



## 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** *PL07-0868*  
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:

**RECEIVED**

**JUL 30 2013**

**KS SKAGIT COUNTY  
PDS**

**Accepted by**

**PL13-0298**

**Permit Number**

**SF NRL / IF - NRL**  
**Zoning / Setbacks**

**0450C Zone C**

**Flood Plain/Floodway**

**None**  
**Shoreline**

**Notes: P18280**

**CAO done w/ PL07-0739**

## 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 HAROLD MEHRER

Mailing Address 21929 GRANSTROM ROAD shortymehrer@gmail.com

City MOUNT VERNON State WA Zip 98274 Email Address ysk@summit.es.com

Phone 206-459-2070 Alt Phone \_\_\_\_\_ 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 HAROLD MEHRER

Mailing Address 21929 GRANSTROM ROAD shortymehrer@gmail.com

City MOUNT VERNON State WA Zip 98274 e-mail ysk@summit.es.com

Phone 206-459-2070 Alt Phone \_\_\_\_\_ Fax \_\_\_\_\_

## PROPERTY INFORMATION [Site-specific proposals only]

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

22355 GRANSTROM ROAD, MOUNT VERNON, WA 98274

Assessor Parcel number(s) P18280

Section 27 Township 33 Range 05 Acreage/Lot Dimensions 76.7 Acres

Existing Zoning Designation SF-NRL Requested Zoning Designation SF-NRL [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: 7-30-13

## Section 4

## Ownership Certification

I, HAROLD MEHRER, 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 21929 CRAWSTON Rd  
 City and State MT Vernon WA Phone 206-459-2070  
 Signature [Signature] for \_\_\_\_\_  
 (give corporation or company name)

### ACKNOWLEDGMENT

State of Washington )  
 ss. )  
 County of Skagit )

On this day personally appeared before me HAROLD MEHRER  
 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 Mount Vernon

Date: 7/30/2013



Other property owners in this application must be listed below:

Name \_\_\_\_\_

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_





Directory Quick Guide Search

**GO**

Record Searches

July 27, 2013

Parcel ID: P18280

Site Address: 22355 Granstrom Road

City: Mount Vernon

Zip Code: 98274

APPLICANT: SAUK LLC

1016 S 3RD STREET

MOUNT VERNON WA

Phone:

OWNER: SAUK LLC

1016 S 3RD STREET

MOUNT VERNON WA

Phone:

Permit Number: PL07-0868

Permit Type: Land Use Approval

Permit Status: Scanned

Composition: Lot CertificationDescription: LOT CERT: P18280

Application Date: 11/2/2007 12:00:00 AM

Preapp Date:

Approval Date:

Issue Date:

Completion Date:

Square Feet: 0

[Planning Home](#)[Address Search](#)[Parcel Search](#)[Permit Search](#)[Owner Search](#)[Advanced Search](#)

Approvals		
Description	Action	Date
Fees paid	Review in progress	11/7/2007
Fees paid	Approved	12/20/2007
Grace- Project Mgr.	Ready for review	11/2/2007
Grace- Project Mgr.	Approved	3/13/2008
Grace- Project Mgr.	Approved	4/29/2013
Grace- Project Mgr.	Approved	4/29/2013
Grace- Project Mgr.	Approved	4/29/2013
Routing Assignment	Approved	11/7/2007

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skagitcounty.net

## Skagit County Assessor Parcel Details

Parcel Number	XrefID	Quarter	Section	Township	Range
P18280	330527-2-002-0009	02	27	33	05
<b>Owner Information</b>		<b>Site Address(es)</b>		<b>Location Map</b>	
MEHRER HAROLD H JR		22355 GRANSTROM ROAD		<a href="#">Locate this Parcel on iMap</a>	
21929 GRANSTROM RD				<a href="#">Assessor's Parcel Map: PDF   DWF</a>	
MOUNT VERNON, WA 98274		Mount Vernon, WA 98274			
<b>2012 Values for 2013 Taxes</b>		<b>Sale Information</b>		<b>2013 Property Tax Summary</b>	
Building Market Value	\$0.00	Deed	QUIT CLAIM	2013 Taxable Value	\$130,400.00
Land Market Value	+\$130,400.00	Type	DEED	General Taxes	\$1,627.62
Total Market Value	\$130,400.00	Sale Date	4/1/2013	Special	
Assessed Value	\$130,400.00	Sale Price	\$0.00	Assessments/Fees	+\$68.64
Taxable Value	\$130,400.00	<a href="#">View Sales History</a>		Total Taxes	\$1,696.26
<a href="#">View Value History</a>				<a href="#">View Tax Statement</a>	

### Legal Description [Definitions](#)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 5 EAST OF THE W.M. EXCEPT THE NORTH 40 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., ALSO EXCEPT THE RIGHT-OF-WAY FOR GRANSTROM COUNTY ROAD AS CONVEYED TO SKAGIT COUNTY BY INSTRUMENT RECORDED OCTOBER 31, 1927, UNDER AUDITORS FILE NO. 208251, RECORDS OF SKAGIT COUNTY, WASHINGTON AND EXCEPT ANY PORTION LYING WITHIN GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 27. EXCEPT THE NORTH 40 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING WESTERLY OF THE EAST 163 FEET THEREOF.

<b>Land Use</b>	(920) TREES	<a href="#">WAC 458-53-030</a>
<b>Neighborhood</b>	(20SWLAKE) SEDRO WOOLLEY LAKE DISTRICT RESIDENTIAL	
<b>Utilities</b>		<a href="#">Septic Information</a>
<b>Levy Code</b>	1300	<b>Foundation</b>
<b>City District</b>	Skagit County	<b>Construction Style</b>
<b>School District</b>	SD101	<b>Exterior Walls</b>
<b>Fire District</b>		<b>Roof Style</b>
<b>Year Built</b>		<b>Roof Covering</b>
<b>Acres</b>	76.69	<b>Floor Construction</b>
<b>Living Area</b>		<b>Plumbing</b>
<b>Bedrooms</b>		<b>Heat-AirCond</b>
<b>Appliances</b>		<b>Fireplace</b>
<b>Exemptions</b>		

