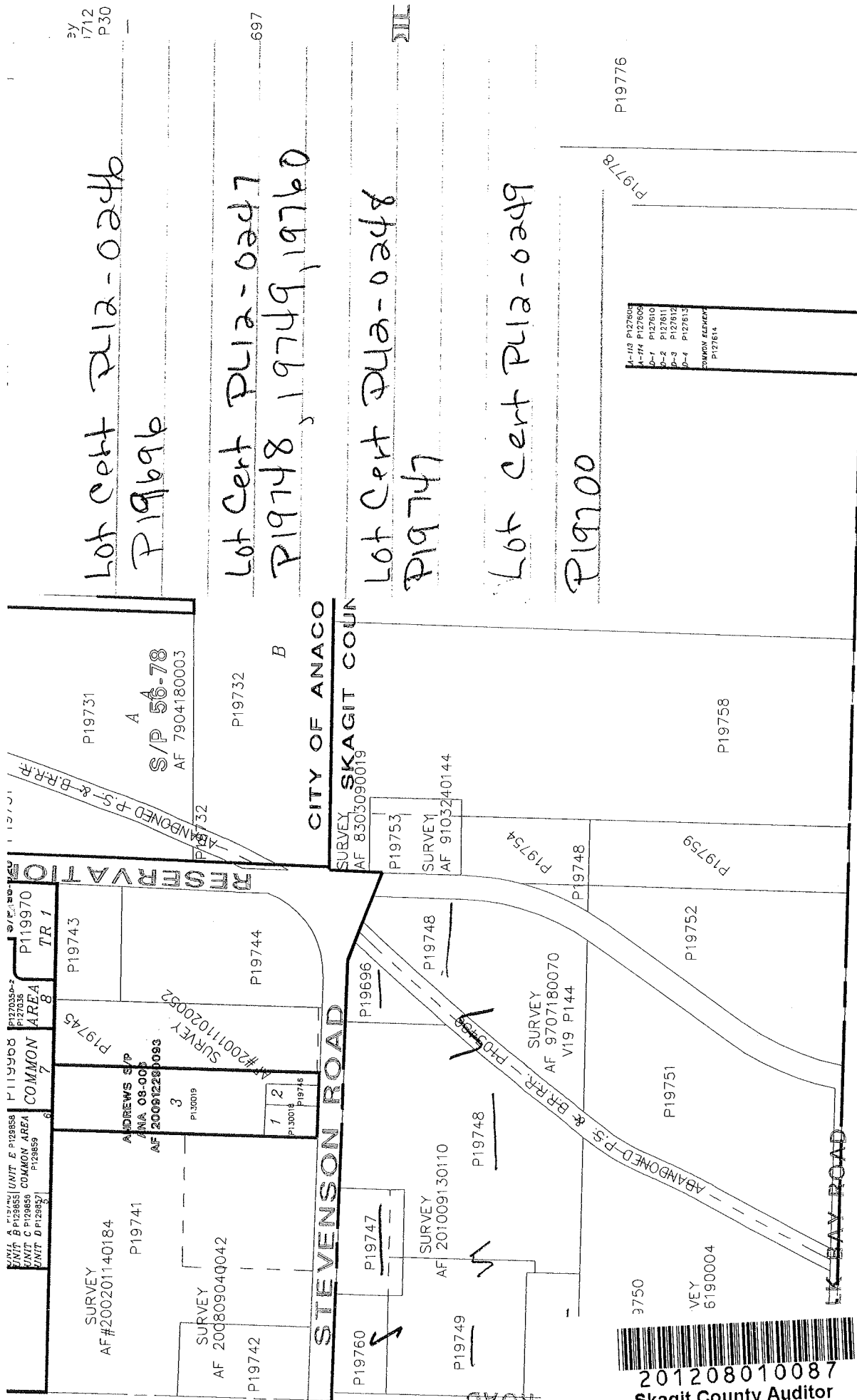
Authorized Signature: 

Date: 7/26/2012

See attached map for Lot of Record boundaries.



BY 1712 P30



Lot Cent P12-0246  
P19696

Lot Cent P12-0247  
P19748, 19749, 19760

Lot Cent P12-0248  
P19747

Lot Cent P12-0249  
P19700

A-113 P127609  
A-114 P127608  
D-1 P127610  
D-2 P127611  
D-3 P127612  
D-4 P127613  
COMMON ELEMENT  
P127614

3750  
VEY  
6190004



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Skagit County Auditor

SWINOMISH INDIAN TRIBAL LIMITS



Return Name & Address:



201208010088

Skagit County Auditor

8/1/2012 Page 1 of 2 3:31PM

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\_\_\_\_\_

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_\_12-0248\_\_

Applicant Name: \_\_Tethys Enterprises, Inc.

Property Owner Name: \_\_Clinton Carnell

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): \_19747; 340203-3-016-0001; within a Ptn of the SW ¼ of the SW ¼ of Sec. 3, Twp. 34, Rge 2.

Lot Size: \_\_approximately 0.84 acres

**1. CONVEYANCE**

X *IS*, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

*IS NOT*, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

**2. DEVELOPMENT**

*IS*, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X *IS NOT*, the minimum lot size required for the \_Rural Reserve\_ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) and therefore IS eligible to be considered for development permits.

Authorized Signature: Grant Roeder

Date: 7/26/2012

See attached map for Lot of Record boundaries.



Return Name & Address:

\_\_\_\_\_  
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Skagit County Auditor

8/1/2012 Page 1 of 2 3:32PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_\_12-0249\_\_

Applicant Name: \_\_Tethys Enterprises, Inc.

Property Owner Name: \_\_David Bass

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): \_19700; 340203-0-026-0001; within a Ptn of the SW ¼ of the SW ¼ of Sec. 3, Twp. 34, Rge 2.

Lot Size: \_approximately 1 acre

**1. CONVEYANCE**

X **IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

**IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

**2. DEVELOPMENT**

**IS**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X **IS NOT**, the minimum lot size required for the \_Rural Reserve zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) and therefore IS eligible to be considered for development permits.

Authorized Signature: David Bass

Date: \_7/26/2012\_\_\_\_\_

See attached map for Lot of Record boundaries.



UNIT A P129551 UNIT E P129552  
UNIT B P129553 UNIT F P129554  
UNIT C P129555 UNIT G P129556  
UNIT D P129557 UNIT H P129558

P119968  
COMMON AREA  
7

P119970  
TR 1

P127056-2  
P127056

P127056-3  
P127056-4  
P127056-5  
P127056-6  
P127056-7  
P127056-8  
P127056-9  
P127056-10  
COMMON RESERVE  
P127054

