



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 must be received by the last business day of July for docketing in the same year. Applications received after July will not be considered until the following year's docket.

Applications to change a municipal urban growth area boundary must be submitted by the applicable municipality. Individual applications to change urban growth area boundaries are not accepted.

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 \$** **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.

This application may be considered complete without payment of the SEPA fee.

☒ ☐ **SEPA Checklist**

Note: The SEPA fee and checklist, if required, are due upon request from the Department if the Board of County Commissioners grants approval of this application for further consideration during docketing.

☐ ☐ **Completed Questionnaire** (See pages 3 and 4)

Applicants for Map Amendments Must Also Submit the Following:

☒ ☐ **Assessor's Map**

A copy of the Skagit County Assessor section map including the subject parcel(s), full scale (18" x 24") or letter size (8.5" x 11). Full scale maps can be purchased from the Assessor's Office. **Please identify the subject parcel(s).**

☐ ☐ **Land Use Map**

A map showing the subject property with property lines identified and the Comprehensive Plan/Zoning designations of all properties within 500 feet of the site.

☒ ☐ **Ownership Certificate**

A signed and notarized ownership certificate is required.

☒ ☐ **Lot of Record Certification** *P213-0301*

Note: Certification is 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 14.08.020(7)(c)(iii))

☒ ☐ **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 and drain field including the distances from all structures (existing and proposed) from property lines and each other.

Submittals on 8.5" x 11" paper preferred, 11" x 17" maximum.

Date Received:

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JUL 31 2013

SKAGIT COUNTY
PDS

Accepted by *KS*

PL13-0302

Permit Number

PRV

Zoning / Setbacks

0250 A7 BFE 8'

Flood Plain/Floodway

NO

Shoreline

Notes:

P21180

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11-2-2013
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 14.08.020(7)(c)(iii), 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 UGA]

PERSONAL INFORMATION [Please Print]

Applicant/Contact YOUNG HO KIM CONTACT: YOUNG-Soo KIM / SUMMIT ENGR.

Mailing Address 2218 OLD HWY 99 S.W. 1

City Mount Vernon State WA Zip 98273 Email Address ysk@summites.com

Phone 360-416-4999 Alt Phone 360-661-2372 Fax _____

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.]

Property Owner _____

Mailing Address _____

City _____ State _____ Zip _____ e-mail _____

Phone _____ Alt Phone _____ Fax _____

PROPERTY INFORMATION [Site-specific proposals only]

Site Address or General Property Description – [Attach separate sheet if necessary]:

SOUTHEAST QUADRANT "F" RD. INTERSECTION; LACONNER WHITNEY RD & SR-20

Assessor Parcel number(s) P21180

Section 07 Township 34 Range 03 Acreage/Lot Dimensions 2.65 ACRES

Existing Zoning Designation RRV Requested Zoning Designation SSB [see Section 3]

By signing this form, the applicant agrees to pay all application fees in accordance with the approved Planning and Development Services fee schedule. 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 applications will be returned to the applicant.

APPLICANT SIGNATURE: [Signature] DATE: 7/31/13

Section 4

Ownership Certification

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I, YOUNG HO KIM, hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application, and that 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.

Address 13725 Laconner Whitney Road
City and State Mt Vernon WA 98293 Phone 360-770-9694
Signature [Signature] for _____
(give corporation or company name)

ACKNOWLEDGMENT

State of Washington)
ss.)
County of Skagit)

On this day personally appeared before me YOUNG HO KIM
known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that HE signed the same as HIS (OWNER) free and voluntary act and deed for the uses and purposes therein mentioned.

[Signature]
Notary Public in and for the State of Washington

Residing at MT VERNON

Date: 7/30/31



Other property owners in this application must be listed below:

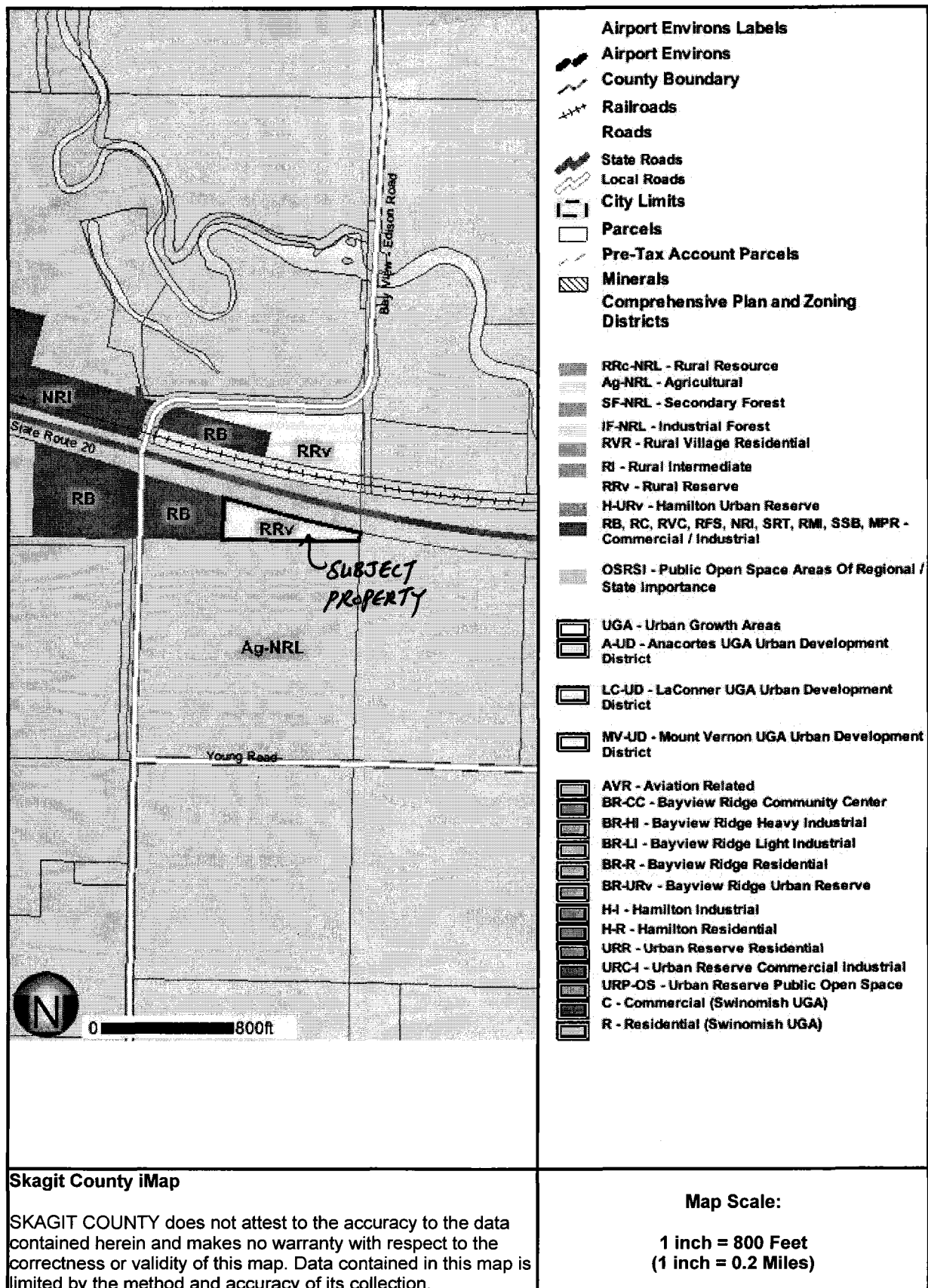
Name _____

Address _____ City/State _____ Zip _____

Section 5 General Requirements

1. Under the Growth Management Act (RCW 36.70A), the County may only amend its comprehensive plan once annually (with few exceptions). All proposals are considered together so the cumulative effect of the various proposals can be determined. It is important that amendments to the Comprehensive Plan retain the broad perspectives articulated in the community vision statements, satisfy the goals, objectives and policies of the Plan, and remain consistent with the intent of the Growth Management Act. Amendments must be supported by factors including changes in population, land capacity, economic indicators, changes in technology, omissions or errors, or declared emergency.
2. Amendments to the Comprehensive Plan, Comprehensive Plan/Zoning Map and Unclassified Use Permits must conform to the requirements of the Growth Management Act (RCW 36.70A), the Planning Enabling Act (RCW 36.70), Skagit County Code, the Skagit County Comprehensive Plan, Countywide Planning Policies, and all other applicable federal, state, and local laws, standards and policies.
3. In addition to the general requirements indicated above, specific submittal requirements and approval criteria may be found as follows:
 - ✓ Comprehensive Plan Chapter 2 – Urban, Open Space and Land Use Element
 - ✓ Comprehensive Plan Chapter 3 – Rural Element
 - ✓ Comprehensive Plan Chapter 4 – Natural Resource Lands Element
 - ✓ Comprehensive Plan Chapter 12 – Plan Implementation and Monitoring
 - ✓ SCC 14.08 – Legislative Actions
 - ✓ SCC 14.12 – SEPA
4. Applications will be accepted until the close of business on the last business day of July. Applications received after the last business day of July will not be considered until after July of the following year.
5. Incomplete applications will be returned to the applicant. It is recommended that the petitioner request a pre-submittal meeting with Planning and Development Services, well in advance of the deadline, to discuss amendment requirements and procedures.
6. Completed applications will be reviewed by Planning & Development Services and submitted to the Board of County Commissioners with a recommendation as to which of the applications the Department recommends for further consideration by the County. The Board of County Commissioners will hold a public hearing to allow comments on the recommendations. At a subsequent public meeting the Board of County Commissioners will consider the Department recommendation and public comment, and decide whether to proceed with further review of each application.
7. If an application is not approved by the Board of County Commissioners for further consideration, it will not be reviewed further. All applications approved by the Board of County Commissioners for further consideration will be subject to further review under SEPA and then forwarded to the Skagit County Planning Commission for public hearing(s). Thereafter, a recommendation will be forwarded to the Board of County Commissioners for their review and final action.