NO PHOTO AVAILABLE FOR THIS PARCEL

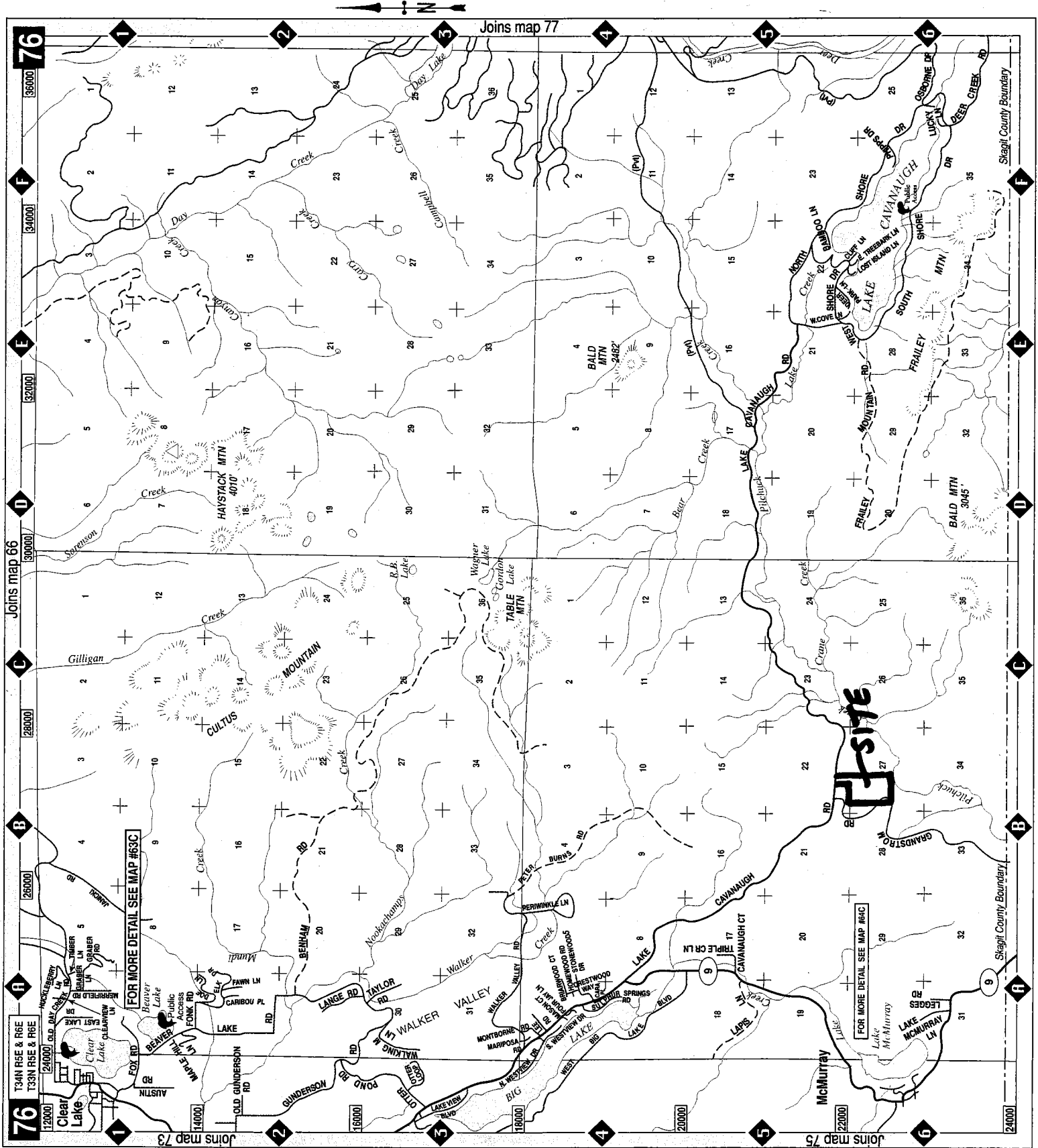
## Activities / Projects / Developments

11:54 07/30/2013

Parcel	Number	Type	Sub Type	Level	Date	Status	Name	Address or Location
P18280	AC04-0242	ACCESS	CA	A	10/08/2004	approved	STRIBLING ART L	22355 GRANSTROM ROAD MV
P18280	CE02-0117	COMPLA IN	JUNK VEH	A	06/06/2011	Closed	STRIBLING ART L	22355 Granstrom Road MV
P18280	E10-0273	ESTIMA TE		A	08/10/2010	Estimate	SAUK LLC	22355 GRANSTROM ROAD MV
P18280	M13-0017	MISC		A	04/17/2013	misc	Mehrer Harold	22355 GRANSTROM ROAD MV
P18280	PL07-0739	PLAN	FPC	P	09/20/2007	Scanned	SAUK LLC	22355 GRANSTROM ROAD MV
P18280	PL07-0868	PLAN	LOTS	P	11/02/2007	Scanned	SAUK LLC	22355 GRANSTROM ROAD MV
P18280	PL13-0070	PLAN	BLA	P	02/26/2013	Final	Mehrer Harold H Jr	22355 GRANSTROM ROAD MV
P18280	PL13-0298	PLAN	COMA	P	07/30/2013	applied	Mehrer Harold H Jr	22355 GRANSTROM ROAD MV
P18280	SW12-0233	SEPTIC	NEW	A	11/16/2012	Issued	MEHRER HAROLD H JR	22355 GRANSTROM ROAD MV

Total Rows: 9

# VICINITY MAP



# LEGAL DESCRIPTION

## PARCEL "B"

### PARCEL "B"

The East 163 feet of that portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 33 North, Range 5 East, W.M., lying Southerly of the English Lumber Company Railroad right of way by Deed recorded December 3, 1919, under Auditor's File No. 137376, records of Skagit County, Washington,

EXCEPT that portion conveyed to Skagit County for road purposes by instrument recorded May 10, 1988, under Auditor's File No. 8805100012, records of Skagit County, Washington.

TOGETHER WITH The Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 27, Township 33 North, Range 5 East, W.M.;

EXCEPT the North 40 feet of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  lying Westerly of the East 163 feet thereof; also

EXCEPT the right-of-way for Granstrom County Road as conveyed to Skagit County by instrument recorded October 31, 1927, under Auditor's File No. 208251, records of Skagit County, Washington;

AND EXCEPT any portion lying within Government Lots 1 and 2 of said Section 27.