SURVEY AF#200201140184

P19741

SURVEY AF 200809040042

P19742

ANDREWS S/P

ANA 08-000

AF 200912281093

P13008

P13009

P19743

P19744

P19745

P19746

P19747

P19748

P19749

P19750

P19751

P19752

P19753

P19754

P19755

P19756

P19757

P19758

P19759

P19760

P19761

P19762

P19763

P19764

P19765

P19766

P19767

P19768

P19769

P19770

P19771

P19772

P19773

P19774

P19775

P19776

P19777

P19778

P19779

P19780

P19781

P19782

P19783

P19784

P19785

P19786

P19787

P19788

P19789

P19790

P19791

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P19799

P19800

CITY OF ANACO  
SURVEY SKAGIT COUN  
AF 8303090019

P19760

P19747

SURVEY AF 201009130110

P19749

P19748

P19748

SURVEY AF 9103240144

P19753



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Skagit County Auditor

Lot Cent P12-0246  
P197696

Lot Cent P12-0247  
P19748, 19749, 19760

Lot Cent P12-0248  
P19747

Lot Cent P12-0249  
P19700

P19776

P19778

A-10 P127603  
A-14 P127604  
D-1 P127610  
D-2 P127611  
D-3 P127612  
D-4 P127613  
COMMON RESERVE  
P127614

P19758

P19754

P19748

P19759

P19752

P19751

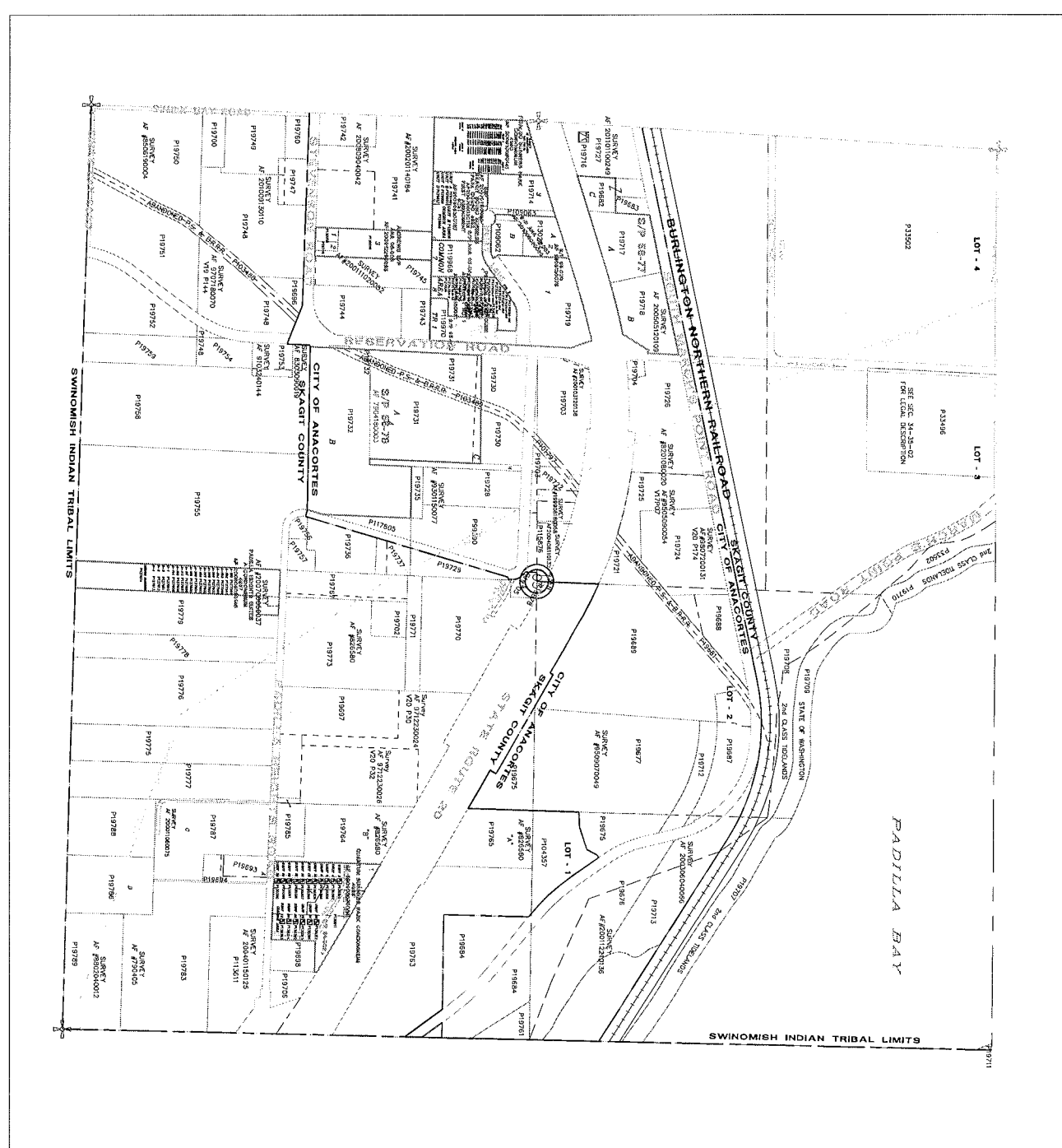
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ABANDONED P-5 & B-R-R

ABANDONED P-5 & B-R-R

SWINOMISH INDIAN TRIBAL LIMITS

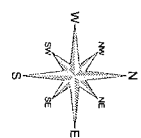


# SKAGIT COUNTY

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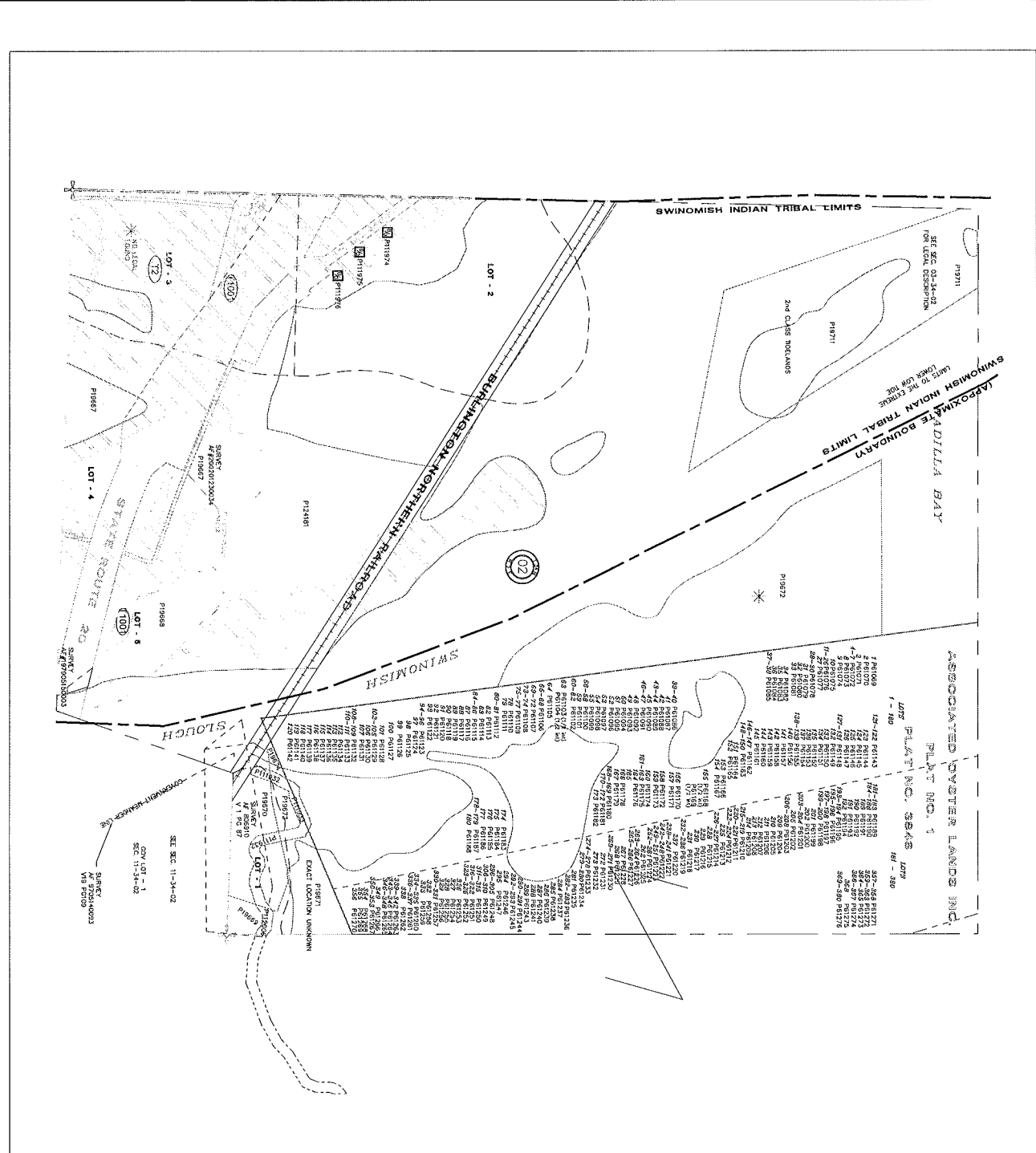
**ATTENTION**  
 THIS MAP CONTAINS A NUMBER OF CORRECTIONS FROM THE PREVIOUS EDITION. THESE CORRECTIONS ARE THE PROPERTY OF THE COUNTY ENGINEER.  
 C. W. WILSON



THIS MAP IS THE PROPERTY OF THE COUNTY ENGINEER. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE COUNTY ENGINEER. THE COUNTY ENGINEER SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY.