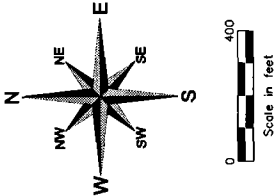
Land Use Map



SKAGIT COUNTY

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

T 34 N R 03 E



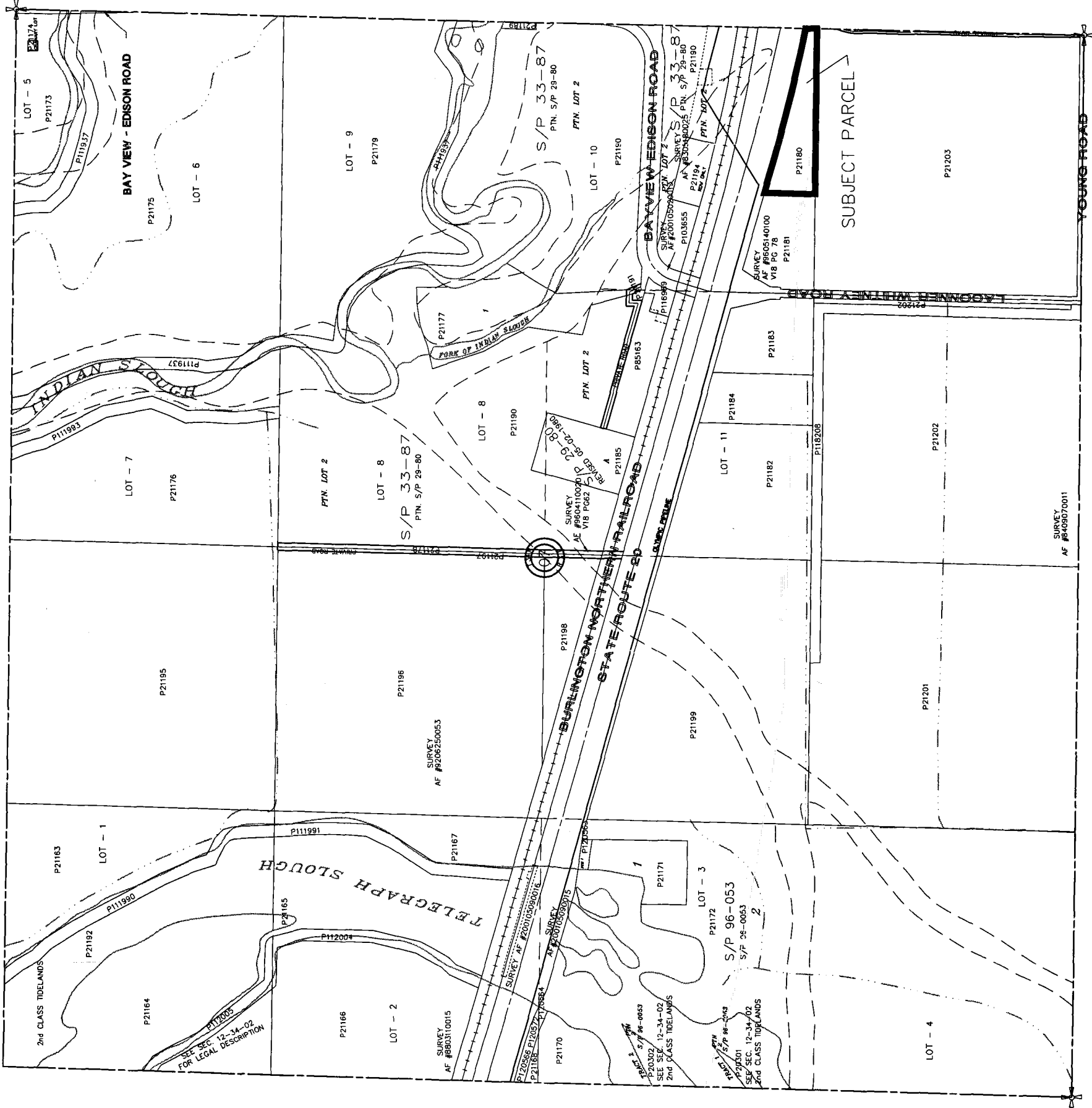
These maps were created from outside public records and are not a substitute for a field survey. Map features from all sources have been adjusted to provide a "best fit" registration to the ground. The map is not a legal document. In this process, maps from different sources have been combined and the resulting map may agree to the precise location of a geographic feature, but it may not agree to the precise location of a boundary. To one another result from combining different map sources without field ground truthing.

• THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY •

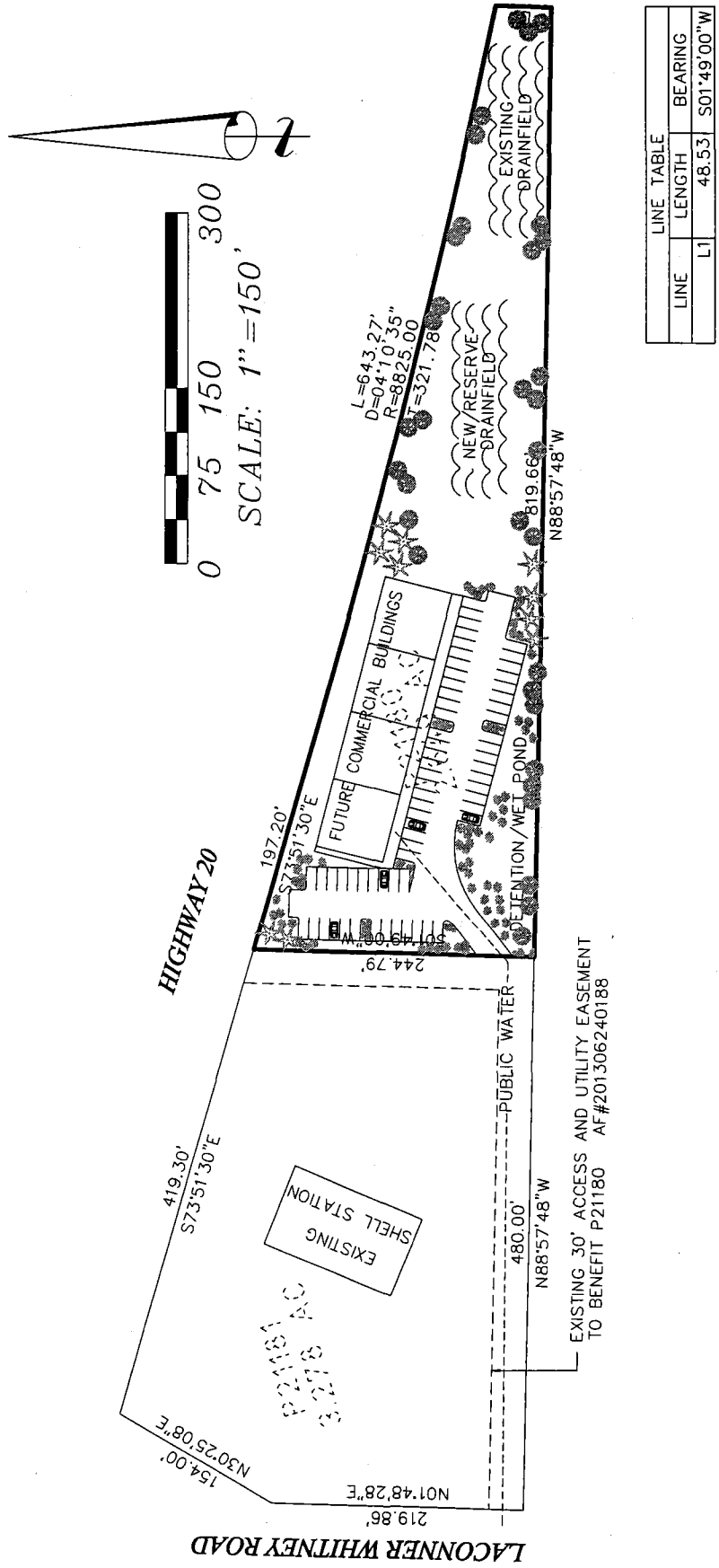
	DATE	INIT.
DRAWN BY	04-03-95	JB
REVISED	5/3/11	DP
PLOTTED	5/3/11	DP
MAP PRODUCED BY SKAGIT COUNTY MAPPING SERVICES		

Section 7

T 34 N R 03 E



Preliminary Future Site Plan



Details for Parcel: P21180



View all pictures

Jurisdiction: SKAGIT COUNTY
Zoning Designation: Skagit County - Rural Reserve

Parcel Number	XrefID	Quarter	Section	Township	Range
P21180	340307-4-019-0009	04	07	34	03

Owner Information

KIM YONG HO & KIM JUNG HEE
 13725 LACONNER WHITNEY RD
 MOUNT VERNON, WA 98273

Site Address(es) _**Location Map**[Locate this Parcel on iMap](#)Assessor's Parcel Map: [PDF](#) | [DWF](#)**2012 Values for 2013 Taxes***

Building Market Value \$.00
 Land Market Value +\$364,600.00
 Total Market Value \$364,600.00
 Assessed Value \$364,600.00
 Taxable Value \$364,600.00

Sale Information

Deed Type WARRANTY DEED
 Sale Date 2003-01-07
 Sale Price \$2,520,000.00

2013 Property Tax Summary

2013 Taxable Value \$364,600.00
 General Taxes \$4,877.40
 Special Assessments/Fees +\$844.00
Total Taxes \$5,721.40

* Effective date of value is January 1 of the assessment year (2012)

Legal Description Definitions

DR 19: DK 12: THAT PORTION OF GOVERNMENT LOT 10, SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY OF THE STATE HIGHWAY RIGHT-OF-WAY; EXCEPT COUNTY ROAD RIGHTS-OF-WAY, EXCEPT PORTION CONDEMNED BY DRAINAGE DISTRICT NO. 19, BY DECREE DATED DECEMBER 4, 1922, UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 8889, AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE WEST 500 FEET (AS MEASURED ALONG THE SOUTH LINE) OF GOVERNMENT LOT 10, SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY OF THAT CERTAIN TRACT OF LAND DESCRIBED AS ITEM NO. 2 IN JUDGMENT AND DECREE OF APPROPRIATION ENTERED AUGUST 6, 1971, IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 31913, SAID CAUSE OF ACTION WAS TO CONDEMN SAID LANDS FOR SR 536, MARCH POINT ROAD TO FREDONIA.