Situate in the County of Skagit, State of Washington.



201304120094

Skagit County Auditor

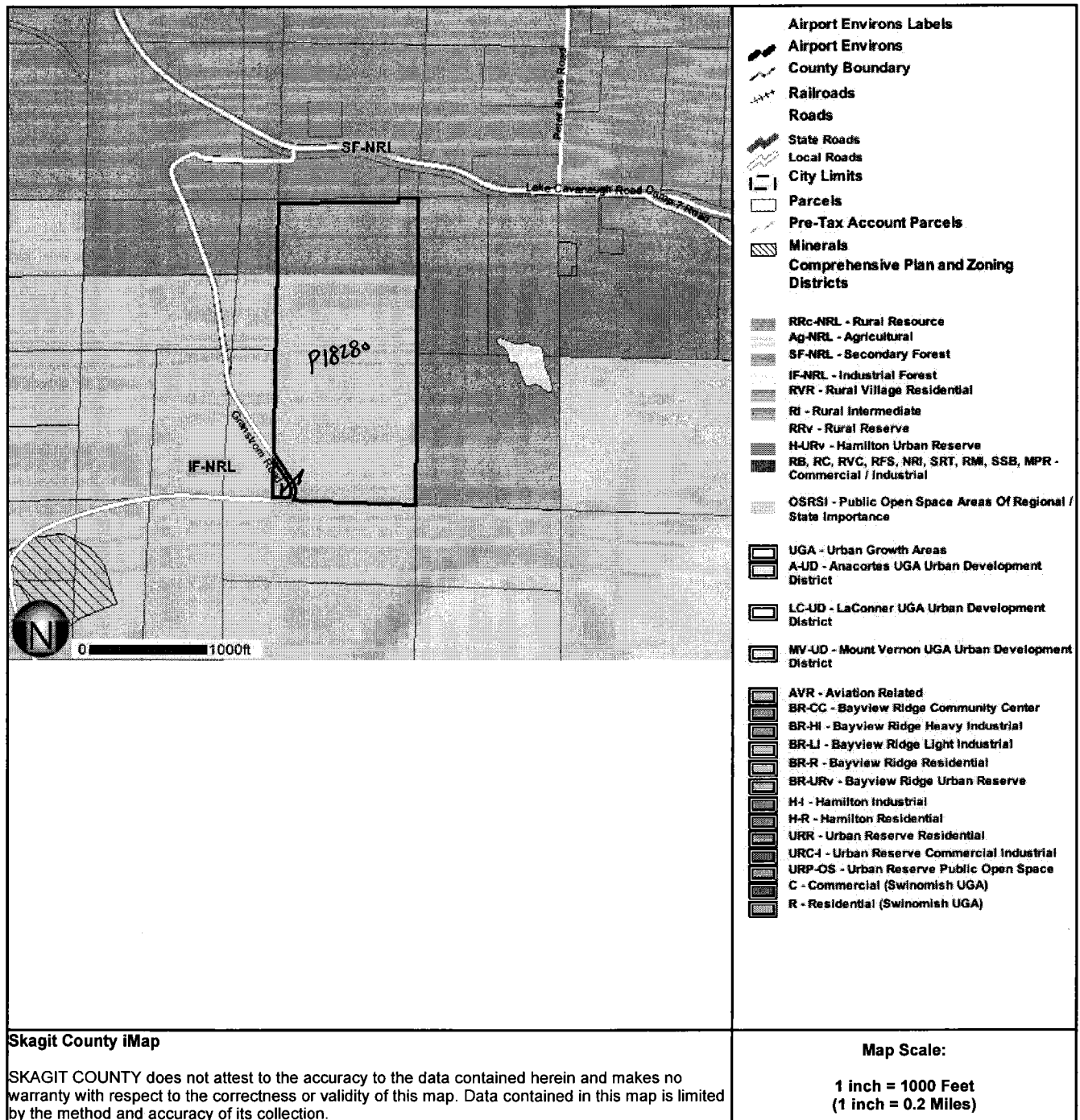
4/12/2013 Page

4 of

8 2:36PM



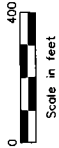
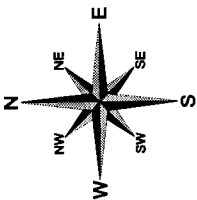
# LAND USE MAP