DATE	INT.
DRAWN BY	SK-05-88 JB
REVISED	1/21/78 GP
PLOTTED	1/21/78 GP
COUNTY ENGINEER, SKAGIT COUNTY, WASHINGTON	

Section 3  
 T 34 N R 02 E



ASSOCIATED WATER LANDS INC.  
 PLAT NO. 3848  
 LOT 1 - 380

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31	32	33	34	35	36

T 34 N R 02 E

# SKAGIT COUNTY

**\* ATTENTION \***  
 THIS PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK AND THE SWINOMISH INDIAN TRIBE. THE SWINOMISH INDIAN TRIBE HAS BEEN ADVISED BY THE COUNTY CLERK OF THE RECORDS OF THIS PLAT.

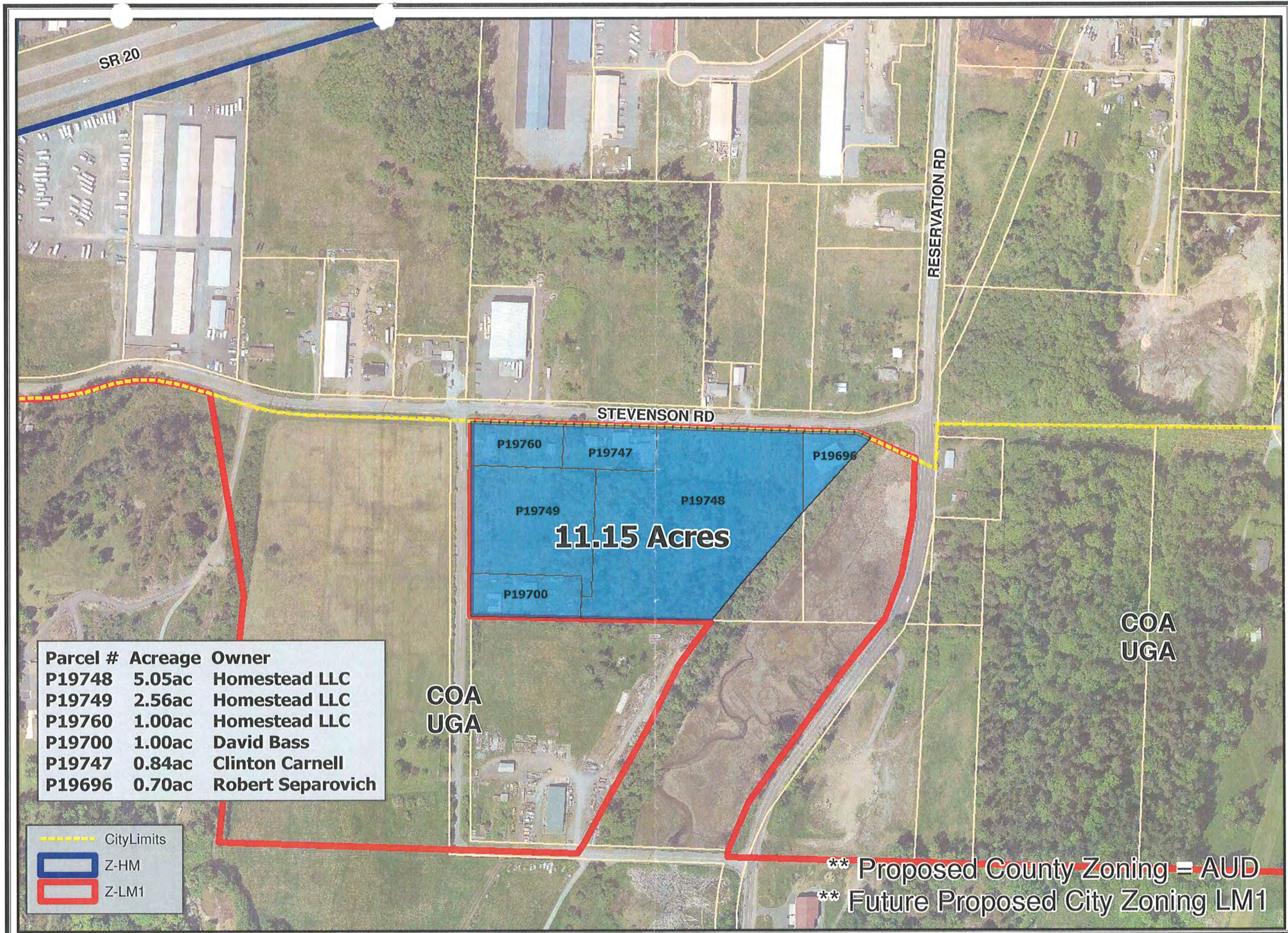


THIS PLAT IS NOT A SUBSTITUTE FOR THE ORIGINAL RECORDS OF THE COUNTY CLERK AND THE SWINOMISH INDIAN TRIBE. THE SWINOMISH INDIAN TRIBE HAS BEEN ADVISED BY THE COUNTY CLERK OF THE RECORDS OF THIS PLAT.

