

202105120124

05/12/2021 01:29 PM Pages: 1 of 49 Fees: \$201.50  
Skagit County Auditor

COPY

Document Title: *Elevation Certificate's, EAS & EFH, FISH & WILD LIFE ASSESSMENTS,  
Shoreline exemption, flood area development permit*

Reference Number :

Grantor(s):  additional grantor names on page \_\_\_\_.

1. *Tony Zankich*

2.

Grantee(s):  additional grantee names on page \_\_\_\_.

1. *Public*

2.

Abbreviated legal description:  full legal on page(s) \_\_\_\_.

*Lot 17, Plat of Shangri-La on the Skagit, PTN bot' Lot 2  
Sec, 13T, 35N, R6E, WM PL9007*

Assessor Parcel / Tax ID Number:  additional tax parcel number(s) on page \_\_\_\_.

*PL9007*

I, *MARCIA ZANKICH*, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$103.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed *Marcia Zankich* Dated *05.12.2021*

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

<b>SECTION A - PROPERTY INFORMATION</b>		For Insurance Company Use:
A1. Building Owner's Name MEL STRUCK		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 35738 SHANGRI-LA DRIVE		Company NAIC Number
City SEDRO-WOOLLEY State WA ZIP Code 98284		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 17, PLAT OF SHANGRI-LA ON THE SKAGIT, PTN. GOV'T. LOT 2, SEC. 13, T. 35 N., R. 6 E., W.M.; P69007		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>48.519543°</u> Long. <u>-121.968937°</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide
a) Square footage of crawl space or enclosure(s) <u>N/A</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____ sq in		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____ sq in
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in

**SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1. NFIP Community Name & Community Number UNINCORPORATED AREAS 530151		B2. County Name SKAGIT COUNTY		B3. State WASHINGTON	
B4. Map/Panel Number 530151 0280	B5. Suffix C	B6. FIRM Index Date 9-29-89	B7. FIRM Panel Effective/Revised Date 1-03-85	B8. Flood Zone(s) A12	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 105.2 FT

- B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_
- B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other (Describe) \_\_\_\_\_
- B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date \_\_\_\_\_  CBRS  OPA

**SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

- C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.  
 Benchmark Utilized A-455, HAMILTON BANK Vertical Datum NGVD '29  
 Conversion/Comments USGS DISK
- Check the measurement used.
- a) Top of bottom floor (including basement, crawl space, or enclosure floor) 107.4  feet  meters (Puerto Rico only)
- b) Top of the next higher floor 115.4  feet  meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) NA  feet  meters (Puerto Rico only)
- d) Attached garage (top of slab) NA  feet  meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 107.4  feet  meters (Puerto Rico only)
- f) Lowest adjacent (finished) grade (LAG) 103.5  feet  meters (Puerto Rico only)
- g) Highest adjacent (finished) grade (HAG) 105.7  feet  meters (Puerto Rico only)

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form.

Certifier's Name DENNY D. LEGRO License Number 37532

Title PLS Company Name LEGRO & ASSOCIATES

Address 1321 SOUTH 2<sup>ND</sup> STREET City MOUNT VERNON State WA ZIP Code 98273

Signature [Signature] Date 5-23-08 Telephone (360) 336-3220



<b>IMPORTANT: in these spaces, copy the corresponding information from Section A.</b>	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 35738 SHANGRI-LA DRIVE	Policy Number
City SEDRO-WOOLLEY State WA ZIP Code 98284	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments THIS 28' X 32' TWO STORY DWELLING IS BUILT UPON STEEL REINFORCED CONCRETE FOOTING WALLS CONSTRUCTED PARALLEL TO THE FLOW OF THE SKAGIT RIVER. SEC. C2e ELEVATION = 107.4 FT. REFERS TO THE HOT WATER TANK. THE FURNACE AND ELECTRICAL OUTLETS ARE AT ELEVATION = 108.9 +/-.