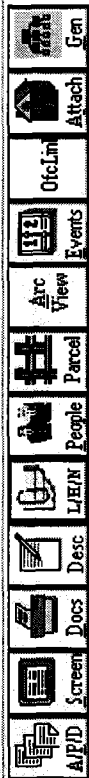
Land Use (690) MISCELLANEOUS SERVICES[WAC 458-53-030](#)**Neighborhood** (6R39LACC) LACONNER/CONWAY CONVENIENCE STORE**Utilities** SEP, WTR-P**Levy Code** 1590**City District** Skagit County**School District** SD311**Fire District** F13**Year Built****Acres** 1.86**Living Area****Bedrooms****Appliances****Exemptions****Foundation****Construction Style****Exterior Walls****Roof Style****Roof Covering****Floor Construction****Plumbing****Heat-AirCond****Fireplace**

Parcel Maintenance

Parcel: Location: Back Stop ☐

Status: OWNER:

Date:



Special Alerts For Parcel: P21180

File	Number	Type	Text
	P000009737	Notice	NEEDS TO BE AGGREGATED TO ADJOINING PARCEL 21181

Entries marked by "" are currently in effect.

Type: Text:

Entered By: Effective: Thru:

User Id: Entered:

Inheritance Options

☐ A/P/D Inherit LHN

Looking for plat map of P47229/47230 gr 10:47
 Drop off F&W report for FP13-0030 la 10:48
 Drop off for Tawnee la 11:00
 To see Kate re: bp revisions ks 11:18
 first at 1pm submit Critical Area ks 12:00



PERMITS' Plus

File AP/D's Find AP/D's Site Parcels People Events Trust Accounts Work Flow

Activities / Projects / Developments

13:27 07/31/2013

Parcel	Number	Type	Sub Type	Level	Date	Status	Name	Address or Location
P21180	96-0694	F/G	COM	A	06/12/1996	Micfilm	Daiger Chuck	1377 Laconner-Whitney Rd MV
P21180	96-1198	COMM	COM	A	09/11/1996	Micfilm	Servestat Associates LLC	1377 Laconner-Whitney Rd MV
P21180	96-1574	COMM	COM	A	11/18/1996	Micfilm	Servestat Associates LLC	1377 Laconner-Whitney Rd LAC
P21180	98-0029	COMM	NCOM	P	01/12/1998	Micfilm	Servstat Assos LLC	1377 Laconner-Whitney Rd MV
P21180	C97-0175	COMPLA IN	ZONE	A	08/15/1997	Micfilm	Servstat Assos LLC	1377 Laconner-Whitney Rd MV
P21180	PL96-0070	PLAN	LOTS	A	02/15/1996	Nofiret	Daeger Chuck	13725 Laconner-Whitney Road MV
P21180	S96-0846	SEPTIC	NEW	A	09/06/1996	Micfilm	Daiger Chuck	1377 Laconner-Whitney Rd MV

Total Rows: 7

PL13-0302

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ENVIRONMENTAL CHECKLIST

JUL 31 2013

SKAGIT COUNTY
PDS

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if questions do not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designation. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For non-project actions, the references in the checklist to the words "project", "applicant" and "property or site" should be read as "proposal", "proposer" and "affected geographic area", respectively.

ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. Name of proposed project, if applicable:
Kim CSB Comprehensive Plan Amendment
2. Name of applicant:
Yong Ho Kim
3. Address and phone number of applicant and contact person:

<u>Contact:</u>	<u>Applicant:</u>
<u>Young-Soo Kim</u>	<u>Young Ho Kim</u>
<u>c/o Summit Engineers & Surveyors</u>	<u>13725 LaConner Whitney Road</u>
<u>2218 Old Highway 99 So.</u>	<u>Mount Vernon, WA 98273</u>
<u>Mount Vernon, WA 98273</u>	
<u>(360) 416-4999</u>	
4. Date checklist prepared: 07/30/2013
5. Agency requesting checklist:
Skagit County Planning & Development services

Proposed timing or schedule (including phasing, if applicable):o
6. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

Grading Permit, Building Permit, Access Permit, On-Site Sewage Permit
7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.
8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the affected geographic area covered by your proposal? If yes, explain.

No.

9. List any government approvals or permits that will be needed for your proposal, if known.

Comprehensive Plan Amendment (from RRv to SSB)

10. Give brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The 2.65 acres of subject parcel located southeast quadrant of road intersection; Laconner Whitney Road & SR-20, east of existing Shell Gas Station is seeking to amend the comprehensive plan designation to Cottage Industry/Small Scale Business (SSB) from Rural Reserve (RRv).. Currently the subject parcel is already recognized by the County Assessors as commercial/business. The property is accessed from Laconner Whitney Road via Shell Station easement.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Indicate if maps or plans have been submitted as part of a permit application).

The property is located approximately 7 miles west of Mount Vernon and 7 miles north of La Conner. Subdivision-wise, it is located in the Northeast ¼ of the Southeast ¼ of Section 07, Township 34 North, Range 3 East W.M. Just east of the road intersection; Laconner Whitney Road and SR-20.

B. ENVIRONMENTAL ELEMENTS

1. Earth.

- a. General Description of the site (underline one): **Flat**, rolling, hilly, steep, slopes, mountainous, other _____.
- b. What is the steepest slope on the site (approximate percent slope)?

Generally, the site is sloped northerly towards SR-20 with the average slope 1%. The steepest slope on the site is above 2%.

- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soil type: Sumas Silt Loam. However the site was filled with gravel pit run in year 1995 in conjunction with the Shell Station construction for future commercial development in near future.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A No action is required. No land alternation is proposed with this proposal.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A No action is required. No land alternation is proposed with this proposal.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

0% No impervious area will be increased due to this project.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None.

- b. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.

Unknown.

- c. What are the proposed measures to reduce or control emissions or other impacts to air, if any?

None.

3. Water

a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and associated wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No. The site was filled for future development in year 1995 with obtaining appropriate permits.

- 2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, propose and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A.

c. Water Runoff (including storm water)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A No land improvement proposed with this proposal.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any.

N/A.

4. Plants

a. Check or circle types of vegetation found on the site:

_____deciduous tree: Alder, Maple, Aspen, Other

_____evergreen tree: Fir, Cedar, Pine, Hemlock

 X shrubs

 X grass

_____pasture

_____crop or grain

_____wet soil plants, cattail, buttercup, bulrush, skunk cabbage, other

(see enclosed wetland delineation and mitigation report)

_____water plants: water lily, eelgrass, milfoil, other

_____other types of vegetation.

- b. What kind and amount of vegetation will be removed or altered?

None.

- c. List threatened or endangered species known to be on or near the site.

None.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

N/A

5. Animals

- a. Underline any birds and animals which have been observed on or known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other seagulls

Mammals: deer, bear, elk, beaver, other – seal, otter, whale

Fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened or endangered species known to be on or near the site.

Unknown.

- c. Is the site part of a migration route? If so, explain.

Unknown.

- d. Proposed measures to preserve or enhance wildlife, if any.

None.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar), will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A, However electricity and natural gas are available.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, including risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No.

- 1) Describe special emergency services that might be required.

N/A.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

N/A.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hour's noise would come from the site.

None.

- 3) What are the proposed measures to reduce or control noise impacts, if any?

None.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Partial commercial overflow from the Shell Gas Station to the west.

- b. Has the site been used for agricultural purposes? If so, describe.

Unknown.

- c. Describe any structures on the site.

None

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

Rural Reserve

- f. What is the current comprehensive plan designation of the site?

RRv (Rural Reserve)

- g. If applicable, what is the current shoreline master program environment designation of the site?

N/A.

- h. Has any part of the site been classified an “environmentally sensitive” area? If so, specify.

Unknown.

- i. Approximately how many people would reside or work in the completed project?

N/A. No land use action with this proposal. The commercial scale for future development is unknown but at that time another SEPA may required for review.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any?

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

N/A. No land use action with this proposal.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None.

- c. What are the proposed measures to reduce or control housing impacts?

None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A. However the future commercial building with this proposal approval, may reach up to 35 feet with attractive building exterior features.

- b. What views in the immediate vicinity would be altered or obstructed?

N/A.

- c. What are the proposed measures to reduce or control aesthetic impacts, if any?

None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A. However later in the future with commercial development, lighting from buildings, parking lot and vehicle headlights during the nighttime will occur.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. What are the proposed measures to reduce or control light and glare impacts, if any?

None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None. However Padilla Bay is located approximately 7 miles north of the site

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any?

None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.

None known at this time.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on the site.

None.

- c. What are the proposed measures to reduce or control impacts, if any?

None.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

SR-20 and Laconner Whitney Road

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. The Skagit Transit stops at the Swinomish Casino located approximately 10 miles west from the site.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

None. No action at this time.

- d. Will the proposal require any new roads or streets, or improvements to any existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project use or occur in the immediate vicinity of water, rail or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None. No action at this time but with commercial improvements, it may increase vehicular trips during P.M. The actual increase will be determined in the future with accepted development plan.

- g. What are proposed measures to reduce or control transportation impacts, if any?

None.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

None. All needed infrastructure is available at or near the site including the public water supplied by the town of LaConner.

- b. What are proposed measures to reduce or control direct impacts on public services, if any?

None.

16. Utilities

- a. Circle or underline utilities currently available at the site:

Electricity Natural Gas Water Refuse Service Telephone

Sanitary Sewer Septic System Cable TV Satellite

- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity that might be needed.

None. All necessary utilities are currently serving the existing commercial properties to the west and north. They are available along Laconner Whitney Road and SR-20.