DATE	INIT.
DRAWN BY	08-26-26 JB
REVISED	10/17/26
PLOTTED	10/27/26
BY	JP

Section 2  
 T 34 N R 02 E





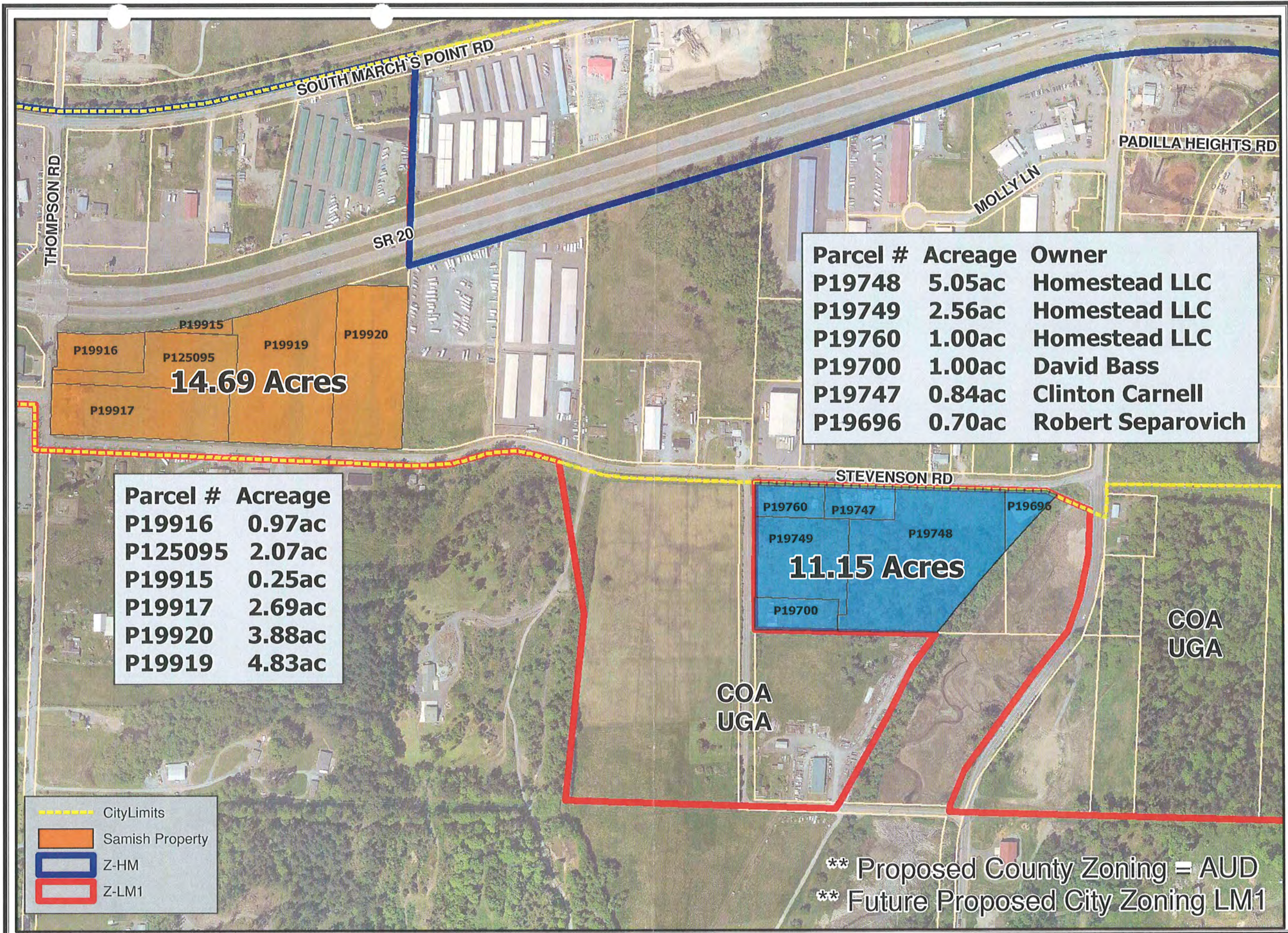
0 200 400 Feet

Proposed UGA Expansion Area  
- Vicinity Map -

\*\* Proposed County Zoning = AUD  
\*\* Future Proposed City Zoning LM1

This map was created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the ownership parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing".  
Aerial Photo July 2011



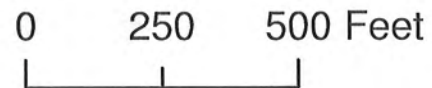


Parcel #	Acreage	Owner
P19748	5.05ac	Homestead LLC
P19749	2.56ac	Homestead LLC
P19760	1.00ac	Homestead LLC
P19700	1.00ac	David Bass
P19747	0.84ac	Clinton Carnell
P19696	0.70ac	Robert Separovich

Parcel #	Acreage
P19916	0.97ac
P125095	2.07ac
P19915	0.25ac
P19917	2.69ac
P19920	3.88ac
P19919	4.83ac

- CityLimits
- Samish Property
- Z-HM
- Z-LM1

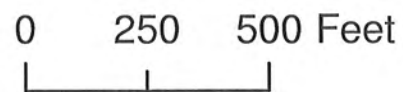
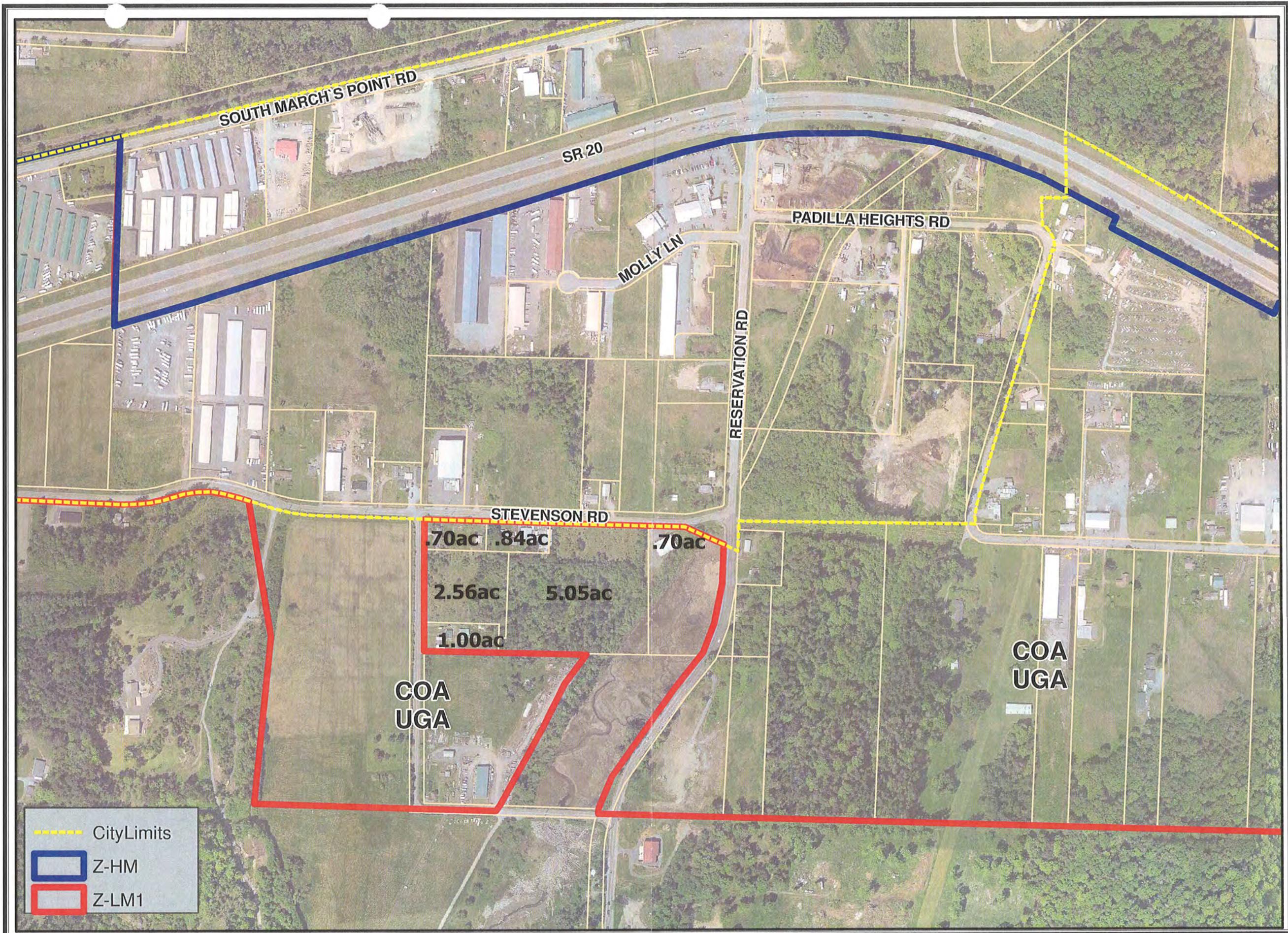
\*\* Proposed County Zoning = AUD  
 \*\* Future Proposed City Zoning LM1



Future Re-Zone with Samish Indian Nation  
 other than Industrial Use.

This map was created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the ownership parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing".  
 Aerial Photo July 2011





Anacortes UGA Area  
- Vicinity Map -

This map was created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the ownership parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing".  
Aerial Photo July 2011



# Section 3

# Questionnaire

Prior to submittal, please answer all of the questions below that are applicable to your proposal. Provide your answers on separate attached sheets and reference the question numbers in your answer. Include maps, graphics and other information as necessary. Please be thorough. Incomplete or misleading information may cause unwarranted delays in processing and/or denial of the application. Answering these questions will require an understanding of the applicable provisions of the Skagit County Comprehensive Plan and Skagit County Code Title 14. Both are available at the Skagit County Planning & Development Services or online at [www.skagitcounty.net](http://www.skagitcounty.net).

**All Applicants** must answer the following:

- Please provide a detailed statement of what is proposed and why. Include suggested amendatory language to the Comprehensive Plan, if applicable. For proposed map amendments to a commercial or industrial designation, include additional information relating to the proposed commercial or industrial use.**

Note: If you are requesting a change in a Comprehensive Plan / Zoning designation, also indicate which designation you are requesting to change from (your existing designation) and which designation you wish to change to (requested designation). For your reference, a list of possible designations is included below.