Signature Denny D. Legro Date 5-23-08  Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8, and G9.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

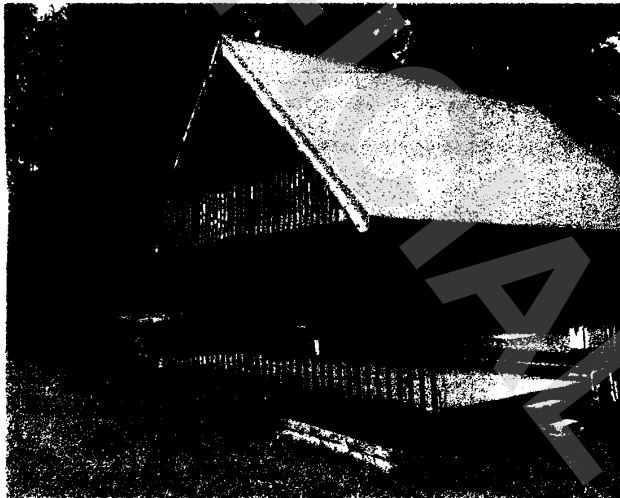
Check here if attachments

### Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 35738 SHAGRI-LA DRIVE	For Insurance Company Use: Policy Number
City SEDRO-WOOLEY State WA ZIP Code 98284	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.



Front View  
(Looking Northwesterly)  
5-23-08



Side View  
(Looking Westerly)  
5-23-08



Rear View  
(Looking Southwesterly)  
5-23-08



# PLANNING AND DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR  
OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

## Skagit County Flood Area Development

### Permit: BP08-0590

Issued for permit #: BP08-0517

Issue date: 07/01/2008

FIRM designation: A12

Floodway Panel 0011

Water velocity, if any: 0

Elevation certificate or exempt? EXMT

Base flood elevation: 105.2' above mean sea level

Minimum floor elevation: 106.2' above mean sea level; or,  
height above adjacent grade in Zones A or AO).

Description: Garage addition in floodway

Parcel No: P69007

Job address: 35738 SHANGRI-LA DRIVE SW

Applicant: STRUCK MELVIN E  
P O Box 451  
Hamilton WA  
98255

Owner: STRUCK MELVIN E  
12024 8TH AVE NW  
SEATTLE WA  
98177

I hereby certify that I am the owner of the property for which this permit is issued or I am an authorized representative of the owner. The attached conditions are noted and accepted.

Owner/agent: *Melvin E Struck* Date: 2-12-09  
Feb 12, 2009

Department agent: *Cindy Gauthier* Date: 2-12-09

BP08-0590

ORIGINAL

**GWYNNE D. LEGRO**  
CIVIL ENGINEER & LAND SURVEYOR

**DENNY D. LEGRO**  
LAND SURVEYOR

**LEGRO & ASSOCIATES**

1321 SOUTH 2<sup>ND</sup> STREET  
MOUNT VERNON, WA 98273

PHONE: (360) 336-3220

FAX: (360) 336-3220

e-mail: legro@fidalgo.net

May 27, 2008

Re: FEMA Elevation Slab Certification  
for Mel Struck, 35738 Shangri-la Dr.

Al Jongsma  
Building Department  
Skagit County  
Planning & Development Services  
1800 Continental Place  
Mount Vernon, WA. 98273

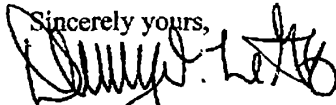
Dear Al,

Attached you will find a FEMA Elevation Certification of the existing 28' x 30' concrete slab on grade upon Lot 17, plat of "Shangri-la on the Skagit" at 35738 Shangri-la Drive as prepared for Mel & Mary Struck. Based upon my proportioning of the FIRM map contours relative to the scaled lot location thereon, my calculated FEMA Base Flood Elevation (BFE) for this site is 105.2 feet, NGVD '29 Vertical Datum. The existing top of slab elevation is at 106.2 feet.

Elevation control for this survey is based upon level ties to and the extension of Skagit County Public Works Skagit River X-Section Hamilton Area survey project #2006-36 Bench Mark #1009 in Shangri-la Drive per field notes dated 12-13-06, linked to USGS Bench Mark BM-A455, an established brass disk set in the South wall of the Hamilton Bank Building. On-site (Lots 16 & 17) elevations along the Skagit River's edge at top of bank are consistent with the 1981 Shangri-la Sub-Flood Control Zone plan and profile by Skagit County Public Works which depicts the rivers edge on that date upon Lots 16 & 17 to vary from elevation 104.5 feet to 105.0 feet.