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 7/31/13



Legal Description

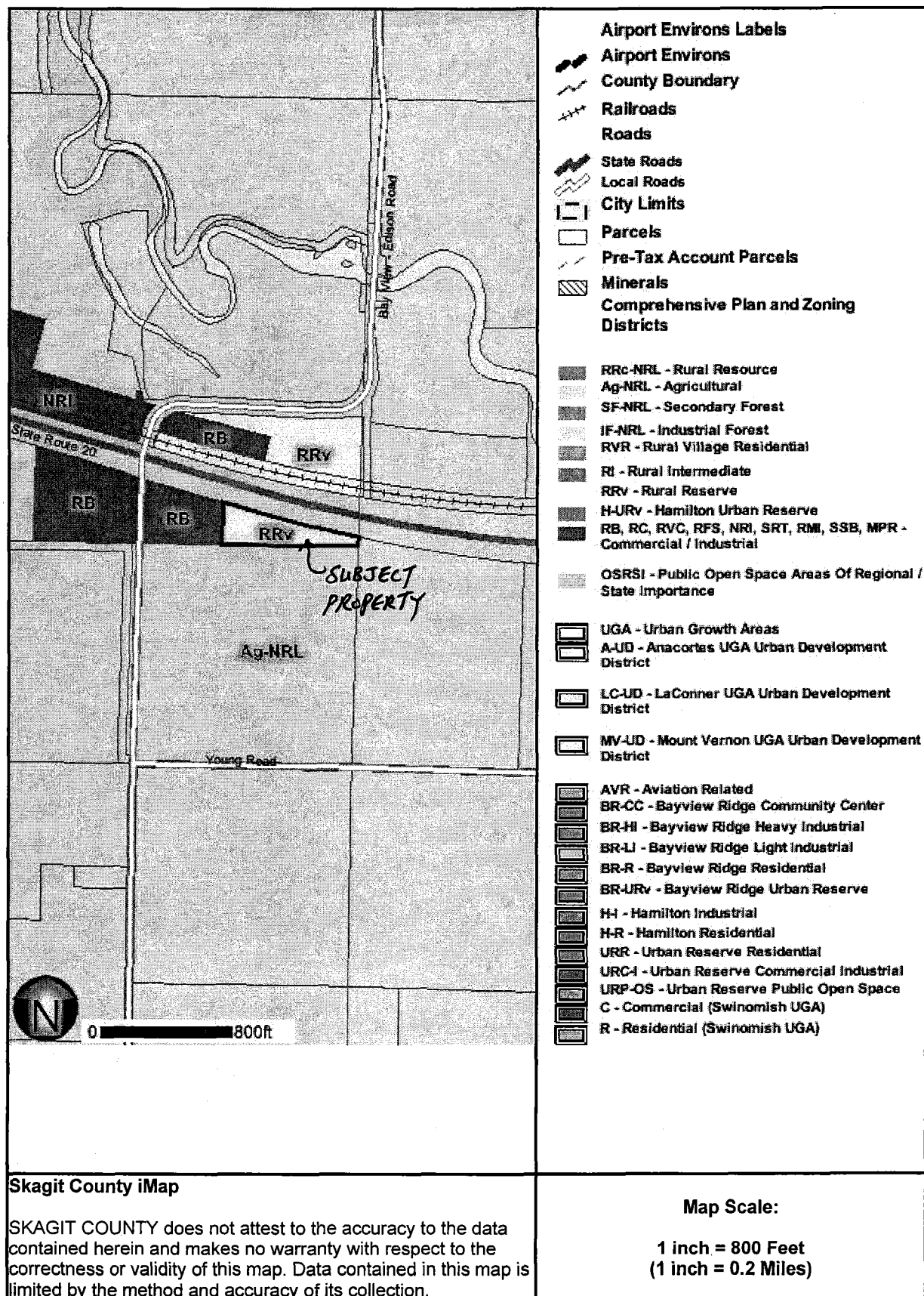
The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

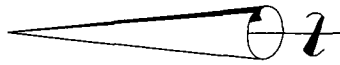
That portion of Government Lot 10, Section 7, Township 34 North, Range 3 East, W.M., lying Southerly of the State Highway right-of-way; EXCEPT County Road rights-of-way, EXCEPT portion condemned by Drainage District No. 19, by Decree dated December 4, 1922, under Skagit County Superior Court Cause No. 8889, AND ALSO EXCEPT the following described tract:

That portion of the West 500 feet (as measured along the South line) of Government Lot 10, Section 7, Township 34 North, Range 3 East, W.M., lying Southerly of that certain tract of land described as Item No. 2 in Judgment and Decree of Appropriation entered August 6, 1971, in Skagit County Superior Court Cause No. 31913, said Cause of Action was to condemn said lands for SR 536, March Point Road to Fredonia.

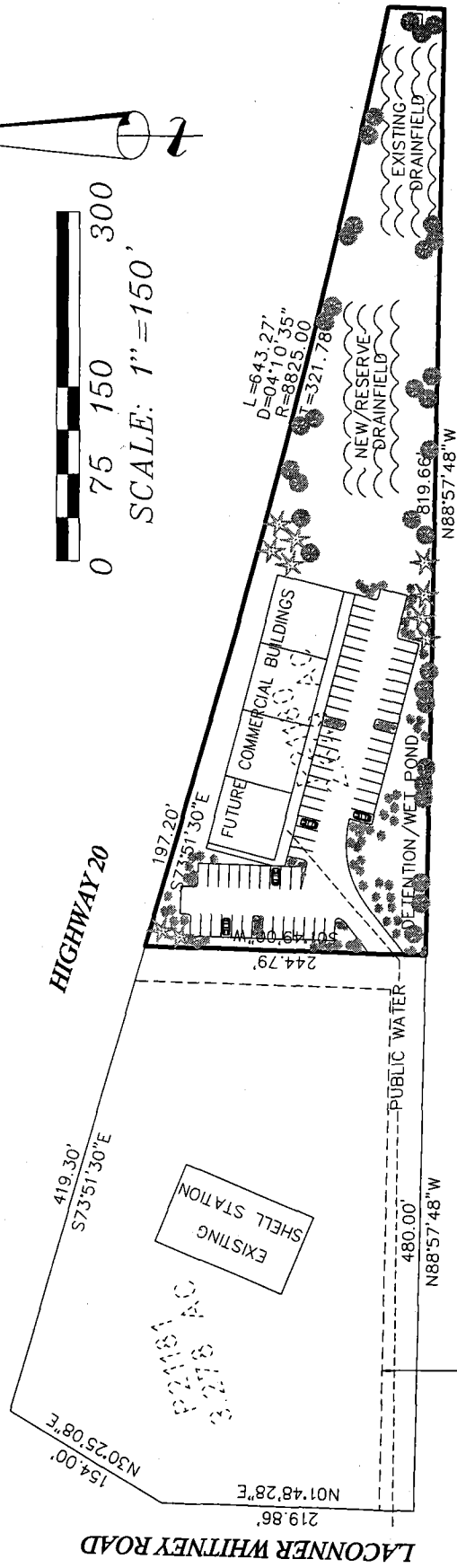
Land Use Map



Preliminary Future Site Plan



0 75 150 300
SCALE: 1"=150'



EXISTING 30' ACCESS AND UTILITY EASEMENT
TO BENEFIT P21180 AF#201306240188

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.53	S01°49'00"W

Questionnaire

PL13-0302

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SKAGIT COUNTY
PDS

1. Please provide a detailed statement of what is proposed to be changed 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.

The parcel number P21180 is zoned as Rural Reserve (RRv) per Skagit County Planning & Development Services. The parcel size based on the boundary survey is 2.65 acres (per county assessor's record 1.86.). The parcel (P21181) to the west was always together since February 24, 1950 (See Exhibit A). However in year 1996 & 1997 only the P21181 fronting Laconner Whitney Road and SR-20 was developed and the east part of land (P21180) was set aside for future development. The County Assessor designated parcel number of P21180 for the eastern part of the land and continued taxing the parcel as a commercial (See Exhibit B). The owner of the property always thought P21180 is a commercial parcel. The owner has a plan to develop the parcel now but the County Planning & Development Services rejected the proposal due to the conflict of the parcel zoning designation. To reserve this matter, the Comprehensive Plan Amendment is the only an option. P21180 has all urban/rural utilities including public water (See Exhibit C) supplied by the Town of LaConner and already has an access from Laconner Whitney Road (See Exhibit D).

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?

14.16.140 Small Scale Business (SSB).

(1) Purpose. The Small Scale Business zoning district supports existing and new small scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but that do enhance rural economic development opportunities and job opportunities for rural residents.

P21180 is already recognized as a commercial property per the County Assessor (See Exhibit E) and has been used as a limited commercial in conjunction with the existing gas station to the west since year 1997. However during the Comprehensive Plan and Land Use Code process by the other department, P21180 is left out and designated as RRv. After an approval of this Comprehensive Plan Amendment approval, the owner would like to explore developing the parcel to provide small scale business (SSB) to the surrounding commuting communities and highway pass-by motorists. This land use concept is compatible with the surrounding neighboring commercial parcels. The parcel was filled with imported structural fill in year 1996 exceeding five feet in heights for that purpose and therefore no significant land disturbance is anticipated for such development. Also urban/rural infrastructure is available and ready to serve the property.

3. For policy and map amendments, what do you anticipate will be the impacts resulting from the proposed change in a 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.)

There will be no impact. This amendment, per land use code simply allows the land owner to develop the land as the County Assessor's recognized best use of the land. It has been used as a limited

commercial since year 1997 in conjunction with the commercial property to the west. Also all utilities for the future development are available. Therefore, no additional rural service extension needed. The access point from Laconner Whitney Road is already improved from previous development. The said access meets the fire marshal standards.

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.

14.16.320 Rural Reserve (RRv).

(1) Purpose. The purpose of the Rural Reserve district is to allow low-density development and to preserve the open space character of those areas not designated as resource lands or as urban growth areas. Lands in this zoning district are transitional areas between resource lands and non-resource lands for those uses that require moderate acreage and provide residential and limited employment and service opportunities for rural residents. They establish long-term open spaces and critical area protection using CaRDs as the preferred residential development pattern.

Zoning for P21180 as RRv is not the best use of the land. The surrounding properties are commercial and Agricultural. It fronts the major arterial road and minor arterial road. The best use of the property is commercial not residential Rural Reserve as recognized by the County Assessor. There are no critical areas, open space issues, not near urban growth area or resource land but the property is located near rural community connection routes. Moreover it has all infrastructures for commercial development. The zoning should be SSB.

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.)

This amendment continues to preserve and provide residents, visitors and pass-by motorists of Skagit County high quality of life. This amendment is not to remove Rural Reserve land but to recognize the current use of the land as commercial and open the options for the future well managed commercial businesses. The property already has all infrastructures for said development/businesses. This amendment may lead to providing one or multiple commercial opportunities for Skagit County residents with enjoyment of easy access and convenience.