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 33 N R 05 E



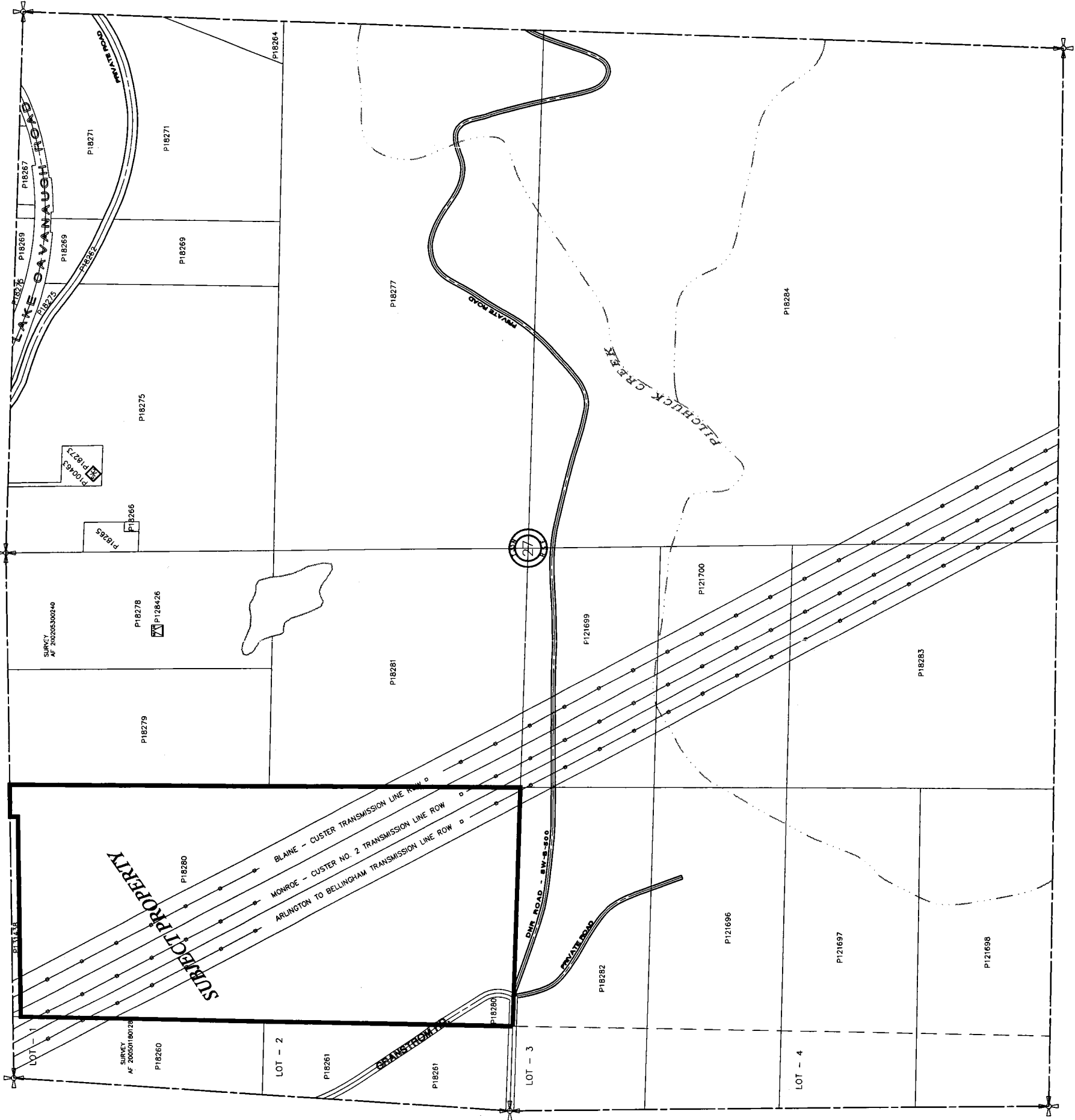
This map was created from publicly available records and existing map sources, not from field surveys. Map features from all sources have been combined to create a single map. While great care was taken in this process, maps from different sources may contain errors or omissions. The relative positioning of map features to one another results from combining different map sources without field ground checking.

\* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY \*

	DATE	INIT.
DRAWN BY	10/25/91	K.F.M.
REVISED	5/15/93	DP
PLOTTED	5/15/93	DP
MAP PRODUCED BY SKAGIT COUNTY MAPPING SERVICES		

Section 27

T 33 N R 05 E



## ENVIRONMENTAL CHECKLIST

JUL 30 2013

RECEIVED

### 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:

Mehrer Comprehensive Plan Amendment

2. Name of applicant:

Harold H. Mehrer

3. Address and phone number of applicant and contact person:

Contact:

Harold H. Mehrer  
21929 Granstrom Road  
Mount Vernon, WA 98274  
(206) 459-2070

Applicant:

Harold H. Mehrer  
21929 Granstrom Road  
Mount Vernon, WA 98274  
(206) 459-2070

4. Date checklist prepared: 07/29/2013

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.

Possible Short Plat/CaRD

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

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 76.7 acres of subject parcel located 4 miles east of Big Lake is seeking to amend the comprehensive plan designation to Secondary Forest (SF-NRL). Currently the subject parcel has two separate zoning designation; Secondary Forest and Industrial Forest (IF-NRL). Approximately 20 acres is in SF NRL and 56.7 Acres in IF-NRL. The property is accessed from Granstrom Road and Lake Cavanaugh Road.

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 4 miles east of Big Lake and SR-9 and Southeast quadrant of the road intersection; Granstrom Road and Lake Cavanaugh Road. Subdivision-wise, it is located in the West ½ of Northwest ¼ of Section 27, Township 33 North, Range 5 East W.M.

**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 northwesterly towards Summer Lake with the average slope 12%. The steepest slope on the site is above 24%.

- 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: Tokul Gravelly Loam. moderately deep, moderately drained soil.

- 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 project.

- 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 project.

- 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.

Yes. There is a seasonal un-named stream along the middle of the property running northwesterly towards Lake Cavanaugh Road.

- 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. However a new house is proposed to be constructed on the northern part of the property and an on-site sewage disposal is approved by the County Health Department.

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 project.

- 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:

- X   deciduous tree: Alder, Maple, Aspen, Other  
  X   evergreen tree: Fir, Cedar, Pine, Hemlock  
  X   shrubs  
  X   grass  
\_\_\_\_\_ pasture  
\_\_\_\_\_ crop or grain  
  X   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 liquefied 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?

Residential on forested large parcel.

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

No.

- c. Describe any structures on the site.

One-single family residential building with a shop is being constructed. Also there are two good quality and quantity drilled wells. One is located near Lake Cavanaugh Road and the other one is located near Granstrom Road.

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

No.

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

Residential on SF-NRL and IF-NRL

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

SF-NRL and IF-NRL

- 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 future land use may vary from two residences to four residences depending on the results of this proposal.

- 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. However the housing in the vicinity of the subject property are mostly middle-income housing.

- 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 house is being constructed on site is approximately 25 feet.

- 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, lighting from houses 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 Big Lake is located approximately 4 miles west of the site and Lake Cavanaugh is located approximately 8 miles east of the subject property..

- 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.

Lake Cavanaugh Road and Granstrom 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 route is located approximately 10 miles northwest from the site.

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

None.

- 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. This will not increase the number of residents at this time

- 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.

The 20 acres of the property is within the fire district 9. However with this comprehensive amendment proposal approval, the entire 76.7 acres needs to be within the fire district 9. Otherwise no more public service expansion needed other then the fire service.

- 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

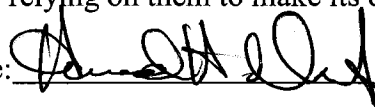
Sanitary Sewer   Septic System   Cable TV   Satellite

- 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.

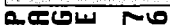
None. All necessary utilities are currently serving the proposed resident and available along Lake Cavanaugh Road and Granstrom Road.