Please contact me if you have any questions regarding this certification.

Sincerely yours,



DENNY D. LEGRO, PLS  
LEGRO & ASSOCIATES

Encs.

cc: Mel Struck

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

# ELEVATION CERTIFICATE

Important Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use
A1 Building Owner's Name MEL STRUCK		Policy Number
A2 Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No 35738 SHANGRI-LA DRIVE		Company NAIC Number
City SEDRO-WOOLLEY State WA ZIP Code 98284		
A3 Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 17, PLAT OF SHANGRI-LA ON THE SKAGIT, PTN GOV'T. LOT 2, SEC 13, T. 35 N., R 6 E., W.M. P69007		
A4 Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>ACCESSORY</u>		
A5 Latitude/Longitude. Lat <u>48.519543°</u> Long. <u>-121.968937°</u>		Horizontal Datum <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6 Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance		
A7 Building Diagram Number <u>1</u>		
A8 For a building with a crawl space or enclosure(s), provide a) Square footage of crawl space or enclosure(s) <u>N/A</u> sq ft b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A8.b _____ sq in		A9. For a building with an attached garage, provide a) Square footage of attached garage <u>N/A</u> sq ft b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A9.b _____ sq in

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number UNINCORPORATED AREAS 530151		B2 County Name SKAGIT COUNTY		B3 State WASHINGTON	
B4 Map/Panel Number 530151 0280	B5 Suffix C	B6 FIRM Index Date 9-29-89	B7 FIRM Panel Effective/Revised Date 1-03-85	B8 Flood Zone(s) A12	B9 Base Flood Elevation(s) (Zone AO, use base flood depth) 105.2 FT

B10 Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9  
 FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other (Describe) \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date \_\_\_\_\_  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1 Building elevations are based on  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO Complete Items C2.a-g below according to the building diagram specified in Item A7  
 Benchmark Utilized A-455, HAMILTON BANK Vertical Datum NGVD '29  
 Conversion/Comments USGS DISK

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor) 106.2  feet  meters (Puerto Rico only)  
 b) Top of the next higher floor N/A  feet  meters (Puerto Rico only)  
 c) Bottom of the lowest horizontal structural member (V Zones only) N/A  feet  meters (Puerto Rico only)  
 d) Attached garage (top of slab) N/A  feet  meters (Puerto Rico only)  
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) N/A  feet  meters (Puerto Rico only)  
 f) Lowest adjacent (finished) grade (LAG) 106.2  feet  meters (Puerto Rico only)  
 g) Highest adjacent (finished) grade (HAG) 106.2  feet  meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

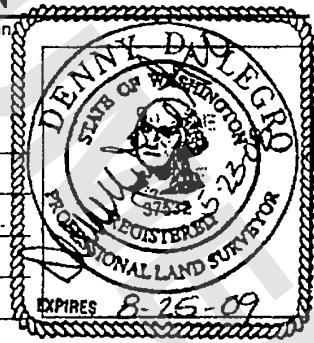
Check here if comments are provided on back of form

Certifier's Name DENNY D. LEGRO License Number 37532

Title S Company Name LEGRO & ASSOCIATES

Address 1321 SOUTH 2<sup>ND</sup> STREET City MOUNT VERNON State WA ZIP Code 98273

Signature [Signature] Date 5-23-08 Telephone (360) 336-3220



<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No 35738 SHANGRI-LA DRIVE	Policy Number
City SEDRO-WOOLLEY State WA ZIP Code 98284	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments THIS CERTIFICATION IS FOR AN EXISTING 28' X 30' CONCRETE SLAB AT GRADE ABUTTING AN EXISTING 30' X 40' DETACHED SHOP/GARAGE BUILDING AT THE SAME ELEVATION.