- |                                               |                                                       |
|-----------------------------------------------|-------------------------------------------------------|
| √ Urban Growth Area (UGA)                     | √ Aviation Related (AVR)                              |
| √ Rural Village Commercial (RVC)              | √ Airport Environs Overlay (AEO)                      |
| √ Rural Center (RC)                           | √ Rural Intermediate (RI)                             |
| √ Rural Freeway Services (RFS)                | √ Rural Village Residential (RVR)                     |
| √ Small Scale Recreation & Tourism (SRT)      | √ Rural Reserve (RRv)                                 |
| √ Cottage Industry/Small Scale Business (CSB) | √ Residential (R)                                     |
| √ Rural Business (RB)                         | √ Agricultural-Natural Resource Land (Ag-NRL)         |
| √ Natural Resource Industrial (NRI)           | √ Industrial Forest-Natural Resource Land (IF-NRL)    |
| √ Rural Marine Industrial (RMI)               | √ Secondary Forest-Natural Resource Land (SF-NRL)     |
| √ Bayview Ridge Industrial (BR-I)             | √ Rural Resource-Natural Resource Land (RRc-NRL)      |
| √ Bayview Ridge Heavy Industrial (BR-HI)      | √ Mineral Resource Overlay (MRO)                      |
| √ Master Planned Resort                       | √ Open Space of Regional/Statewide Importance (OSRSI) |

If you are requesting a rezone (only available within Urban Growth Areas) please indicate your current zoning designation as well as the zoning designation you are requesting. For your reference a list of designations is included below:

- √ Urban Reserve Commercial – Industrial (URC-I)
- √ Urban Reserve Residential (URR)
- √ Urban Reserve Public – Open Space (URP-OS)

## RESPONSE:

The Applicant proposes an amendment to the Anacortes Comprehensive Plan by adding the Subject Property to the Anacortes UGA.

The Subject Property is an assemblage of the following tax parcels:

P19760	1.00	acres (per Assessor’s records)
P19749	2.56	
P19700	1.00	
P19747	.84	
P19696	.70	
P19748 (westerly portion only)	<u>5.05</u>	
 Total Acres	 11.15	 acres

P19748 is 7.93 acres in total size. It is bifurcated by a separately-owned rail right-of-way (P103480). The eastern portion of P19748 is wet and is not included in the Subject Property. It will retain its Rural Reserve zoning. The western portion of P19748 is upland and is included in the Subject Property.

Tethys Enterprises, Inc. ("Tethys") seeks to construct a beverage bottling facility which may be located on property which is south and west of the Subject Property, currently designated Anacortes UGA. The same facility may also occupy property north of Stevenson Road, which lies within the Anacortes City Limits and is zoned Light Manufacturing. The bottling facility's business model is highly dependent upon the efficient use of rail for product transportation and storage. To fully utilize the rail right-of-way (P103480) which is contiguous to the east of the Subject Property and which runs in a southwesterly direction, the footprint of the bottling facility must also occupy a portion of the Subject Property.

The Subject Property is bordered on the west and south by the Anacortes UGA. The Subject Property is bordered on the north by property in the Anacortes City Limits, which is zoned Light Manufacturing. Indeed, the Subject Property is nearly surrounded by property which permits industrial use. However, no such use is permitted on the Subject Property, because it is not located in the Anacortes UGA, and is zoned Rural Reserve.

In October 2008, the Samish Indian Nation purchased six parcels of real property, constituting 14.69 acres, on the southeast corner of SR 20 and Thompson Road. This property is located within the Anacortes City Limits and is zoned Light Manufacturing. Prior to its purchase by the Samish Indian Nation, the property was included in the City of Anacortes' allocation of property zoned for industrial use. However, this land has been or will be placed in trust for the benefit of the Samish Indian Nation. When this occurs, Anacortes' allocation of land zoned for industrial use will be reduced by 14.69 acres and the City will suffer a corresponding reduction in its tax base.

To address the reduction of allocated industrial land, the City of Anacortes proposes, in conjunction with the proposal to enlarge the UGA, to rezone the Samish Indian Nation's property to a non-industrial use category which is mutually agreeable to the City and the Samish Indian Nation, thereby providing room in the City's industrial property allocation for the inclusion of the Subject Property's 11.15 acres, once it is brought into the Anacortes UGA.

**2. Has there been a change in circumstances pertaining to the Comprehensive Plan or public policy that would justify this proposal? Or, in the case of site-specific Comprehensive Plan/Zoning map amendments, has there been a change in circumstances pertaining to the subject property that is beyond the control of the landowner?**

**RESPONSE:**

A change in circumstance pertaining to the Subject Property has occurred in the following respects:

A. The Samish Indian Nation has purchased 14.69 acres of industrial property allocated to the City of Anacortes for industrial use which eventually will be lost to the City when the Samish

Indian Nation places such property in trust for the benefit of the Samish Indian Nation. Such a loss to the City was not anticipated when the Anacortes Comprehensive Plan was adopted.

B. To create a viable beverage bottling business, Tethys wishes to construct its bottling facility upon a parcel of real property which is adequately zoned for industrial use and near enough to the City of Anacortes to allow the City to efficiently provide water as promised under the City's water contract with Tethys. Equally as important, the real property must have access to rail. Tethys has examined all potential facility sites within Anacortes City Limits and the Anacortes UGA. The owners of two other potential sites have declined to sell their property to Tethys, leaving the Subject Property and its neighboring properties which are already in the Anacortes UGA, as perhaps the single remaining site reasonably capable of holding the facility Tethys intends to construct. Tethys' need for such a parcel of property, including the Subject Property, was not anticipated at the time of the adoption of the Comprehensive Plan.

C. Non-inclusion of the Subject Property in the Comprehensive Plan at the time of the plan's adoption has created an irregularly-shaped anomaly in the configuration of the Anacortes UGA, which impairs and restricts the intended use of neighboring properties lying in Anacortes UGA and results in what appears to be a spot zone within the Anacortes UGA.

**3. For policy and map amendments, what do you anticipate will be the impacts resulting from the proposed change in policy or map amendment? What geographic areas may be affected? What other issues do you anticipate as a result of the proposal? (Note: If this application is approved for further consideration by the Board of County Commissioners, you may also be required to submit a State Environmental Policy Act (SEPA) checklist, which would require a more detailed analysis of the potential impacts, if any, of your proposal.)**

**RESPONSE:**

**Impacts From Proposed Map Amendment:**

A. Rural Reserve, the zoning currently applicable to the Subject Property, permits the construction of one house per 10 acres. Utilizing a cluster configuration, two houses could be constructed in the Subject Property's 11.15 acres. Bringing the Subject Property into the Anacortes UGA would reduce housing capacity by two houses.

B. The land purchased by the Samish Indian Nation was designated for industrial use under the Comprehensive Plan. Such property is projected to create 6.5 jobs per net acre of industrial property. Thus, this property was projected to create (14.69 acres x 6.5 jobs per acre) 95.5 jobs. All such job creation will be lost as this property transitions from the Anacortes City Limits to land in trust for the Samish Indian Nation.

C. The loss of job creation associated with the property purchased by the Samish Indian Nation is largely offset by bringing the Subject Property into the Anacortes UGA. As industrial property, the Subject Property would generate (11.15 acres x 6.5 jobs per acre) 72.5 jobs. Thus, rather than losing 95.5 jobs, which would inevitably occur as the Samish Indian Nation developed its property, by approving the proposal to enlarge the Anacortes UGA to include the Subject Property, the net loss is 23 jobs and two houses.



**4. For policy and/or comprehensive plan/zoning map amendments, please state why existing Comprehensive Plan policies or map designations should not continue to be in effect or why they no longer apply.**

**RESPONSE:** Please see response to questions 2 and 3. The Applicant does not advocate a change in the number or function of Comprehensive Plan designations. The Applicant merely requests that the Subject Property be included in the Anacortes UGA and that map designations applicable to the UGA become applicable to the Subject Property.

**5. How would the proposal comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? (The community vision statements are discussed in Chapter 1 of the Comprehensive Plan. Goals, objectives and policies are described in Chapter 2, and are found throughout the Comprehensive Plan.)**

**RESPONSE:**

The proposed beverage bottling facility is projected to create more than 500 jobs. With a slow economy and high unemployment, such new jobs coming into the marketplace will help to preserve the community's quality of life. Moreover, supporting the proposal gives substance to the Community Vision Statement that the Anacortes community supports economic opportunities and strives to promote a strong and diverse economy for its residents.