**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: 7-30-13



# LEGAL DESCRIPTION

PARCEL "B"

PARCEL "B"

The East 163 feet of that portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 33 North, Range 5 East, W.M., lying Southerly of the English Lumber Company Railroad right of way by Deed recorded December 3, 1919, under Auditor's File No. 137376, records of Skagit County, Washington,

EXCEPT that portion conveyed to Skagit County for road purposes by instrument recorded May 10, 1988, under Auditor's File No. 8805100012, records of Skagit County, Washington.

TOGETHER WITH The Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 27, Township 33 North, Range 5 East, W.M.;

EXCEPT the North 40 feet of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  lying Westerly of the East 163 feet thereof; also

EXCEPT the right-of-way for Granstrom County Road as conveyed to Skagit County by instrument recorded October 31, 1927, under Auditor's File No. 208251, records of Skagit County, Washington;

AND EXCEPT any portion lying within Government Lots 1 and 2 of said Section 27.

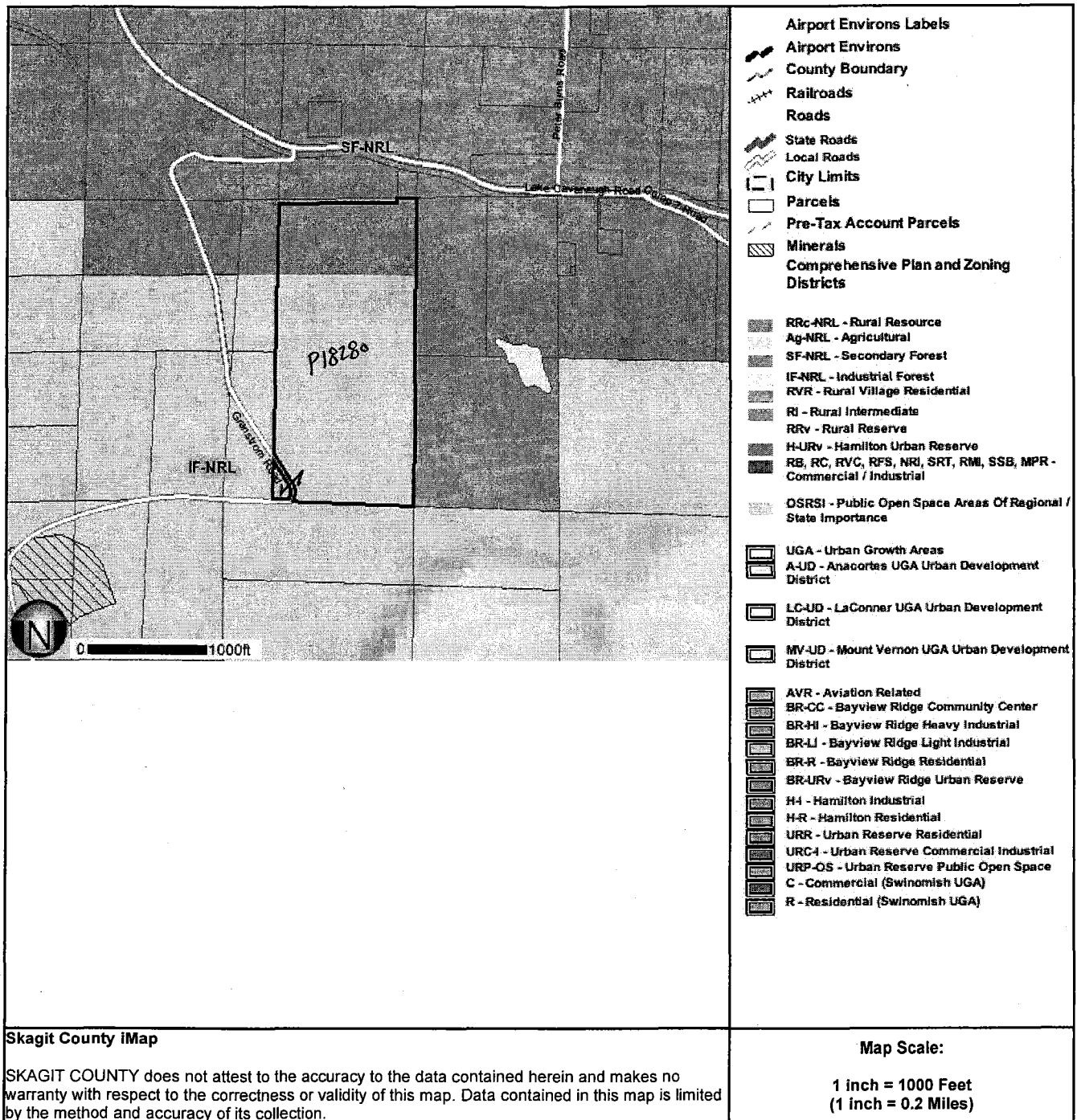
Situate in the County of Skagit, State of Washington.