Signature Denny D. Legro Date 5-23-08  Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG)
  - a) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG
  - b) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of instructions), the next higher floor (elevation C2 b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only. If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

I, Denny D. Legro Owner's or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8, and G9.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO
- G3.  The following information (Items G4 -G9 ) is provided for community floodplain management purposes

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

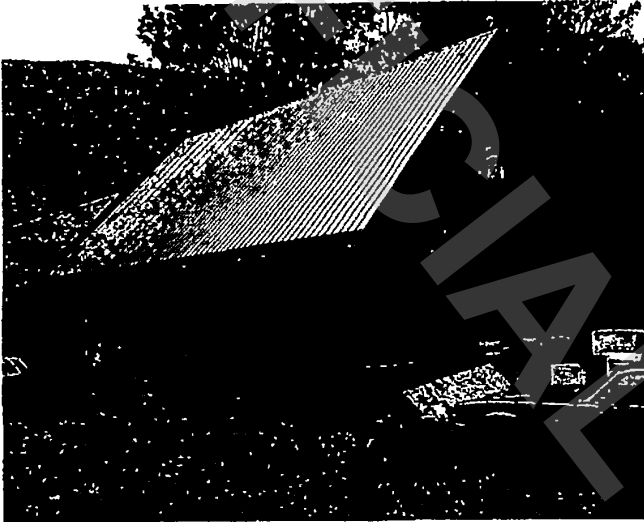
Check here if attachments



## Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 35738 SHAGRI-LA DRIVE	For Insurance Company Use: Policy Number
City SEDRO-WOOLEY State WA ZIP Code 98284	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken, "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	

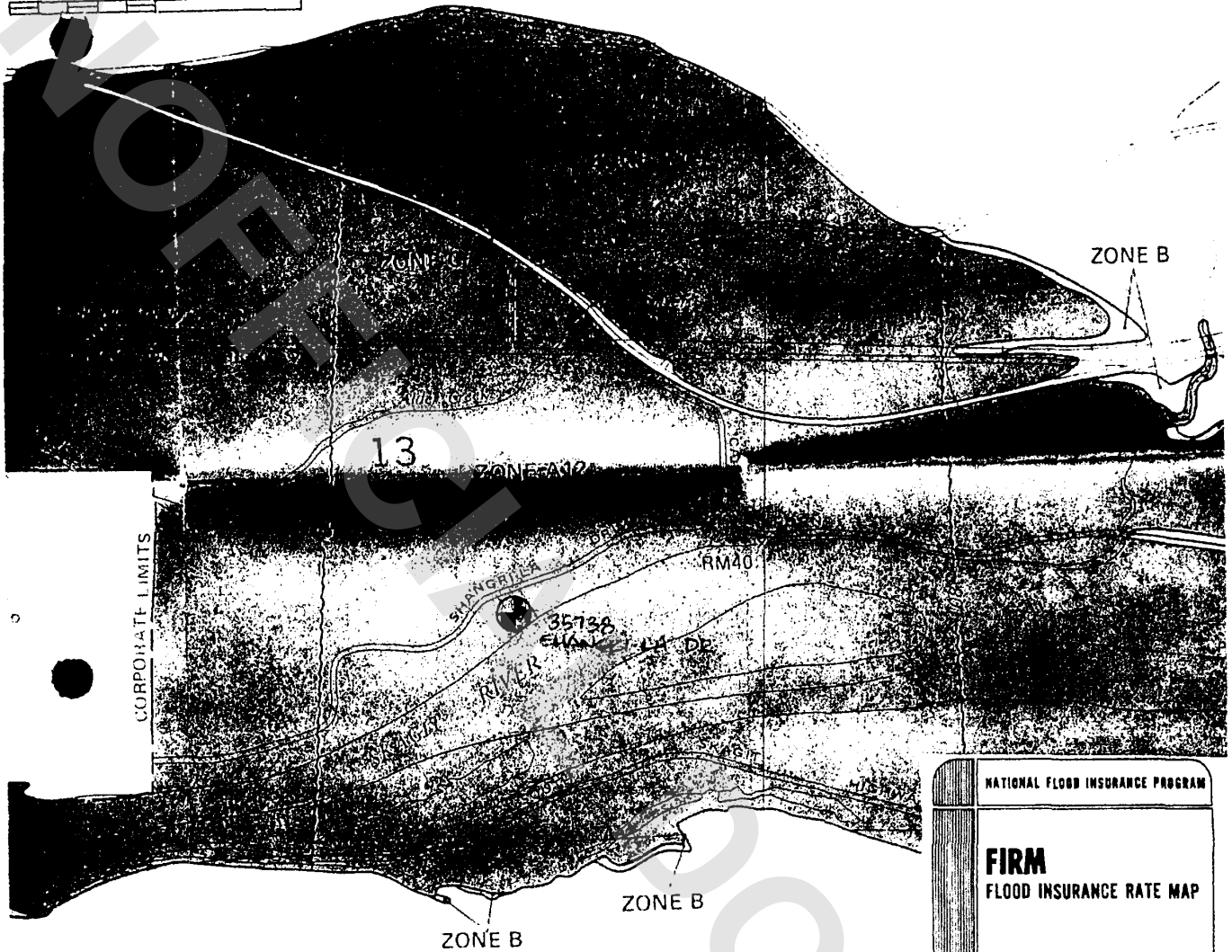
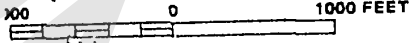