6. How is this proposal supported by functional plans and Capital Facility 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.

No capital improvement expansion required due to the result of this amendment approval. P21180 do have all required utilities from Laconner Whitney Road. A public supplied water meter by the town of LaConner is already installed for this parcel and 3 phase power from Puget Sound Energy is available. The on-site sewage is being designed to locate at the east corner of the site and it appears to be sufficient for the future development. Depending on the scale of the future development, Laconner Whitney road may needs to be improved to provide safer ingress/egress and intersection mitigation by the developer.

7. How would this proposal affect implementing land-use regulations found in Skagit County Code Title 14? 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.)

There is no affect at all. The site was filled approximately 5 feet in year 1996 with obtaining necessary permits. Possibly a SEPA review had occurred for that grading activity in conjunction with the gas station construction to the west. Since there is no structure on site with measurable past disturbed land, no historic value exists.

8. What measures have you taken to solicit public review or inform the public of this proposal? Please provide a summary of any public review received.

The owner of P21180 has initiated the conversations with the neighboring property to the west and north but received no negative feed back.

9. Describe how the proposed map change complies with applicable land-use designation criteria for the requested designation in the Urban, Open Space & Land Use Element, Chapter 2; the Rural Element, Chapter 3; or the Natural Resource Lands Element, Chapter 4, of the Comprehensive Plan.

P21180 is not proposing to expand any urban service but to enhance rural elements with utilizing already existing infrastructure and utilities for compatible commercial development with the surrounding neighboring properties. The County Assessor has recognized the parcel as commercial since year 1997 and taxed as commercial. The owner had no objection of paying the commercially high valued property tax with understanding it is a commercial property. However the Land Use Zoning is not designated as commercial. This comprehensive amendment is to correct it to commercial SSB.

"...a rural element [which includes] lands that are not designated for urban growth, agriculture, forest, or mineral resources. The rural element shall permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and uses. It may also provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural uses not characterized by urban growth." (RCW 36.70A.070 (5))

After the approval of this amendment, the owner of P21180 may seek development immediately. However, the determination of suitable businesses and community demand studies may take time. One of the concepts the owner would like to pursue is shown on Exhibit F.

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

The parcel number P21180 is zoned as Rural Reserve (RRv) per Skagit County Planning & Development Services. The parcel size based on the boundary survey is 2.65 acres and it is a substandard lot for RRv per the Skagit County Planning & Development Services department. The parcel (P21181) to the west was always together since February 24, 1950 (See Exhibit A). In year 1978, the property was segregated by deed into two parcels but legal deeds included the two parcels always. However in year 1996 & 1997, only the P21181 fronting Laconner Whintney Road and SR-20 was developed and the east part of land (P21180) was set aside for future development. The County Assessor designated parcel number of P21180 for the eastern part of the land and continued taxing the parcel as commercial (See Exhibit B). The owner of the property always thought P21180 is a commercial parcel and had no objection of paying commercially high valued property tax with understanding it is a commercial property. The owner has a plan to develop the parcel now but the County Planning & Development Services rejected the proposal due to the conflict of the parcel zoning designation. To reserve this matter, the Comprehensive Plan Amendment is the only an option.

P21180 has all urban/rural utilities including public water (See Exhibit C) supplied by the Town of LaConner and already has an access from Laconner Whitney Road (See Exhibit D).

After an approval of this Comprehensive Amendment approval, the owner would like to explore developing the parcel to provide small scale business to the surrounding commuting communities and highway pass-by motorists. This land use concept is compatible with the neighboring commercial parcels. The parcel was filled with imported structural fill exceeding five feet in heights in year 1996 for that purpose and therefore no significant land disturbance is anticipated for such development. Also urban/rural infrastructure is available and ready to serve the property.

This development may enhance rural economic opportunities and job creation for the rural residents. Moreover may provide the convenience to the rural community as well as the visitors of Skagit County.

11. 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, consistent with the requirements of SCC 14.08.020(5). (Note: Only affected jurisdictions may apply for urban growth area boundary changes. Applications from individuals are not accepted.)

This request is not for Urban Growth Area Boundary changes.

12. Any proposed natural resource land map designation changes shall recognize that natural resource land designations were intended to be long-term designations and shall further be dependent on 1 or more of the following:

- (a) A change in circumstances pertaining to the Comprehensive Plan or public policy.*
- (b) A change in circumstances beyond the control of the landowner pertaining to the subject property.*
- (c) An error in initial designation.*
- (d) New information on natural resource land or critical area status.*

This request is not affecting any natural resource land.

13. Please attach a proposed schedule of development, or a development phasing plan, as appropriate (see SCC 14.08.020(7)(c)(iii)).

After approval of the amendment, the owner will seek development immediately. However, the determination of suitable businesses and community demand study may take time. The owner anticipates the development to occur in year 2016. See Exhibit F for preliminary future site plan.

Statutory Warranty Deed

THE GRANTOR

Kate E. Ruddell, formerly Kate Hwing,
for and in consideration of

Ten and no/100 Dollars
in hand paid, conveys and warrants to

Walter G. Welles and Mildred T. Welles, husband and wife
the following described real estate, situated in the County of Skagit State of
Washington:

Part of Lot 10, Section 7, Township 34 North, Range 3 East of the Willamette
Meridian, described as follows:

Beginning at the Southeast corner of said Lot; thence West along the South
line of said Lot 1303 feet; thence North 500 feet to the South line of the
Memorial Highway right of way; thence following the South line of said
highway right of way to the East line of the Section; thence South 195
feet to the place of beginning, EXCEPT road, highway and ditch rights of
way.



Dated this 24th day of February, 1950

x *Kate E. Ruddell* (SEAL)

(SEAL)

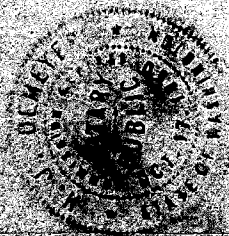
STATE OF WASHINGTON, } ss.
County of SKAGIT

On this day personally appeared before me

Kate E. Ruddell

to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that she signed the same as her free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of February, 1950



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

RECEIVED FOR RECORD AT

4-15-50 M. Feb. 27 1950

at request of *W. J. Desnoes & Co*
EDW. DANIELSON, Auditor

2/27/1950

Skagit County Assessor's Office

Account History For Parcel: P21180

VALUE YEAR is the year values were determined that are used for calculating taxes for the year indicated by the TAX YEAR.

VACANT
PARCEL

VALUE YEAR	TAX YEAR	BUILDING	LAND MARKET	MARKET TOTAL	LAND ASSESSED	ASSESSED TOTAL	TAX
2011	2012	\$.00	\$364,600.00	\$364,600.00	\$364,600.00	\$364,600.00	\$5,350.33
2010	2011	\$.00	\$364,600.00	\$364,600.00	\$364,600.00	\$364,600.00	\$5,136.89
2009	2010	\$.00	\$364,600.00	\$364,600.00	\$364,600.00	\$364,600.00	\$4,651.58
2008	2009	\$.00	\$405,100.00	\$405,100.00	\$405,100.00	\$405,100.00	\$4,869.27
2007	2008	\$.00	\$405,100.00	\$405,100.00	\$405,100.00	\$405,100.00	\$4,666.62
2006	2007	\$.00	\$405,100.00	\$405,100.00	\$405,100.00	\$405,100.00	\$5,089.06
2005	2006	\$.00	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00	\$2,288.93
2004	2005	\$.00	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00	\$2,466.46
2003	2004	\$.00	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00	\$2,498.66
2002	2003	\$.00	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00	\$2,283.25
2001	2002	\$.00	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00	\$2,520.67
2000	2001	\$.00	\$162,000.00	\$162,000.00	\$162,000.00	\$162,000.00	\$2,522.42
1999	2000	\$826,200.00	\$324,000.00	\$1,150,200.00	\$324,000.00	\$1,150,200.00	\$17,476.93
1998	1999	\$826,200.00	\$324,000.00	\$1,150,200.00	\$324,000.00	\$1,150,200.00	\$17,521.48
1997	1998	\$826,200.00	\$324,000.00	\$1,150,200.00	\$324,000.00	\$1,150,200.00	\$16,586.25
1996	1997	\$.00	\$70,800.00	\$70,800.00	\$70,800.00	\$70,800.00	\$1,051.57
1995	1996	\$.00	\$47,000.00	\$47,000.00	\$47,000.00	\$47,000.00	\$671.07
1994	1995	\$.00	\$47,000.00	\$47,000.00	\$47,000.00	\$47,000.00	\$683.80
1993	1994	\$.00	\$47,000.00	\$47,000.00	\$47,000.00	\$47,000.00	\$632.35
1992	1993	\$.00	\$47,000.00	\$47,000.00	\$47,000.00	\$47,000.00	\$595.69
1991	1992	\$.00	\$47,000.00	\$47,000.00	\$47,000.00	\$47,000.00	\$598.50

Skagit County Assessor's Office

Account History For Parcel: P21181

VALUE YEAR is the year values were determined that are used for calculating taxes for the year indicated by the TAX YEAR. *PARCEL WITH SHELL STATION*