201304120094  
Skagit County Auditor

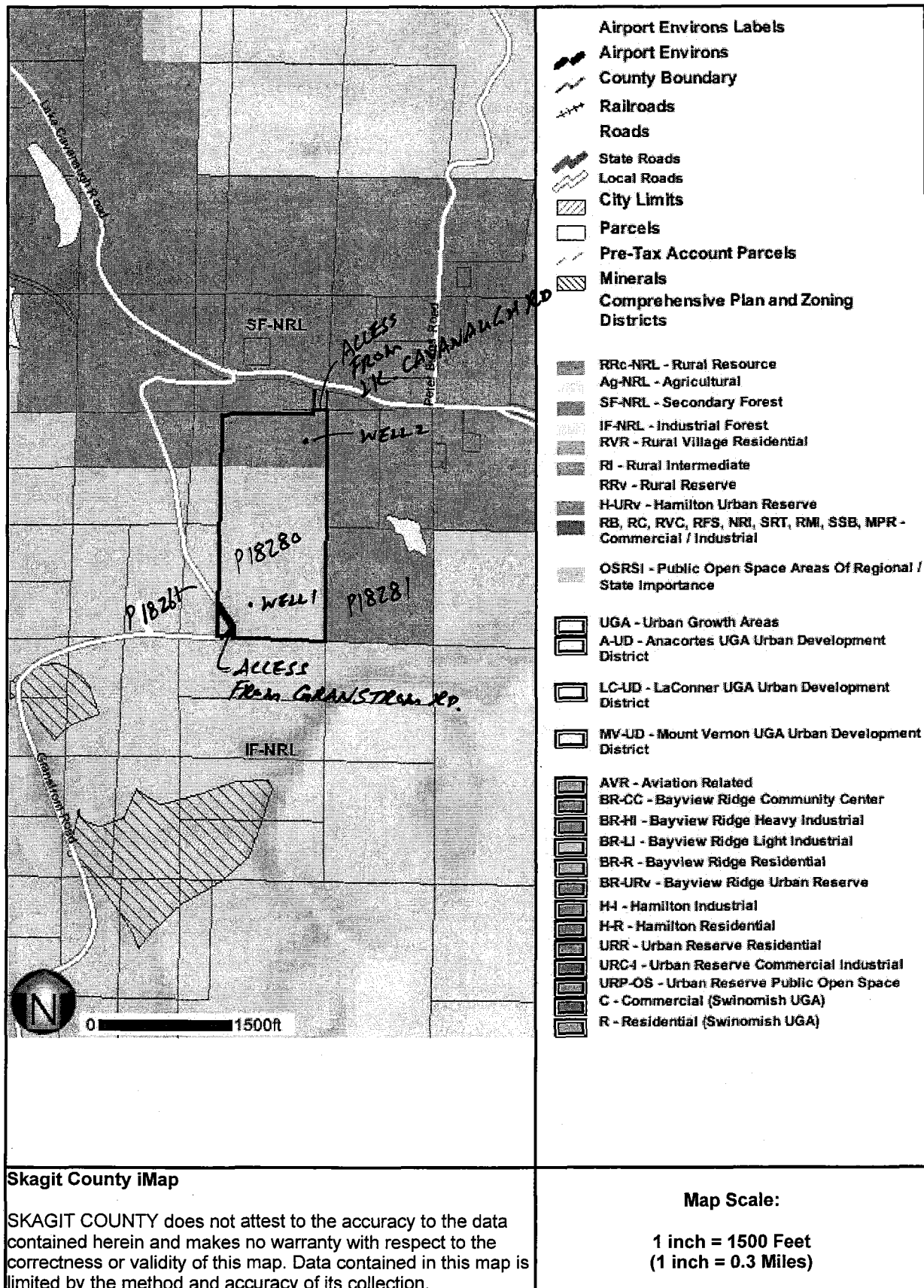
4/12/2013 Page 4 of 8 2:36PM

# LAND USE MAP





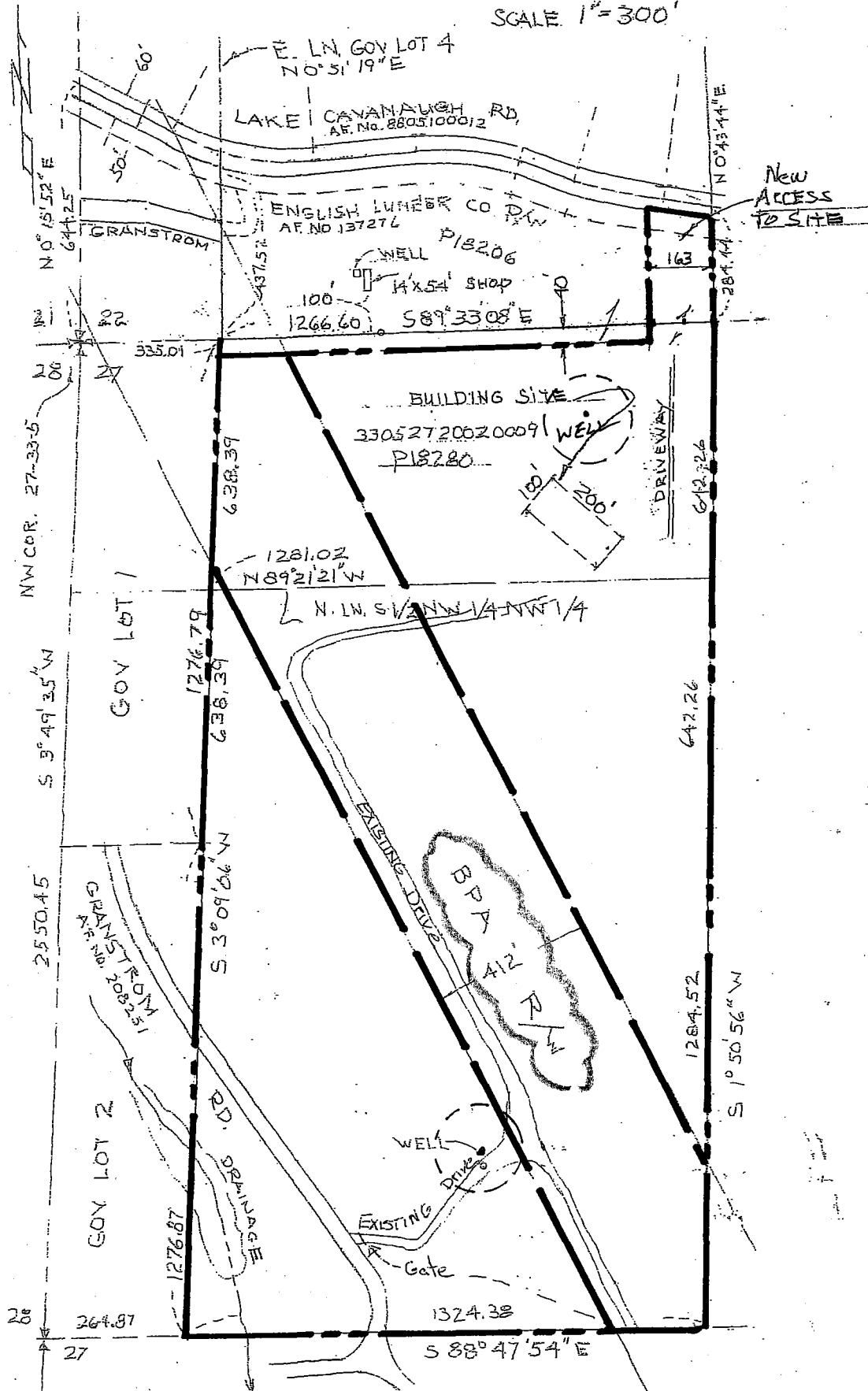
# EXHIBIT A



SITE PLAN

EXHIBIT B

SCALE 1"=300'



Name	SHORTY MEHRER 206 459 2070 shortymehrer@gmail.com	Address	21929 Granstrom Rd Mt. Vernon, WA 98274	Scale	1: 300
Site	22355 Granstrom Rd (existing off Granstrom Rd)	Parcel Number	1 P18280	Date	2/22/13

# Questionnaire

SKAGIT COUNTY  
PERMIT CNTR.