Detached Shop  
 (Looking Southwesterly)  
 5-23-08

DOCUMENT



APPROXIMATE SCALE



CORPORATE LIMITS

13

ZONE B

ZONE A12

RM40

ZONE B

ZONE B

ZONE C

24

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

SKAGIT COUNTY,  
WASHINGTON  
(UNINCORPORATED AREAS)

PANEL 280 OF 550  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
530151 0280 C

EFFECTIVE DATE:  
JANUARY 3, 1985



Federal Emergency Management Agency



# PLANNING AND DEVELOPMENT SERVICES

## SHORELINE EXEMPTION

(WAC 173-27-040(a-p))

Name:

STRUCK

Building Permit Number:

BPO8-0517

Project Description:

garage addition

Distance from the Ordinary High Water Mark (OHWM):

735'

The proposal qualifies for a shoreline exemption pursuant to WAC 173-27-040:

- (a) Development under \$5,000.
- (b) Normal repair and maintenance
- (c) Construction of a bulkhead.
- (d) Emergency construction.
- (e) Agricultural uses.
- (f) Navigational aids.
- (g) Single family residence etc.
- (h) Construction of a dock.
- (i) Drainage facility maintenance
- (j) Property line markers.
- (k) Dike maintenance.
- (l) Governor Certification
- (m) Site exploration.
- (n) Removal of noxious weeds)
- (o) Watershed restoration.
- (p) Fish & wildlife.

Daniel Downs - Shorelines Administrator

10/13/08

Date



# PLANNING AND DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR  
OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

## Skagit County Flood Area Development

**Permit: BP08-0590**

Issued for permit #: BP08-0517

Issue date: 07/01/2008

FIRM designation: A12

Floodway Panel 0011

Water velocity, if any: 0

Elevation certificate or exempt? EXMT

Base flood elevation: 105.2' above mean sea level

Minimum floor elevation: 106.2' above mean sea level; or,  
height above adjacent grade in Zones A or AO).

Description: Garage addition in floodway

Parcel No: P69007

Job address: 35738 SHANGRI-LA DRIVE SW

Applicant: STRUCK MELVIN E  
P O Box 451  
Hamilton WA  
98255

Owner: STRUCK MELVIN E  
12024 8TH AVE NW  
SEATTLE WA  
98177

I hereby certify that I am the owner of the property for which this permit is issued or I am an authorized representative of the owner. The attached conditions are noted and accepted.

Owner/agent: *Melvin E Struck* Date: 2-12-09  
Feb 12, 2009

Department agent: *Cindy Gauthier* Date: 2-12-09

**BP08-0590**

# Planning & Development Services

Gary R. Christensen, AICP, Director  
Bill Dowe, CBO, Deputy Director

Patti Chambers  
Administrative Coordinator

Tim DeVries, CBO  
Building Official

**Building Permit #: BP08-0517**

**Status:** Issued  
**Issue date:** 02/12/2009  
**Expire date:** 02/12/2012

**Project Description:** 784 sf garage addition in floodway

**Parcel No:** P69007  
**Job address:** 35738 SHANGRI-LA DRIVE SW

**Applicant:** STRUCK MELVIN E  
12024 8TH AVE NW  
SEATTLE WA 98177  
206-255-5379

**Owner:** STRUCK MELVIN E  
12024 8TH AVE NW  
SEATTLE WA 98177

**Contractor:** APPLICANT

0

**Zoning:** Rural Reserve  
**Setbacks:** Front: 35 Side(s): 8 Rear: 25  
Setback Comments:

Valuation:				
Occupancy	Type	Factor	Sq Feet	Valuation
U	All other structu	Garage/shop/ag. - Stic	37.34	784 \$29,274.56
Totals...			784	\$29,274.56*

"Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved." IBC 109.1 "The final inspection shall be made after all work required by the building permit is completed." IBC 109.5. I hereby certify that I am the owner or I am an authorized representative of the owner of the property for which this permit is issued. This permit does not grant any right to trespass on another's property. This permit will expire three years from the date of issuance.

Owner/agent: *Melvin E Struck* Date: Feb-12, 2009

Department agent: *Cindy Mauthner* Date: 2-12-09  
BP08-0517

**Additional requirements:**

I have read and understand the conditions for this project. \_\_\_\_\_  
Signature

**Permit #: BP08-0517**

**Applicant:** STRUCK MELVIN E  
12024 8TH AVE NW  
SEATTLE WA

**Assessor ID number and legal description:**

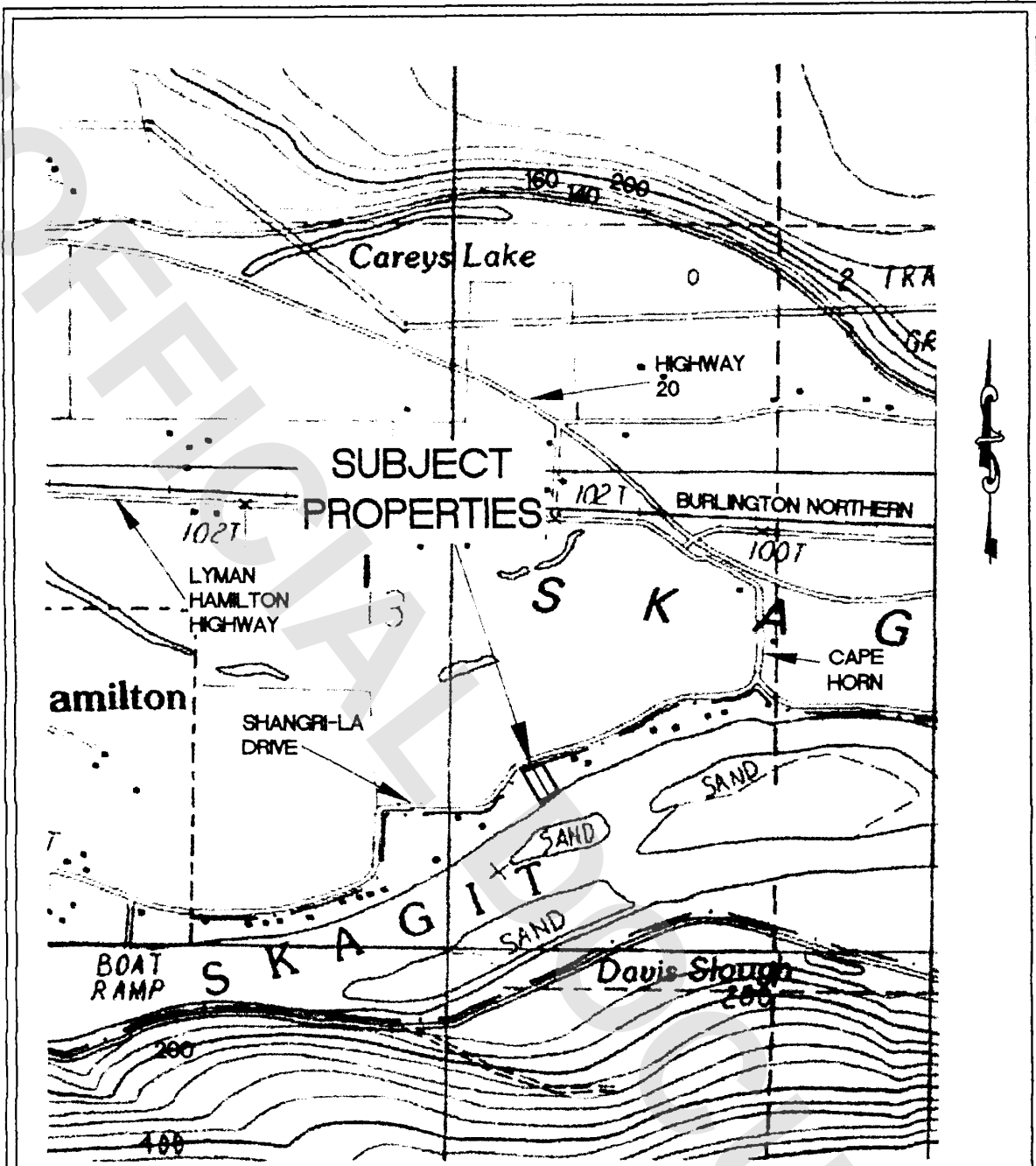
3996-000-017-0001

SHANGRI-LA LOT 17

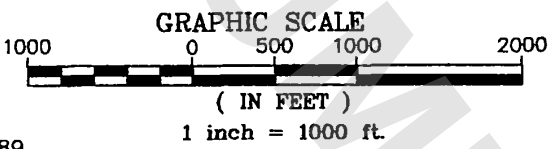
**Fee Summary:**

Description	Tot Fee	Paid
BCAC	4.50	4.50
Building Permits	366.00	366.00
Plan Check Fee/Deposit	237.90	237.90
Flood Plain Permits	50.00	50.00
Shoreline	300.00	300.00
Centennial Acct -Auditor	6.00	6.00
State ArchivesAccount	6.00	6.00
State Affordable Housing	11.40	11.40
Wash State Heritage Cntr	6.00	6.00
CAO Fees	300.00	300.00
State Recording Fees	2.10	2.10
Rec'd Legal Instruments	16.00	16.00
Ending Homelessness fund	39.24	39.24