Tethys represents that it will be environmentally responsible, constructing a state-of-the-art facility which uses biodegradable and other eco-friendly materials. Its equipment will be new and environmentally sound. Its water discharge will be clean -- above industry standards. Thus, the proposal is consistent with the vision statement promoting a balance between urban uses and environmental protection.

The proposal satisfies Goal A-1, Urban Growth Area Designation and its Policies. The goal states, "Establish Urban Growth Areas in which urban development will be encouraged and outside of which growth can occur only if it is rural in character." Specifically, the associated Policy is, "Work with local jurisdictions to designate and maintain Urban Growth Areas (UGAs) of sufficient size to accommodate the County's 20-year urban population and employment allocations. Areas proposed for UGA designation shall meet the following criteria: a) Compact development can be accomplished through infill or expansion, while minimizing the fiscal and environmental impacts of growth and ensuring opportunities for housing, jobs and commerce." The proposal does not advocate expansion of the UGA's exterior dimensions. The proposal encourages an infill of the UGA – eliminating what appears to be a spot zone – which will make the UGA more usable for its intended purpose of encouraging urban development.

The proposal meets Goal A-3, Urban Services and associated policies in so far as the proposed structure will be built in the Anacortes UGA with services adequate to meet the user's need for water, power and transportation. A fire station was recently constructed approximately one-half mile west of the proposed facility.

The proposal meets Goal A-5, Commercial Development, which encourages industrial development in well-defined centers within the Urban Growth Area, and discourages strip

commercial development. The proposal, if approved, permits the bottling facility to be located in the Anacortes UGA, and meets Policy 2A-5.2: "Attract commerce and industry to designated areas within Urban Pro Areas by ensuring an adequate supply of land with adequate urban public facilities and services." The proposal, if approved, accomplishes this.

**6. How does this proposal comply with the results of any benchmarking and growth management indicators assessment completed by the County as described in Chapter 2 of the Comprehensive Plan?**

**RESPONSE:**

The proposal complies with the following benchmarks and growth management indicators.

A. Land Use and Population Growth: Indicator 5 calls for directing the majority of new economic activities into the UGA. The proposal complies with this indicator.

B. Transportation: Indicator 8 calls for multi-modal transportation on system that encourages alternative transportation options. The proposal contemplates a use which will take full advantage of intermodal rail transportation. Intermodal rail is an essential component of the business model.

C. Economic Development: The proposed beverage bottling facility will diversify the County's economy (Indicator 9). It will provide "livable wage" jobs (Indicator 10) and encourage a range of commercial, retail and service businesses (Indicator 12), as service providers are drawn to the bottling industry to provide support. Similarly, retail and service industries will grow to meet the needs of those working at the bottling facility. The bottling facility will help to maintain the availability of viable industrial and manufacturing sites in the County (Indicator 14) as the facility will be state of the art and constructed to operate for many decades. The proposed facility, by employing numerous workers on a full-time basis, will make the County's employment base more similar to statewide characteristics and lessen the seasonal fluctuations in employment (Indicator 15).

**7. How is this proposal supported by functional plans and Capital Improvement Plans? In other words, would the proposed policy, designation and/or land use be consistent with the capital improvement plans of the various service purveyors (water, roads, fire, parks, schools, etc.) and not adversely affect their ability to provide these services.**

**RESPONSE:**

The proposed site is adequately serviced by water, fire and emergency services. The site will require public transportation services.

**8. How would this proposal affect implementing land-use regulations found in Skagit County Code Titles 14 & 15? What changes would be necessary to bring the implementing land-use regulations into compliance with the Comprehensive Plan as proposed to be amended? (For example, a proposed new policy relating to historic preservation may require corresponding zoning code amendments to regulate the use and reuse of historic structures.)**

**RESPONSE:**

The proposed use is consistent with the land-use regulations imposed by Anacortes UGA.

**9. What measures have you taken to solicit public review or inform the public of this proposal?**

**RESPONSE:**

Tethys has appeared before the Anacortes City Council at two public meetings concerning their water contract with the City. At both meetings, Tethys explained in some detail its proposal and the business model upon which the proposal rests. Tethys has also publicly expressed its willingness to meet with all interested community groups to answer questions about the proposed bottling facility.

**Applicants for Map Amendments must also answer the following:**

**10. Describe how the proposed map change complies with applicable land-use designation criteria in Chapter 4, the Land Use Element of the Comprehensive Plan.**

**RESPONSE:**

The proposal is to enlarge the Anacortes UGA by including the Subject Property in said UGA. The proposed use of the Subject Property is consistent with the land-use regulation associated with the Anacortes UGA.

**11. Provide a detailed statement of how the proposal meets the detailed standards in SCC 14.16 applicable to the proposed zone.**

**RESPONSE:**

In October 2008, the Samish Indian Nation purchased six parcels of real property, constituting 14.69 acres, on the southeast corner of SR 20 and Thompson Road. This property is located

within the Anacortes City Limits and is zoned Light Manufacturing. Prior to its purchase by the Samish Indian Nation, the property was included in the City of Anacortes' allocation of property zoned for industrial use. This property has been or will be placed in trust for the benefit of the Samish Indian Nation. Such a change will result in a 14.69-acre reduction of Anacortes' allocation of land zoned for industrial use. It will also result in a reduction of the tax base of the City of Anacortes.

Rather than wait for this change to occur at an uncertain time in the future, the City of Anacortes intends, in conjunction with the proposal to enlarge the Anacortes UGA, to rezone the Samish Indian Nation's property to a non-industrial use category which is mutually agreeable to the City and the Samish Indian Nation, thereby making room in the City's industrial property allocation for the inclusion of the Subject Property's 11.15 acres, once it is brought into the Anacortes UGA.

Rural Reserve, the zoning currently applicable to the Subject Property, permits the construction of one house per 10 acres. Utilizing a cluster configuration, two houses could be constructed in the Subject Property's 11.15 acres. Bringing the Subject Property into the Anacortes UGA would reduce housing capacity by two houses.

The land purchased by the Samish Indian Nation was designated for industrial use under the Anacortes Comprehensive Plan. Such property is projected to create 6.5 jobs per net acre of industrial property. Thus, this property was projected to create (14.69 acres x 6.5 jobs per acre) 95.5 jobs. All such job creation will be lost as this property transitions from the Anacortes City Limits where it was zoned Light Manufacturing to land in trust for the Samish Indian Nation.

The loss of job creation associated with the property purchased by the Samish Indian Nation is largely offset by bringing the Subject Property into the Anacortes UGA. As industrial property, the Subject Property would generate (11.15 acres x 6.5 jobs per acre) 72.5 jobs. Thus, rather than losing 95.5 jobs, which would inevitably occur as the Samish Indian Nation developed its property, by approving the Applicant's proposal to enlarge the Anacortes UGA to include the Subject Property, the net loss is 23 jobs and two houses.

**12. For Urban Growth Area Boundary changes, demonstrate how your proposal will be supported by and dependent on population forecasts and allocated urban population distributions, existing urban densities and infill opportunities, phasing and availability of adequate services, proximity to designated natural resource lands and the presence of critical areas.**

**RESPONSE:**

Please see answer to Question 11, above, for a description of the proposal's impact, analyzed in terms of population forecasts and densities. Infill opportunities are described in answer to Question 1. The eastern portion of P19748 is wetland which empties into Turner's Bay. Tethys will improve the wetland, enhancing its function and value. The proposal will have no impact upon critical areas.

**13. For Rural area and Natural Resource Land map designation changes, demonstrate how your proposal will be supported by and dependent on population forecasts and allocated non-urban population distributions, existing rural area and natural resource land densities and infill opportunities.**

**RESPONSE:**

The proposal will have no impact on Rural area and Natural Resource Land. For a description of the effect of population forecasts and population distributions upon the proposal, please see the response to question number 11, above.