JUL 30 2015

RECEIVED

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 P18280 has split zoning designation; Secondary Forest (SF-NRL) & Industrial Forest (IF-NRL). The parcel size is approximately 76.7 acres; 20 acres in SF-NRL and 56.7 acres IF-NRL. This proposal is to change the entire parcel to SF-NRL zoning. The neighboring parcel to the east (P18281) with no public road access is zoned SF-NRL. P18280 has two public access points, one from Lake Cavanaugh Road and the other from Granstrom Road. Also two permitted wells on P18280. P18280 falls more into SF-NRL criteria than P18281. See Exhibit A.

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?

## 14.16.420 Secondary Forest—Natural Resource Lands (SF-NRL).

(1) Purpose. The purpose of the Secondary Forest—Natural Resource Lands (SF-NRL) district is to provide a transitional area between the Industrial Forest—Natural Resource Lands zone and Rural zoned lands designated primarily for residential use and other nonforestry uses. The SF-NRL zone also provides a zoning district where smaller scale timber and other resource management activities can occur while providing protection from encroachment of residential activity that may encumber standard forest practices.

P18280 is limited forestry use due to the 412 feet of BPA Right-of-Way. No trees will be planted within the right-of-way. The right-of-way area is approximately 26 acres in size and it crosses middle of P18280 diagonally. Also P18280 has two wells and two public road accesses with pending residential building permit accessing from Lake Cavanaugh Road. P18280 falls in character of transitional area between the Industrial Forest zone and Rural zoned lands. See Exhibit B & C.

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 may allow one or two more residential density. The future residence(s) will access from Grandstrom Road and/or Lake Cavanaugh Road. The access points are already improved from utility maintenance and logging purpose. They meet the fire marshal standards. Currently 20 acres are within the Fire District No. 9. However with this amendment approval, the entire parcel 76.7 acres need be in Fire District No.9.

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.

**14.16.410 Industrial Forest—Natural Resource Lands (IF-NRL).**

(1) Purpose. The purpose of the Industrial Forest—Natural Resource Lands district is to ensure that forest lands of long-term commercial significance are conserved and managed to provide sustainable forest yields, job stability, ecological values and the continuation of a viable commercial forest industry in Skagit County. Conservation of forest resources must be assured through measures designed to prevent incompatible development on or adjacent to resource lands. Forest activities shall not constitute a nuisance if conducted in accordance with the State Forest Practice Rules and Regulations, WAC Title 222.

P18280 would not provide sustainable forest yields due to BPA R/W. P18280 can be characterized SF-NRL. P18280 has no high ecological values and would not viable commercial forest industry. Having rural utility services from two different locations (one from Granstrom Road and one from Lake Cavanaugh Road), P18280 has potential to provide residences on SF-NRL than IF-NRL.

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 of Skagit County high quality of life. This amendment is not to remove industrial forestry land but to understanding of limited land use by BPA R/W affect and availability of Rural Utilities for P18280. This amendment may lead to providing one or more single family residential lots for Skagit County residents with enjoyment of clean air and natural beauty.

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. P18280 do have all Rural Utilities from Granstrom Road and Lake Cavanaugh Road. The portion of the property is already in the Fire District No. 9 but this amendment approval, the entire parcel will be in Fire District No. 9. Lake Cavanaugh Road is a main route to serve the rural community and P18280 fronts Lake Cavanaugh Road. The boundary line of P131437 was adjusted to P18280 under PL13-0070. Therefore, P18280 fronts Lake Cavanaugh Road and can enjoy all rural services.

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.)

The result of this amendment approval may allow additional single family residential development rights. This subdivision code is already in place and would not need any change to the land-use regulations. A single family building permit is proposed on P18280 via accessing Lake Cavanaugh Road. There is no other structure on-site would affect historic value.

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 P18280 has initiated conversation with the neighboring property to the west and east but received no negative feed back. The parcel to the north is owned by P18280 owner.

*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.*

Portion of P18280 is already in SF-NRL and this request is to include entire parcel in SF-NRL. P18280 has already has adequate public facilities and services. A main arterial Lake Cavanaugh Road and Granstrom Road fronts the parcel and would provide in an efficient manner. The surrounding properties and developed as single family residences and this would not alter any of the surrounding land-use. The parcel has no historical or archeological significance and identified natural resource lands will continue to be preserved via open space designation via easements under the subdivision code in the future.

“...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, P18280 owner may seek a clustering subdivision (CaRD) development near Granstrom Road and Lake Cavanaugh Road. The rural services are immediately available along the road frontage. Also any critical areas will be preserved under Protected Critical Area easement during the clustering land subdivision (CaRD) review process. Beyond the allowed residential developments area under (CaRD) will be protected and easement will be imposed under NRL easement as protecting forest land.

*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 P18280 has split zoning designation; Secondary Forest (SF-NRL) & Industrial Forest (IF-NRL). This proposal is to change the entire parcel to SF-NRL zoning. The neighboring parcel to the east (P18281) with no public road access is zoned SF-NRL and residentially developed. Parcels to the east are residentially developed on smaller lots but zoned IF-NRL. P18280 has two public access points, one from Lake Cavanaugh Road and one from Granstrom Road. Also two permitted and functioning wells on P18280. P18280 falls more into SF-NRL criteria than P18281. P18280 is limited forestry use due to the 26 acres of BPA Right-of-Way and it crosses middle of P18280 diagonally. No trees will be planted within the right-of-way. P18280 can only have smaller scale timber management activities due to BPA R/W but will provide protection from encroachment of residential activity that may encumber standard forest practices. This can occur because of available rural facilities along Granstrom Road and Lake Cavanaugh Road which fronts the subject parcel P18280. Therefore, P18280 falls in character of transitional area between the Industrial Forest zone and Rural zoned lands.