State Home Security Fund	14.16	14.16
Commisioners O & M	3.00	3.00
Auditors O&M Fund	6.00	6.00
Records Fee Low Inc Hous	17.10	17.10
Pub Wks Drainage Review	47.04	47.04

Total fees: \$1,432.44  
Total payments: \$1,432.44  
Balance due: \$0.00



TOWNSHIP 35N, RANGE 06E, SECTION 13  
 LATITUDE: 48°31'08", LONGITUDE: 122°58'10"



REFERENCE: USGS 7.5-MIN TOPOGRAPHIC MAP  
 HAMILTON QUADRANGLE, CREATED 1989.

JOB NO.: 200035	<b>EDISON ENGINEERING</b>	P.O. Box 184 Bow, WA 98232	<b>TOPOGRAPHIC / VICINITY MAP STRUCK PROPERTIES, SHANGRI-LA DR. SKAGIT COUNTY, WASHINGTON</b>	
DESIGNED BY: rpb		Phone / Fax (360) 766-4144		
DRAWN BY: rpb		DATE: 11/15/08		SCALE: 1"=1000
CHECKED BY: rpg				v a/a

Permits for Parcel: P69007

Permit Number: BP08-0590	Application Date: 7/1/2008
<b>Parcel ID:</b> P69007 <b>Site Address:</b> 35738 SHANGRI LA DRIVE City: SEDRO WOOLLEY <b>APPLICANT:</b> STRUCK MELVIN E P O Box 451 Hamilton WA  <b>Phone:</b> <b>OWNER:</b> STRUCK MELVIN E 12024 8TH AVE NW SEATTLE WA  <b>Phone:</b>	<b>Permit Number:</b> BP08-0590 <b>Elevation Cert:</b> <input type="checkbox"/> <b>Permit Type:</b> Flood Area Development <b>Permit Status:</b> Scanned <b>Composition:</b> Exempt from elevation <b>Description:</b> Garage addition in floodway <b>Application Date:</b> 7/1/2008 <b>Preapp Date:</b> <b>Approval Date:</b> <b>Issue Date:</b> 7/1/2008 <b>Completion Date:</b> 7/1/2008 <b>Square Feet:</b> 0