VALUE YEAR	TAX YEAR	BUILDING	LAND MARKET	MARKET TOTAL	LAND ASSESSED	ASSESSED TOTAL	TAX
2011	2012	\$1,025,600.00	\$503,800.00	\$1,529,400.00	\$503,800.00	\$1,529,400.00	\$22,592.84
2010	2011	\$973,800.00	\$503,900.00	\$1,477,700.00	\$503,900.00	\$1,477,700.00	\$21,015.77
2009	2010	\$973,800.00	\$503,900.00	\$1,477,700.00	\$503,900.00	\$1,477,700.00	\$19,076.89
2008	2009	\$1,082,000.00	\$559,800.00	\$1,641,800.00	\$559,800.00	\$1,641,800.00	\$19,842.10
2007	2008	\$1,082,000.00	\$559,800.00	\$1,641,800.00	\$559,800.00	\$1,641,800.00	\$19,018.11
2006	2007	\$1,082,000.00	\$559,800.00	\$1,641,800.00	\$559,800.00	\$1,641,800.00	\$20,680.84
2005	2006	\$939,500.00	\$447,800.00	\$1,387,300.00	\$447,800.00	\$1,387,300.00	\$19,171.97
2004	2005	\$939,500.00	\$447,800.00	\$1,387,300.00	\$447,800.00	\$1,387,300.00	\$20,704.34
2003	2004	\$939,500.00	\$447,800.00	\$1,387,300.00	\$447,800.00	\$1,387,300.00	\$20,949.04
2002	2003	\$939,500.00	\$447,800.00	\$1,387,300.00	\$447,800.00	\$1,387,300.00	\$19,104.12
2001	2002	\$826,200.00	\$447,700.00	\$1,273,900.00	\$447,700.00	\$1,273,900.00	\$19,417.66
2000	2001	\$826,200.00	\$447,700.00	\$1,273,900.00	\$447,700.00	\$1,273,900.00	\$19,366.51
1999	2000	\$0.00	\$447,700.00	\$447,700.00	\$447,700.00	\$447,700.00	\$6,995.54
1998	1999	\$0.00	\$447,700.00	\$447,700.00	\$447,700.00	\$447,700.00	\$7,014.83
1997	1998	\$0.00	\$447,700.00	\$447,700.00	\$447,700.00	\$447,700.00	\$6,653.90
1996	1997	\$21,000.00	\$410,900.00	\$431,900.00	\$410,900.00	\$431,900.00	\$6,403.60
1995	1996	\$17,200.00	\$83,600.00	\$100,800.00	\$83,600.00	\$100,800.00	\$1,429.43
1994	1995	\$17,200.00	\$83,600.00	\$100,800.00	\$83,600.00	\$100,800.00	\$1,456.00
1993	1994	\$17,200.00	\$83,600.00	\$100,800.00	\$83,600.00	\$100,800.00	\$1,345.27
1992	1993	\$17,200.00	\$83,600.00	\$100,800.00	\$83,600.00	\$100,800.00	\$1,266.67
1991	1992	\$17,200.00	\$83,600.00	\$100,800.00	\$83,600.00	\$100,800.00	\$1,260.97