*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:*

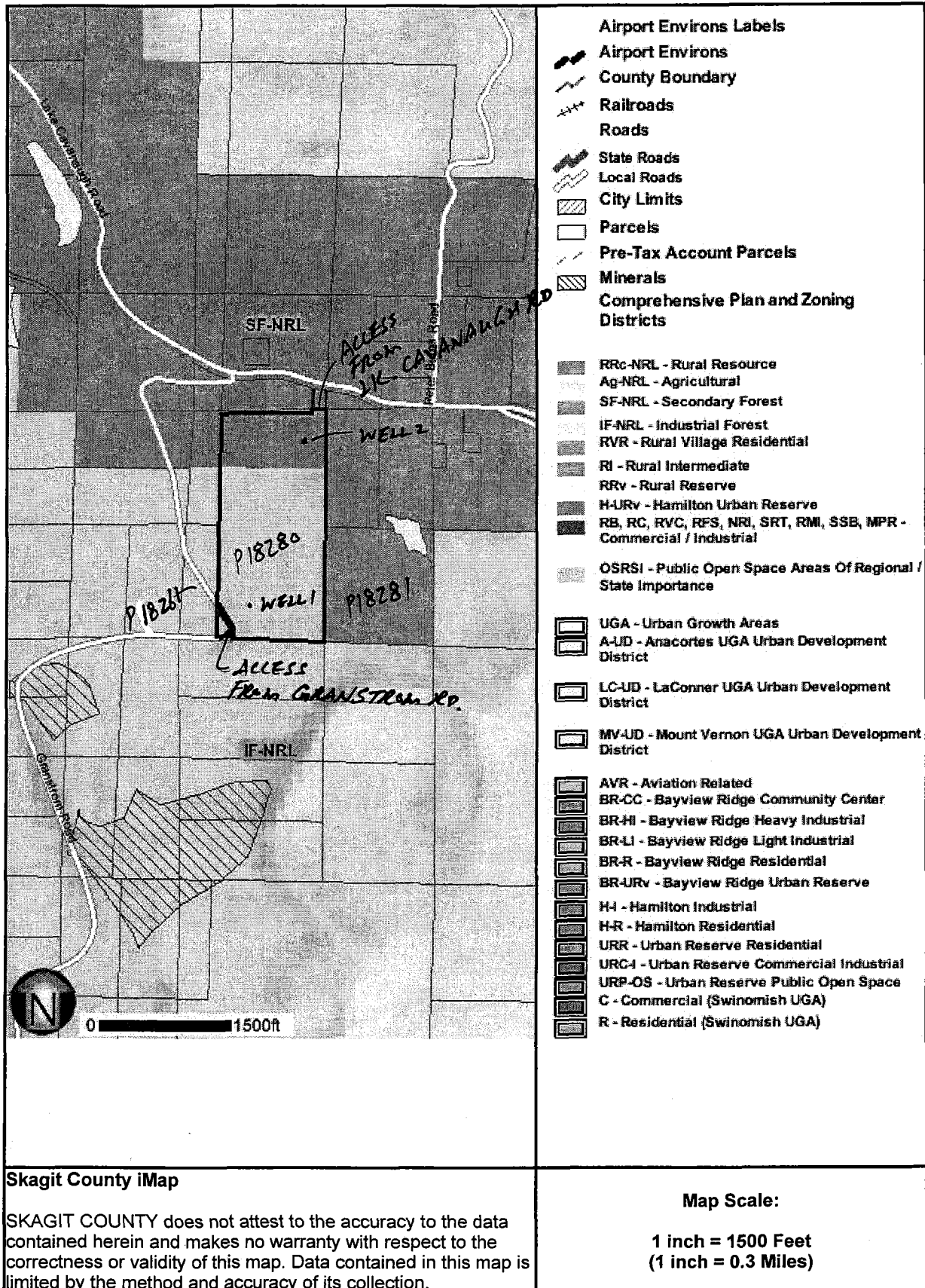
*(a) A change in circumstances pertaining to the Comprehensive Plan or public policy.*

- (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.*

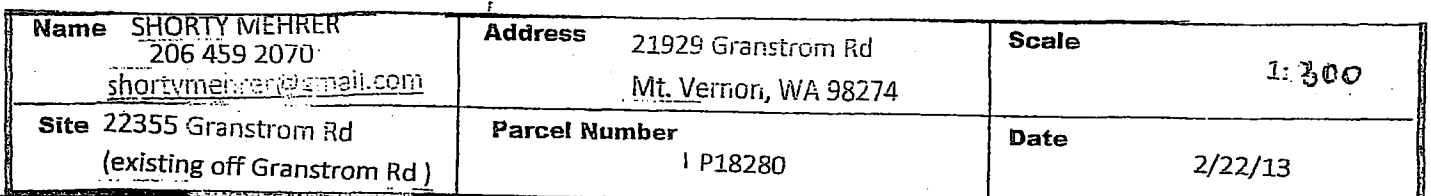
This proposal is to change the entire parcel to SF-NRL from split zoning of SF-NRL and IF-NRL. Even with the amendment approval, the P18280 will be still designated as natural resource land (NRL) and limited forestry activity excluding BPA R/W should continue where allowed.



# EXHIBIT A



SCALE 1" = 300'





# EXHIBIT C

## Skagit County GIS Map



### Skagit County iMap

SKAGIT COUNTY does not attest to the accuracy to the data contained herein and makes no warranty with respect to the correctness or validity of this map. Data contained in this map is limited by the method and accuracy of its collection.

**Map Scale: 1 inch = 600 Feet (1 inch = 0.1 Miles)**

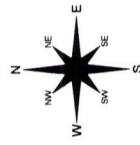




# SKAGIT COUNTY

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

T 33 N R 05 E



Scale in feet  
0 400

These notes were created from information provided by the applicant and are not a guarantee of accuracy. The applicant is responsible for the accuracy of the information provided. The engineer is not responsible for the accuracy of the information provided. The engineer is not responsible for the accuracy of the information provided.

DATE	BY
DRAWN BY	02/25/2017
REVISED	02/25/2017
PLOTTED	02/25/2017
DATE REVISION	02/25/2017
REVISION	02/25/2017

Section 27

T 33 N R 05 E

0450C Zone C

