



## PLANNING & DEVELOPMENT SERVICES

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

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

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

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

#### **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.

☐ ☐ **SEPA Checklist**

Note: This application may be considered complete without payment of the SEPA fee. The SEPA fee and checklist, if required, are due within 20 days of approval for further consideration by the Board of County Commissioners.

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

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

☒ ☐ **Full Scale Assessor's Map**

Please include a full scale (18" x 24") Assessor's section map. These can be purchased from the Assessor's Office. **Please identify the subject parcel.** Use **black or red** ink. Highlighters will not photocopy.

☒ ☐ **Land Use Map**

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

☒ ☐ **Ownership Certificate**

A notarized ownership certificate is required.

☐ ☐ **Lot of Record Certification** (Not required for policy or area-wide map amendment requests)

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

☐ ☐ **Commercial / Industrial Phasing Plan** (Optional - See SCC 14.16.900)

☐ ☐ **Site Plan**

A site plan drawn to scale of not less than 1" = 40' clearly showing dimensions of all property lines; location and dimensions of existing structures, proposed buildings and additions; access points; off street parking/ existing and proposed landscaping; location of sewer lines and connections, or septic tank and drain field including the distances from all structures (existing and proposed) from property lines and each other.

**Black and white submittals on 8.5" x 11" paper preferred, 11" x 17" maximum. Color maps must be reproducible in black and white.**

Date Received:

SKAGIT COUNTY  
PERMIT CONTR.

JUL 29 2011

RECEIVED

Accepted by

PL11-0249  
Permit Number

Zoning / Setbacks

Flood Plain/Floodway

Shoreline

Notes:

## INSTRUCTIONS

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

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

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

### PERSONAL INFORMATION [Please Print]

Applicant/Contact Triton – America LLC Ron Halterman

Mailing Address 1905 Skyline Way

City Anacortes State WA Zip 98221 Email Address halterman64@gmail.com

Phone (360) 420-0570 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 Same as above

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Email Address \_\_\_\_\_

Phone \_\_\_\_\_ Alt Phone \_\_\_\_\_ Fax \_\_\_\_\_

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

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

11223 JOSH GREEN LANE, Mount Vernon, WA 98273

P-number(s) P19669 Assessor's Account # 340202-0-003-0003

Section 2 Township 34 Range 2E Acreage/Lot Dimensions 47.10 Acres

Existing Zoning Designation Ag-NRL Requested Zoning Designation NRI [see Section 3]

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

APPLICANT SIGNATURE: \_\_\_\_\_

DATE: 7-29-11

# **PROPOSAL FOR MAP AMENDMENT**

## **July 29, 2011**

**Submitted By:**  
**TRITON AMERICA LLC**  
**C/O Ron Halterman**  
**1905 Skyline Way**  
**Anacortes, WA 98221**  
**(360) 420-0570**

The proposal is for a map amendment to change the Comprehensive Plan/Zoning Designation of Parcel No. 19669 from Agricultural-Natural Resource Lands (Ag-NRL) zoning designation to Natural Resource Industrial (NRI) zoning designation in conjunction with dedication of a wildlife sanctuary on Parcel No. 19663 in existing Ag-NRL zoning with no proposed zoning designation change.

<b>Parcel No.</b>	<b>Acreage</b>	<b>Current Zone</b>	<b>Proposed Zoning Designation Change</b>	<b>Proposed Use</b>
P19669	47.10	Ag-NRL	NRI	Manufacturing
P19663	124.64	Ag-NRL	None	Wildlife Sanctuary

The subject properties are located north of Josh Green Lane near the Highway 20 bridge to Fidalgo Island. While currently zoned Ag-NRL, both properties are subject to salt water intrusion and are not viable for use as farmland.

The proposed map amendment would accommodate a proposal to build a large manufacturing building for use by Bayview Composites and Triton Aerospace on Parcel No. 19669. The approximately 90,000 to 150,000 square foot building would be used in the fabrication of marine vessels and associated parts, as well as other energy and aviation related fabrication and manufacturing work. The prospective facility would provide jobs to a minimum of 75 employees and upwards of 500 employees at full functioning. These jobs provide a living wage of between \$40,000 and \$45,000 annual income on average and also provide benefits.

## SECTION 3 QUESTIONNAIRE

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

The proposed map amendment would accommodate a proposal to build a large manufacturing building for use by Bayview Composites and Triton Aerospace. The approximately 90,000 to 150,000 square foot building would be used in the fabrication of marine vessels and associated parts, as well as other energy and aviation related fabrication and manufacturing work. The prospective facility would provide jobs to a minimum of 75 employees and upwards of 500 employees at full functioning. These jobs provide a living wage of between \$40,000 and \$45,000 annual income on average and also provide benefits.