**Applicants for a Commercial or Industrial Designation must also answer the following:**

**14. Please attach a proposed schedule of development, or a development phasing plan, as appropriate (see SCC 14.16.900).**

**RESPONSE:**

Under the terms of its water contract with the City of Anacortes, Tethys is obligated to:  
Identify the Construction Site by 12/1/12 ("Site Selection");  
Make Permit Application within 2 years of Site Selection;  
Begin Occupancy and Water Purchase within later of:  
24 months of Permit Issuance, or  
42 months of Permit Application.



## Section 4 Representative's Certification

I, Philip N. Bastian, hereby certify that I am a principal with Tethys Enterprises, Inc. ("Tethys"). For the purpose of assisting in the processing of the attached application, Tethys is an authorized representative of the owners of the following parcels of real property: P19760, P19749, P19748, P19747 and P19700. I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application. The statements, answers and information submitted present the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

TETHYS ENTERPRISES, INC.



Philip N. Bastian  
Vice President, General Counsel

### ACKNOWLEDGMENT

State of Washington )  
ss. )  
County of Skagit )

I certify that I know or have satisfactory evidence that Philip N. Bastian signed this instrument and on oath stated that ~~he~~<sup>she</sup> was authorized to execute the instrument and acknowledged it as the Vice President and General Counsel of Tethys Enterprises, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

7-31-12

Date



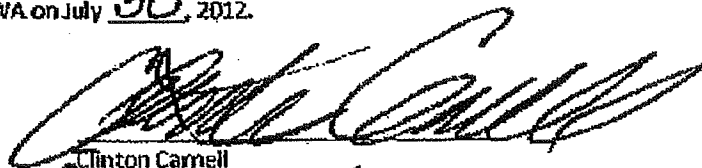
Notary Public in and for the State of  
Washington, residing at Mount Vernon

**Section 4      Ownership Certification**

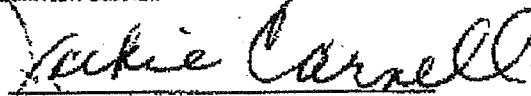
We, Clinton Carnell and Jackie Carnell, hereby declare that we are the owners of parcel P19747 described in the attached application. We hereby consent to the filing of the attached application.

We declare under penalty of perjury under the laws of the State of Washington that the forgoing is true and correct.

Signed at Anacortes WA on July 30, 2012.  
(City)



Clinton Carnell



Jackie Carnell

Section 4 Owner's Certification

I, David Bass, hereby certify that I am the owner of parcel P19700 described in the attached application. I hereby consent to the filing of the attached application.

*David Bass*  
\_\_\_\_\_  
David Bass

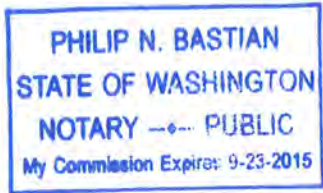
ACKNOWLEDGMENT

State of Washington )  
ss. )  
County of Skagit )

I certify that I know or have satisfactory evidence that David Bass signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

7/31/2012  
Date

*Philip N. Bastian*  
\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at Spokane



Section 4 Ownership Certification

I, Jack Gilden, hereby certify that I am a member of ROG Homestead, LLC with management responsibilities for said Limited Liability Company. ROG Homestead, LLC is the owner of parcels P19748, P19749 and P19760 described in the attached application. ROG Homestead, LLC does hereby consent to the filing of the attached application.

7-30-12  
Date

*Jack Gilden*  
Jack Gilden, Member  
ROG HOMESTEAD, LLC

ACKNOWLEDGMENT

State of GA)  
County of DeKalb ss.)

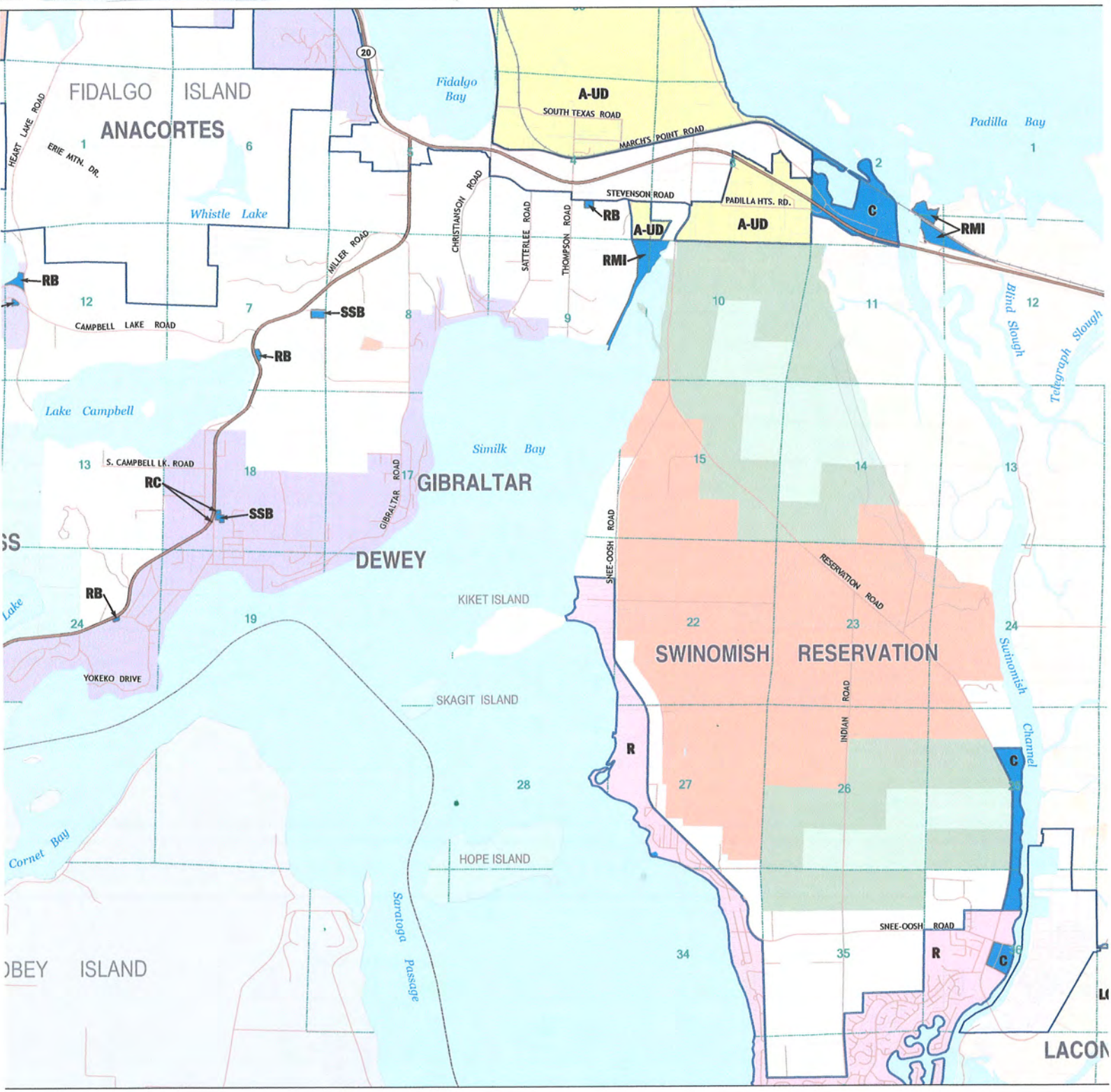
I certify that I know or have satisfactory evidence that Jack Gilden signed this instrument and on oath stated that he/she was authorized to execute the instrument and acknowledged it as a Member of ROG Homestead, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 30, 2012

*Jeff Rougeaux*  
Notary Public for the State of Georgia.  
My appointment expires: Feb. 23, 2016