13572

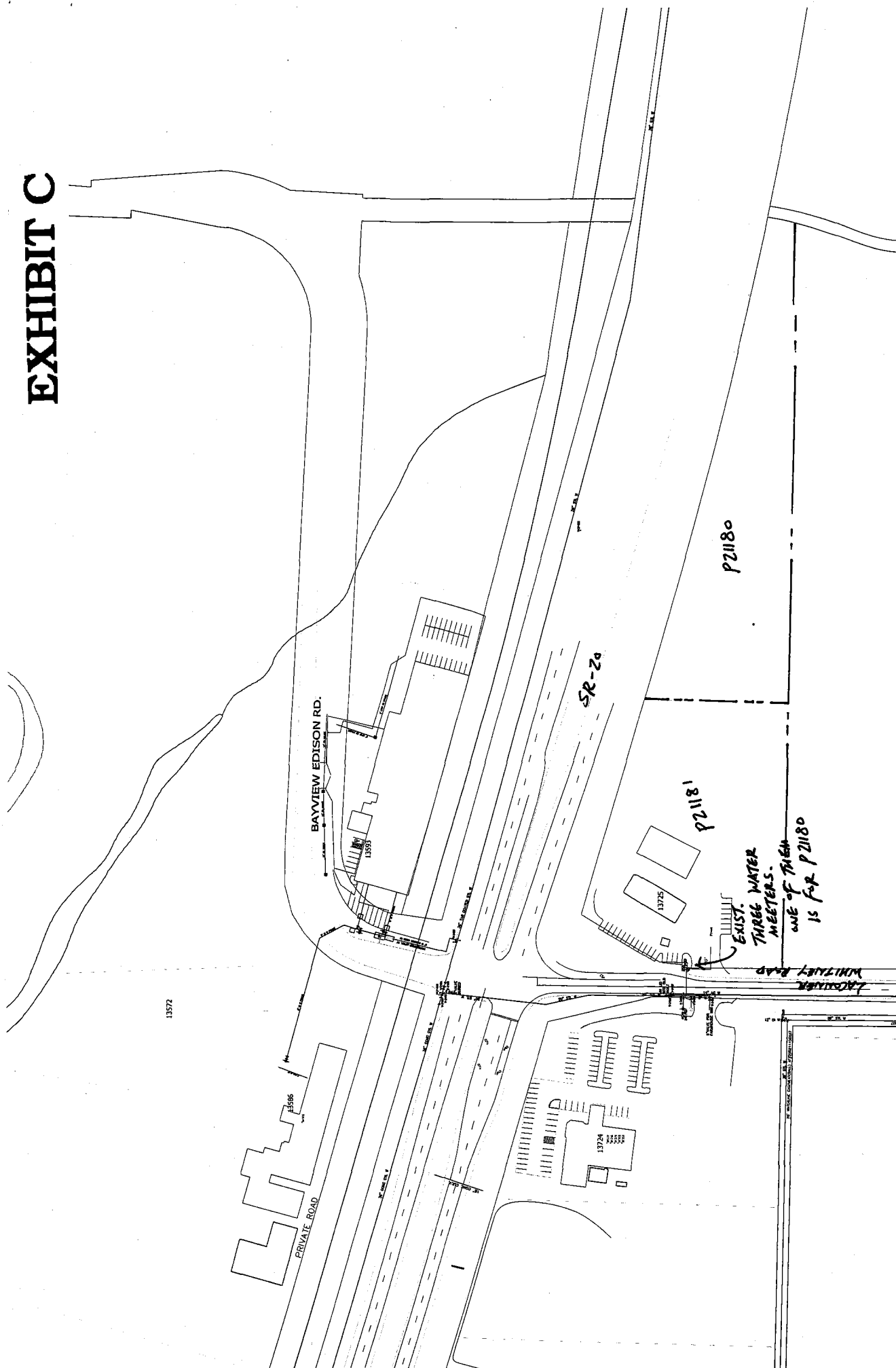


EXHIBIT D

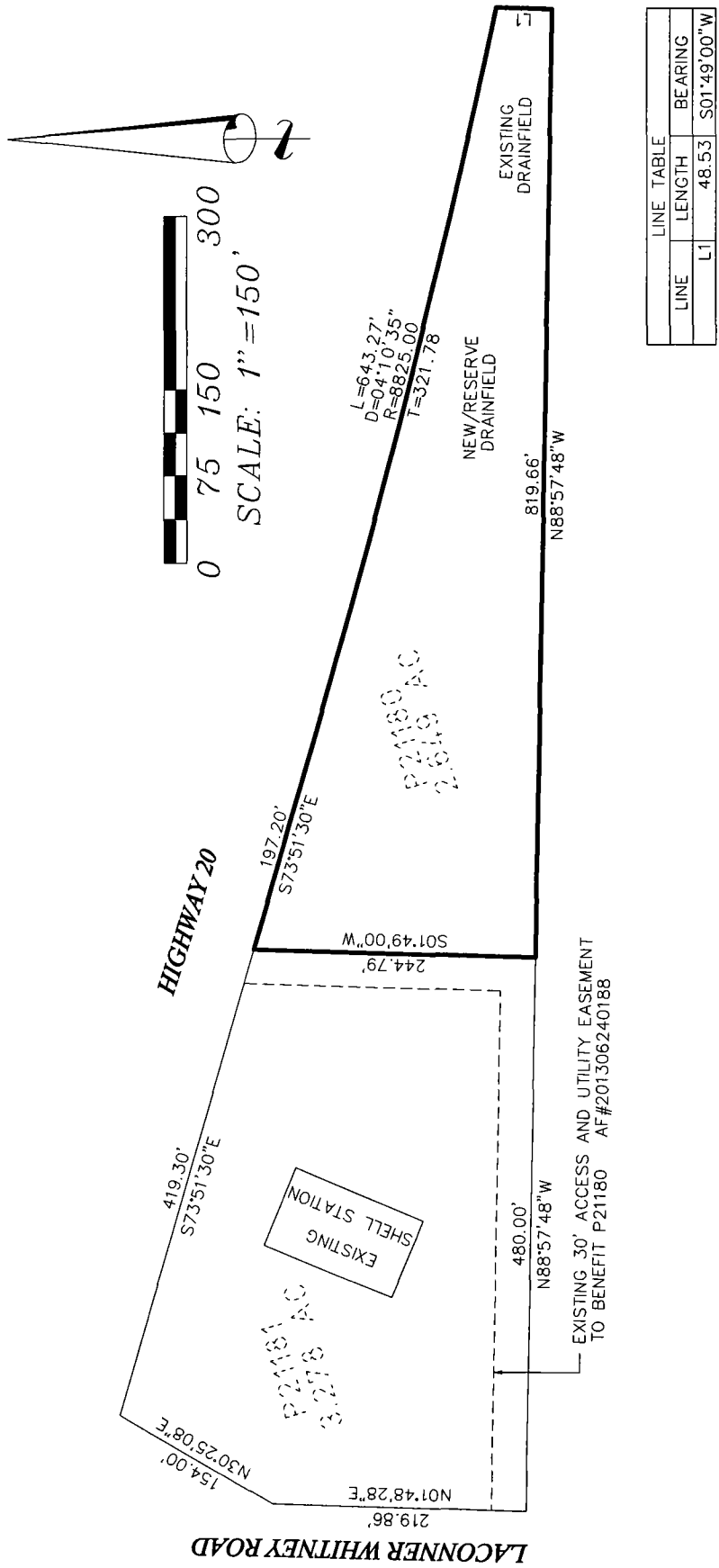


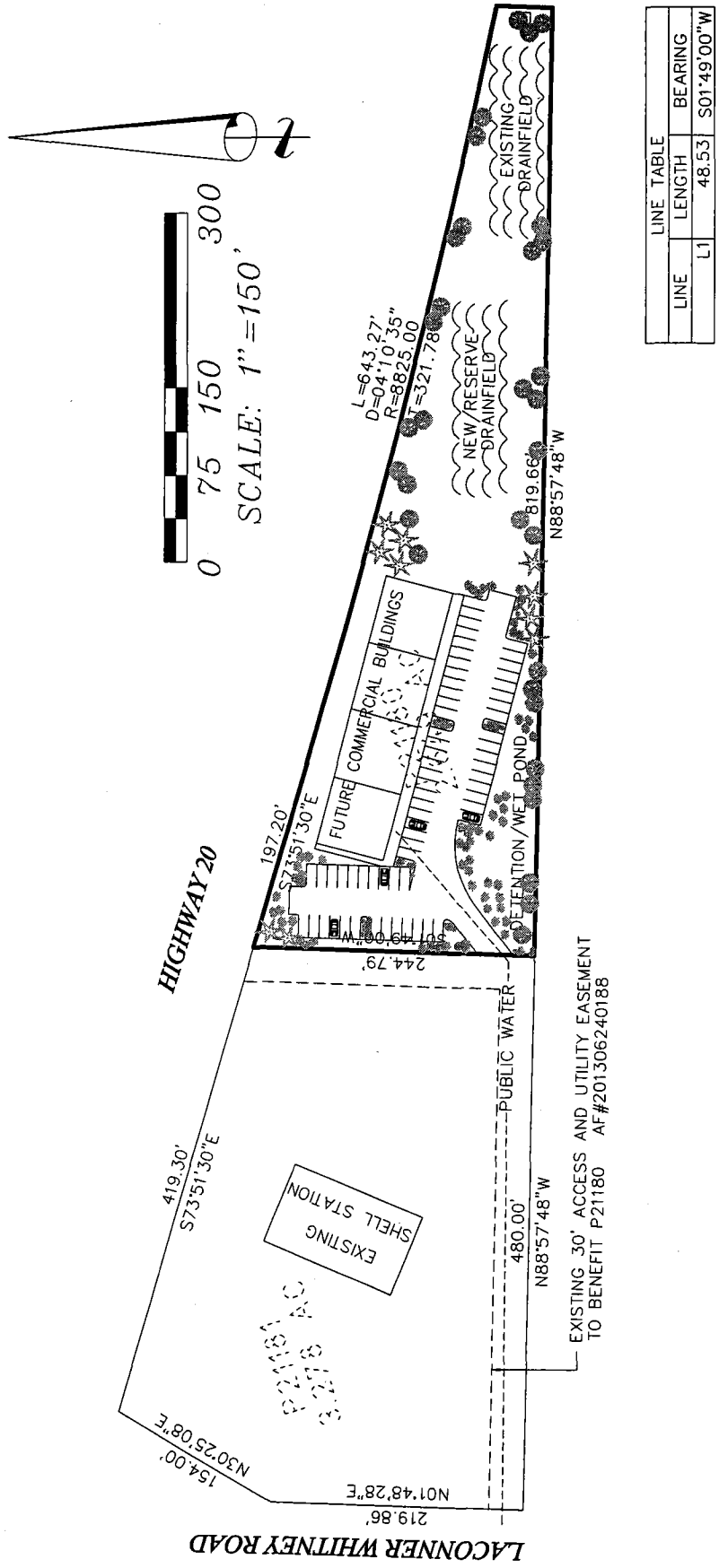
EXHIBIT E

SKAGIT COUNTY COMMERCIAL PROPERTY FIELD REVIEW CARD 2013

PROPERTY ID AND LEGAL DESCRIPTION PROP ID: 21180 ✓ TYPE: Real SUB TYPE: C DBA: (1,860,000) DR 19 DK 12: THAT PORTION OF GOVERNMENT LOT 10, SECTION 7, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY OF THE STATE HIGHWAY RIGHT-OF-WAY, EXCEPT COUNTY ROAD RIGHTS-OF-WAY, EXCEPT HIGHWAY RIGHT-OF-WAY, EXCEPT COUNTY ROAD RIGHTS-OF-WAY, EXCEPT		OWNER ID / % 109160 100% PRIMARY USE: 690		EXEMPTIONS 1590		VALUE METHOD IMPROVEMENT LAND MKT MARKET PROD LOSS SUBTOTAL FROZEN APPRAISED		2013-0-21180-109160 C 2012 VALUES C 2013 VALUES	
OWNER ID, NAME AND ADDRESS KIM YONG HO & KIM JUNG HEE 13725 LACONNER WHITNEY RD MOUNT VERNON, WA 98273		LEGAL EFFECTIVE ACRES: 1.8600 / 4.4300 APPR VAL METHOD: Cost		REMARKS TTD 05/04/2011					
GENERAL LAST APPR: JS CAP BASIS YR: 05/04/2011 LAST MSP DATE: 05/04/2011 ZONE: FWMA GROUP CODES: FWMA		BUILDING PERMITS PERMIT # TYPE ST EST VALUE APPR BUILDER 1 02/18/1998 98-0029 C 1 3,000 MEYER SIGN ILLUMINATED MONUMENT SIG 2 12/10/1996 96-1574 C 1 0 PACIFIC ENVIRC TWO 15,000 GAL UNDERGROU 3 10/25/1996 96-1198 C 1 233,063 FISHER/SON INC 3024/4604 - CONVENIENCE STI		INCOME APPROACH DATA GPM VAC EGR OTHER INC EGR EXPENSE TAXES NOI METHOD INC VALUE		TAX AGENT: GROSS SQFT: LINKED ACCTS: CASE ID DATE APPR STATUS INQUIRY/DOE OWNER COMMENTS STAFF COMMENTS		SALES & DEED HISTORY SALE DATE SALE PRICE TYPE RATIO FM CD TERM LA SQFT SP/ACRT 1ST IMPRV 2ND IMPRV GRANTOR GRANTOR BOOK ID DEED PG 01/07/2003 2,520,000 C 27 0 0.00 SERVSTAT ASSOS LLC W W 11/13/1996 702,500 C 18 0 0.00 DYBFEST TORE W W 11/13/1996 0 C 12 0 0.00 DYBFEST TORE W W	
REGIONAL TYPE DESCRIPTION SUBD: SUBD: AREA LF UNIT PRICE UNITS BUILT EFF YR COND APPROPRIATE: PHYS ECON FUNC COMP ADJ ADJ VALUE 1 C CLEARED 311 694 370 LACOC F1 Y SQ 81021.00 SQ 5.00 405,100 0.90 1.00 A 364,600 1 ADJ 90.00 N 364,600		LAND VALUATION SUBD: 311 694 370 LACOC F1 Y SQ 81021.00 SQ 5.00 405,100 0.90 1.00 A 364,600 1 ADJ 90.00 N 364,600		IMPROVEMENT VALUATION SUBD: 311 694 370 LACOC F1 Y SQ 81021.00 SQ 5.00 405,100 0.90 1.00 A 364,600 1 ADJ 90.00 N 364,600		IMPROVEMENT ADJUSTMENTS ADJ TYPE ADJ AMT ADJ % IMPROVEMENT ADJUSTMENTS ADJ AMT ADJ %		PRODUCTIVITY VALUATION AG AG USE AG TABLE AG UNIT PRG AG VALUE 1 CLEARED 311 694 370 LACOC F1 Y SQ 81021.00 SQ 5.00 405,100 0.90 1.00 A 364,600 1 ADJ 90.00 N 364,600	

EXHIBIT F

Preliminary Future Site Plan





Summit Engineers & Surveyors, Inc.

2218 Old Highway 99 So. Mount Vernon, WA 98273
Phone (360) 416-4999 Fax (360) 416-4949

PL13-0302

RECEIVED

AUG 29 2013

SKAGIT COUNTY
PDS

LETTER OF TRANSMITTAL

DATE: 8/29/13

TO: SKAGIT COUNTY PLANNING & DEVELOPMENT
SERVICES

ATTN: KIRK JOHNSON

We are sending you: ☒ Attached ☐ Under Separate Cover ☐ Via Fax

COPIES	DATE	NO.	DESCRIPTION
1			SITE PLAN PER COUNTY RECORD DATED 9/10/96

THESE ARE TRANSMITTED AS CHECKED:

☐ For your review and return ☐ For your review and comment
☒ For your use ☐ Returned for corrections
☐ Per your request ☐ For approval

REMARKS: PLEASE ADD THIS EXHIBIT TO PL13-0302.
THIS WAS SUBMITTED WITH BUILDING PERMIT 96-0694, 96-1198.
THIS SHOWS THE P21180 INTENDED USE & COUNTY'S
UNDERSTANDING AT THAT TIME

Thank you!

COPY TO _____

SIGNED



D	- DENOTES EXIST. SIGN	E _g	- DENOTES EXIST. POST WITH ELECTRICAL OUTLET
E	- DENOTES EXIST. 1" EXPOSED ELECTRICAL CONDUIT	UP	- DENOTES EXIST. UNDERGROUND POWER
F	- DENOTES EXIST. BARBED WIRE FENCE	G	- DENOTES EXIST. UNDERGROUND NATURAL GAS LINE
OP	- DENOTES EXIST. UNDERGROUND OIL PIPELINE	T	- DENOTES EXIST. UNDERGROUND TELEPHONE LINE
ST	- DENOTES EXIST. LIGHT STANDARD	P	- DENOTES EXIST. OVERHEAD POWER LINE
W	- DENOTES EXIST. POWER POLE	W	- DENOTES EXIST. UNDERGROUND WATER LINE
PP	- DENOTES EXIST. POWER PUMP	FF	- DENOTES EXIST. FINISH FLOOR ELEVATION
MW	- DENOTES EXIST. MONITOR WELL	6.0	- DENOTES PROPOSED SPOT ELEVATION
MW/M	- DENOTES EXIST. FOUND CONCRETE HIGHWAY MONUMENT	—	- DENOTES PROPOSED CONTOUR
W/V	- DENOTES EXIST. WATER VALVE		
FLQ	- DENOTES EXIST. FIRE HYDRANT		
WM	- DENOTES EXIST. WATER MANHOLE		
■	- DENOTES EXIST. TELEPHONE pedestal		
■	- DENOTES EXIST. ASPHALT		
■	- DENOTES EXIST. CONCRETE		
■	- DENOTES EXIST. WATER METER		

SKAGIT COUNTY PUBLIC WORKS

SAAGT COUNTY PUBLIC WORKS

John P. Barnett 7/10/96
PROJECT ENGINEER DATE

JOB NO.
96118A
96118.DWG
SHEET
1 OF 6

**SITE PLAN
OF
AMERICAN ROAD FUEL CO.
FOR
TSA ARCHITECTS
N. R. 3 E. 1111**

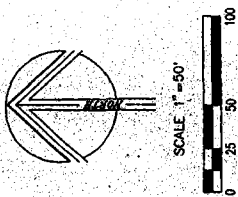
SCALE: 1" = 50' DRAWN BY: PLS/MCU/DJA DESIGNED BY: PLS/JPR CHECKED BY: JPR FIELD BOOK/PAGE:	PROJECT:	PORTION OF SITE:
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SHEET DESCRIPTION