- 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?**

The property has been proven to be non-viable for the zoned use of Ag-NRL. The site cannot be farmed due to salt water intrusion.

- 3. For policy and map amendments, what do you anticipate will be the impacts resulting from the proposed change in policy or map amendment? What geographic areas may be affected? What other issues do you anticipate as a result of the proposal?**

We do not anticipate adverse impacts due to the proposed map amendment. The property is located along a major state highway and is adjacent to land that is zone Rural Marine Industrial (RMI). Portions of the property that are currently providing wildlife habitat will be dedicated as wildlife habitat in perpetuity with this proposal.

The proposed changes will put the land to a use which will benefit the community by creating new employment opportunities, expanding the assessable tax base, promoting tourism and recreational opportunities, as well as providing preserved wildlife habitat.

- 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.**

The property has been proven to be non-viable for the zoned use of Ag-NRL. The site cannot be farmed due to salt water intrusion. The proposed change would allow productive use of the property that is consistent with adjacent industrial uses.

**5. How would the proposal comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan?**

- ☐ *Preserve the high quality of life.*

The proposal will contribute to the quality of life in Skagit County by providing economic opportunities, while also preserving the environment and rural character of the area.

- ☐ *Support economic opportunities: This plan strives to promote a strong and diverse economy for Skagit County residents through policies and programs that promote new business opportunities, increase family wage jobs and create a predictable regulatory environment for businesses and citizens.*

The proposal will provide between 75 and 500 living wage jobs to Skagit County.

- ☐ *Balance urban uses and environmental protection*

The property is well located adjacent to existing industrial development along a major transportation route. The proposal also includes preservation of a wildlife sanctuary.

- ☐ *Protect and retain rural lifestyles*

The property is well located adjacent to existing industrial development along a major transportation route.

- ☐ *Protect and conserve agriculture, forest and mineral resource lands.*

The subject property is not viable as agricultural or forest land.

- ☐ *Protect and conserve the environment and ecologically sensitive areas, and preclude development and land uses which are incompatible with critical areas*

The proposal includes preservation of a wildlife sanctuary and will necessarily involve preservation of critical areas and shoreline habitat.

- ☐ *Respect Property Rights: This plan respects private property rights by assuring that regulatory and administrative actions do not result in an unconstitutional taking of private property.*

The proponent would like to bring this property into productive use as a marine-related manufacturing facility and wildlife sanctuary. The property is not viable for use in agriculture despite its current zoning designation.

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

In answering this question we refer to the Growth Management Indicators Report dated December 2002.

The key objectives, or benchmarks of successful Comprehensive Plan implementation have been established for five major elements: Land Use and Population Growth; Transportation; Economic Development; Environment; and Housing. These are listed in the Executive Summary of the report.

Our proposal will not affect, in either a positive or negative direction, any plan objectives related to Land Use and Population Growth, Transportation and Housing issues.

The Economic Development element identifies eight objectives. Our proposal will have a positive effect on objectives 9, 10, 14, 15 and 16 and will have no effect on objectives 11, 12, and 13.

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

While the proposed new facility will require the supply of materials and transportation of projects and people, the impact of this added vehicle traffic on the state highway system will be minimal. The provision of other necessary services, such as power and water, will not require capital improvement expenditures by the county since these services are available next to the proposed development.

**8. How would this proposal affect implementing land-use regulations found in Skagit County Code Titles 14 & 15? What changes would be necessary to bring the implementing land-use regulations into compliance with the Comprehensive Plan as proposed to be amended?**

The proposal is consistent with development regulations found in SCC 14 and 15 for industrial development in the NRI zone.

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

We have had discussions with the State Department of Fish and Wildlife and Ducks Unlimited regarding the establishment of the wildlife sanctuary on the property. The response has been very favorable. We intend to solicit public comments from interested organizations, local stakeholders and neighboring property owners regarding the proposal.

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

Commercial/Industrial lands are to be non-urban commercial activities including small businesses, freeway businesses, and rural village business.

The proposed facility will be located adjacent to existing industrial land and will support a future marine-related manufacturing business.

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

The proposal is consistent with SCC 14.16.160 (c) - *Uses related aquatic resources including, but not limited to, the following:*

- (i) *Fabrication, maintenance, and repair of equipment, vessels, and structures associated with aquatic natural resource industries.*

The proposal is to build an approximately 90,000 to 150,000 square foot building would be used in the fabrication of marine vessels and associated parts, as well as other energy and aviation related fabrication and manufacturing work.

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

N/A

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

The proposal to change the zoning designation from Ag-NRL to NRI is supported by the need for additional industrial land that can be used for economic development purposes in Skagit County.

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

N/A







# SKAGIT COUNTY

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