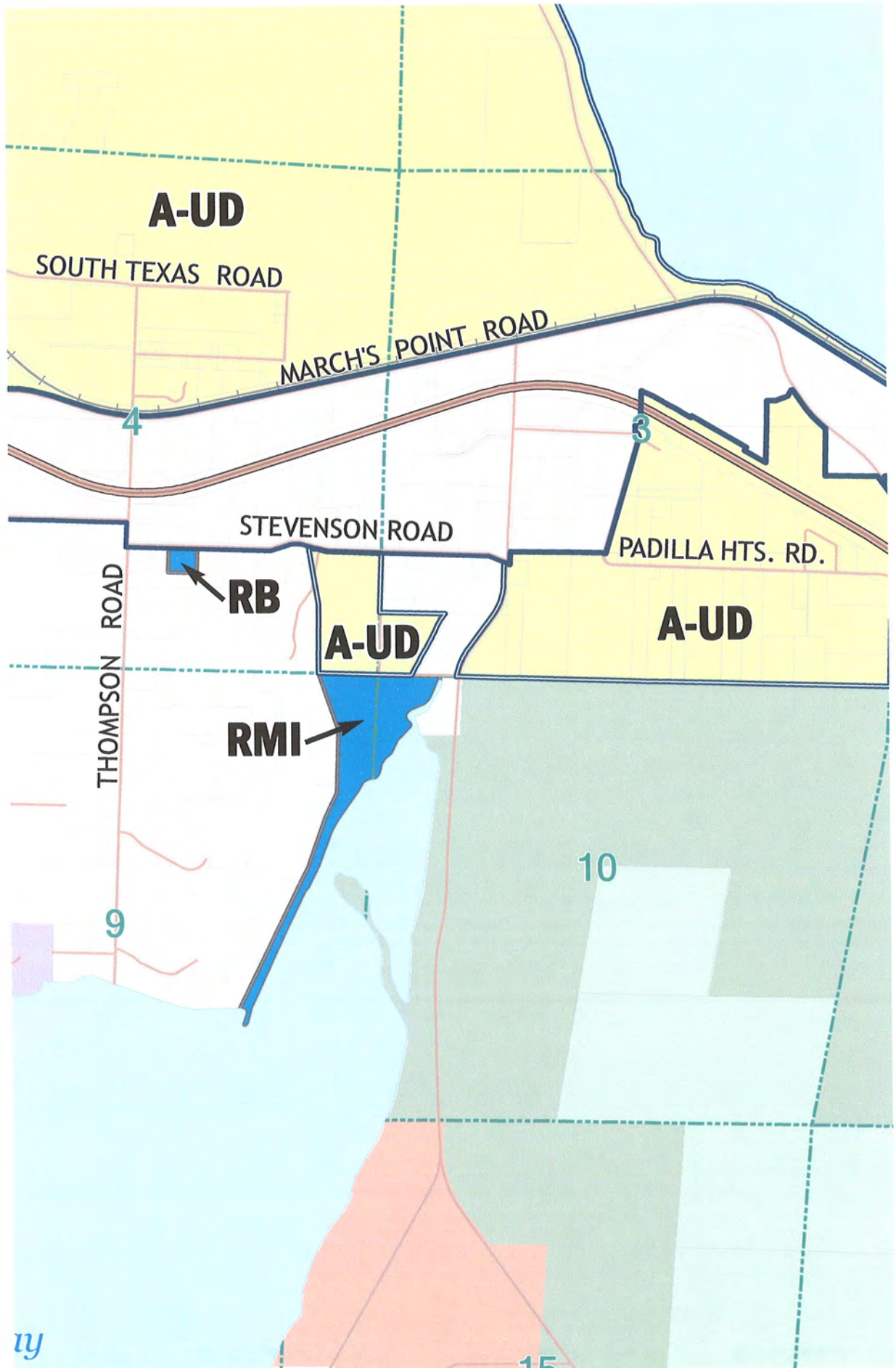
For current Skagit County Assessor tax lots the maps available in the Skagit County Assessor office or on the web at [www.skagitcounty.net](http://www.skagitcounty.net) should be consulted.

\*Release date only. This map incorporates official map changes up to the release date. Changes made between releases are processed and incorporated into the Comprehensive Plan/Zoning Maps on the County's website at [www.skagitcounty.net](http://www.skagitcounty.net), and are also hand-recorded on maps at the Skagit County Planning & Permit Center. Please consult the Planning & Permit Center for a record of these changes. For a record of city annexations, contact the Skagit County Auditor's office.

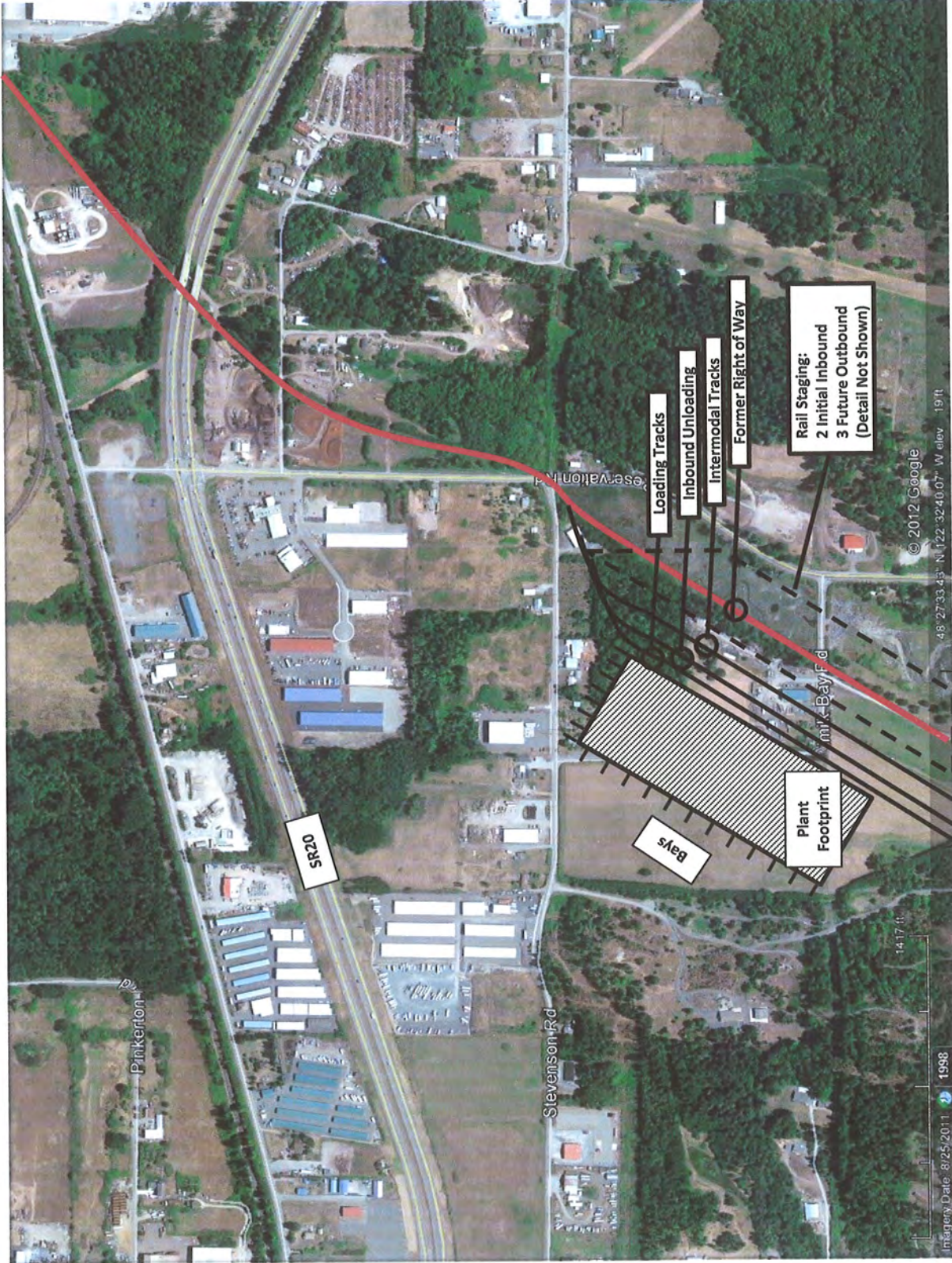


Geographic Information Services









Rail Service and Staging Areas  
 Extend An Additional 700' +/-

# Conceptual Plant Site Layout