**EXISTING CONDITIONS WITH PROPOSED
AND FUTURE SITE PLAN**

SHEET NOOK 115, PAGES 30 & 31

Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
603 South First Street; P.O. Box 1228
Mount Vernon, WA 98273
Tel: 360-338-5751. Fax: 360-336-3981

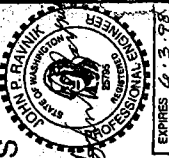


□	—	DENOTES EXIST. SIGN
⊥	—	DENOTES EXIST. 1" EXPOSED ELECTRICAL CONDUIT
OP	—	DENOTES EXIST. UNDERGROUND OIL PIPELINE
⊕	—	DENOTES EXIST. LIGHT STANDARD
⊙	—	DENOTES EXIST. POWER SERVICE POLE
⊖	—	DENOTES EXIST. MONITOR WELL
⊗	—	DENOTES EXIST. FOUND CONCRETE HIGHWAY MONUMENT
⊘	—	DENOTES EXIST. WATER VALVE
⊙	—	DENOTES EXIST. FIRE HYDRANT
⊙	—	DENOTES EXIST. WATER MANHOLE
■	—	DENOTES EXIST. TELEPHONE PEDISTAL
■	—	DENOTES EXIST. ASPHALT
■	—	DENOTES EXIST. CONCRETE
■	—	DENOTES EXIST. WATER METER
■	—	DENOTES EXIST. GRAVEL
★	—	DENOTES EXIST. BARBED WIRE FENCE
■	—	DENOTES EXIST. WETLAND
■	—	DENOTES EXIST. CROPLAND
⊙	—	DENOTES EXIST. POST WITH ELECTRICAL OUTLET
UP	—	DENOTES EXIST. UNDERGROUND POWER
G	—	DENOTES EXIST. UNDERGROUND NATURAL GAS LINE
T	—	DENOTES EXIST. UNDERGROUND TELEPHONE LINE
P	—	DENOTES EXIST. OVERHEAD POWER LINE
W	—	DENOTES EXIST. UNDERGROUND WATER LINE
FF	—	DENOTES EXIST. FINISH FLOOR ELEVATION
6.0	—	DENOTES PROPOSED SPOT ELEVATION
— 2 —	—	DENOTES PROPOSED CONTOUR

AUG 29 2013
SKAGIT COUNTY
PDS

SWAGT COUNTY PUBLIC WORKS

PROJECT ENGINEER John P. Barnik DATE 17-10-96



SHEET DESCRIPTION

Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
603 South First Street; P.O. Box 1228
Mount Vernon, WA 98273
Tel: 360-336-5751 Fax: 360-336-3981

**SITE PLAN
OF
AMERICAN ROAD FUEL CO.
FOR
TSA ARCHITECTS**

JOB NO.
96118A
96118.DWG
SHEET
1 OF 6

FIELD BOOK 535, PAGES 30 & 31

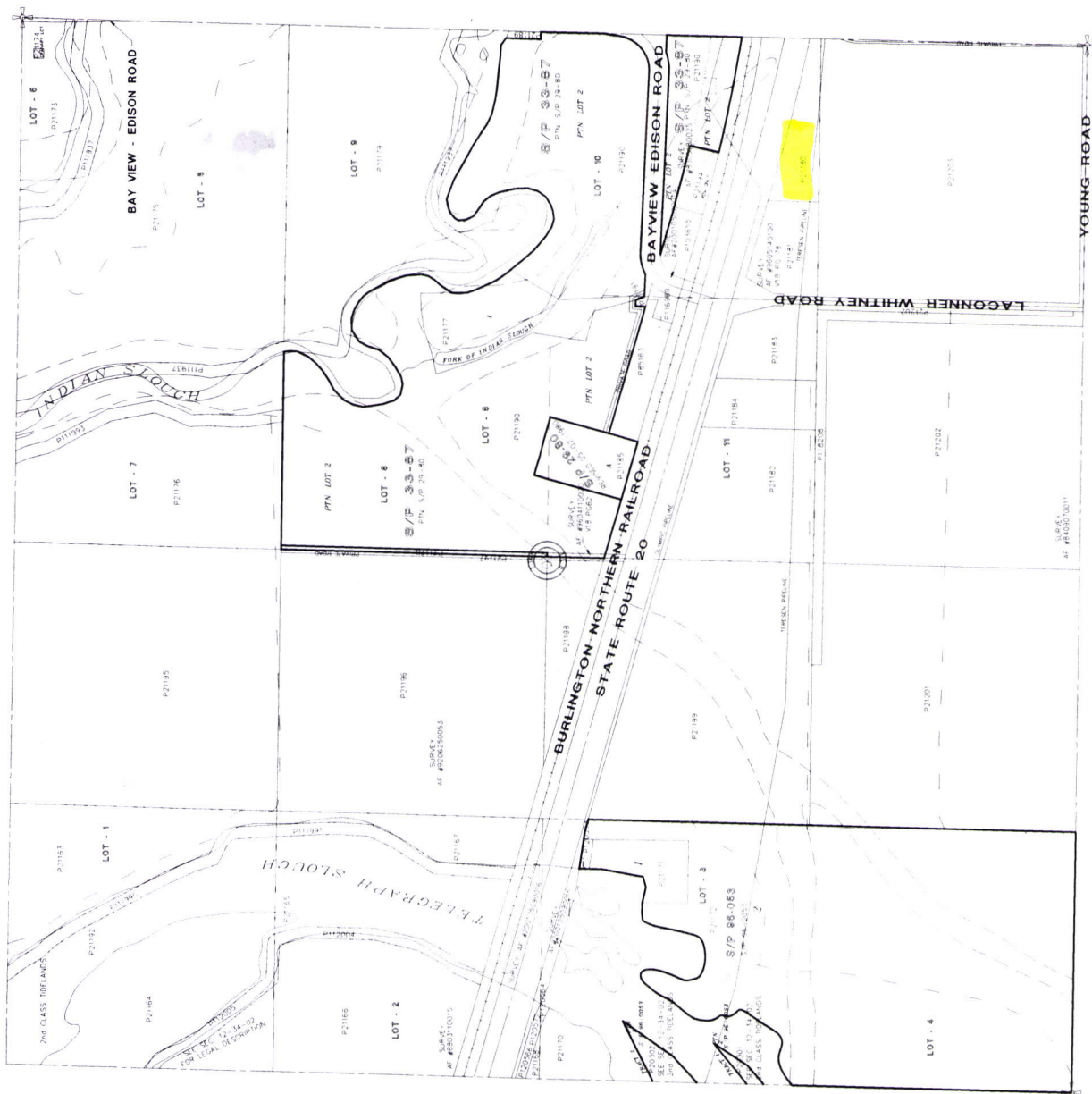
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7	8	9	10	11	12
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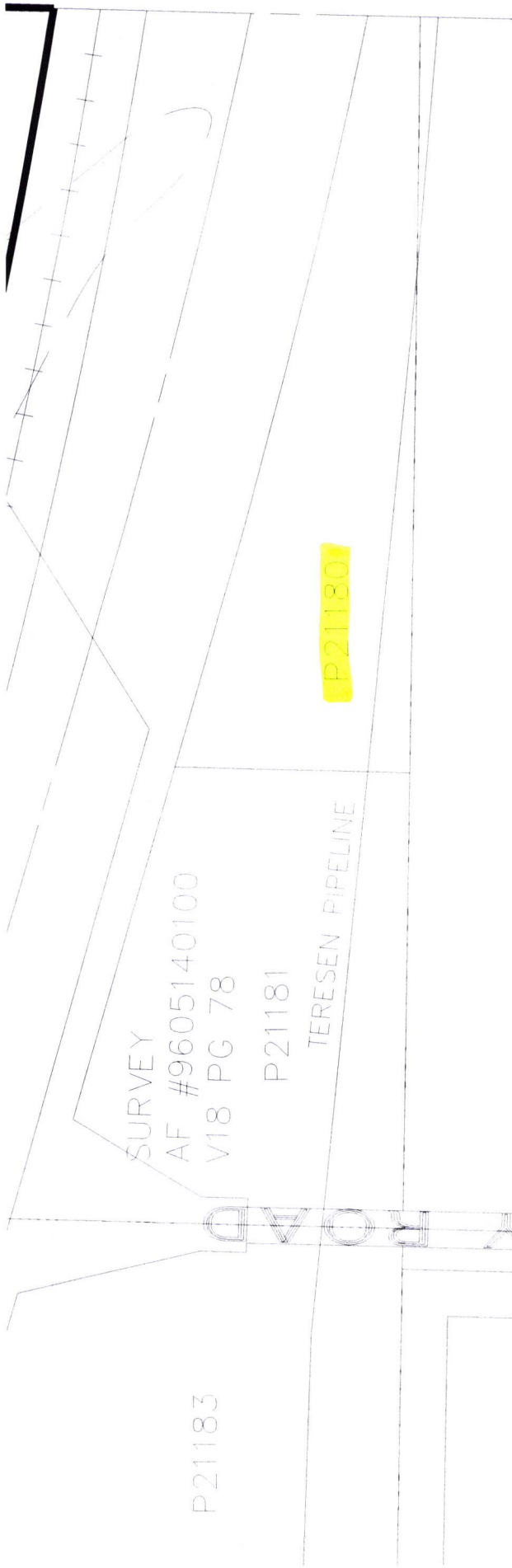
T 34 N P 03 E



These values are lower than those reported for the same species in other studies and may be due to the fact that the fish were collected from a single location and were not exposed to a range of environmental conditions.

	DATE	INIT
DRAWN BY	04-23-95	JB
REVISED	5/13/91	DE
PLOTTED	5/13/91	DE
MAN APPROVED BY: [Signature]		





SURVEY

AF #9605140100

V18 PG 78

P21181

TERESEN PIPELINE

P21180

P21183