Permit Number: BP08-0517	Application Date: 6/17/2008
<b>Parcel ID:</b> P69007 <b>Site Address:</b> 35738 SHANGRI LA DRIVE City: SEDRO WOOLLEY <b>APPLICANT:</b> STRUCK MELVIN E 12024 8TH AVE NW SEATTLE WA  <b>Phone:</b> 206-255-5379 <b>CONTRACTOR:</b> APPLICANT  <b>Phone:</b> <b>OWNER:</b> STRUCK MELVIN E 12024 8TH AVE NW SEATTLE WA  <b>Phone:</b>	<b>Permit Number:</b> BP08-0517 <b>Building Permit:</b> <input type="checkbox"/> <b>Permit Type:</b> Building Permit <b>Permit Status:</b> Scanned <b>Composition:</b> Garage, shed or shop <b>Description:</b> 784 sf garage addition in floodway <b>Application Date:</b> 6/17/2008 <b>Preapp Date:</b> <b>Approval Date:</b> 1/22/2009 <b>Issue Date:</b> 2/12/2009 <b>Completion Date:</b> 2/12/2009 <b>Square Feet:</b> 784

Approvals		
Description	Action	Date
Access Permit - County/State	APPROVED	7/1/2008
Addressing	APPROVED	7/1/2008
CAO revisions received	Ready for review	12/11/2008
CAO revisions received	APPROVED WITH CONDITIONS	12/12/2008
CAO waiting/comments		7/2/2008
CAO waiting/comments		7/7/2008
CAO waiting/comments		12/12/2008
CAO waiting/comments		12/16/2008
CAO waiting/comments		1/16/2009
CAO waiting/comments		1/22/2009
CAO waiting/comments	APPROVED	1/22/2009
Clearance to issue	APPROVED	1/22/2009
Development Review	APPROVED	7/1/2008
Flood Area Development Review	Waiting for applicant	7/1/2008
Flood Area Development Review		1/20/2009
Flood Area Development Review	APPROVED	1/21/2009
Lot Cert and Aggregation	APPROVED	7/1/2008
Public Works Review	Does not apply	7/22/2008
Residential Bldg Plan Review	APPROVED	10/9/2008
Resource Lands Review	Waiting for applicant	7/1/2008
Resource Lands Review		12/12/2008
Resource Lands Review		1/20/2009
Resource Lands Review		1/21/2009
Resource Lands Review	APPROVED	1/21/2009
Sanitation - Septic/Pub. Sewer	APPROVED	7/1/2008
Shorelines waiting/comments	Waiting for applicant	7/28/2008
Shorelines waiting/comments	Waiting for applicant	10/10/2008
Shorelines waiting/comments	APPROVED	10/13/2008

Inspections		
Description	Action	Date
Final Inspection	Req'd, not done	6/17/2008
Location on property	Req'd, not done	6/17/2008

Permit Number: S76-200	Application Date: 10/2/1999
<b>Parcel ID:</b> P69007 <b>Site Address:</b> 35738 SHANGRI LA DRIVE City: SEDRO WOOLLEY	<b>Permit Number:</b> S76-200 <b>Permit Type:</b> Onsite Sewage Permit <b>Permit Status:</b> Micrfilm





## Permits for Parcel: P69006

Permit Number: S77-415		Application Date: 10/2/1999	
<b>Parcel ID:</b> P69006 <b>Site Address:</b> SHANGRA-LA DRIVE <b>City:</b> <b>Applicant:</b> Welliver Joseph E <b>Phone:</b>	<b>Permit Number:</b> S77-415 <b>Permit Type:</b> Onsite Sewage Permit <b>Permit Status:</b> Micrfilm <b>Composition:</b> New system <b>Description:</b> <b>Application Date:</b> 10/2/1999 <b>Preapp Date:</b> <b>Approval Date:</b> <b>Issue Date:</b> <b>Completion Date:</b> <b>Square Feet:</b> 0		
Permit Number: 18513		Application Date: 12/30/1997	
<b>Parcel ID:</b> P69006 <b>Site Address:</b> SHANGRA-LA DRIVE <b>City:</b> <b>Applicant:</b> Welliver Joe E <b>Phone:</b> <b>Owner:</b> Struck Melvin E Struck Mary K 12024 8th Ave NW <b>Phone:</b>	<b>Permit Number:</b> 18513 <b>Permit Type:</b> Historical Bldg Permit <b>Permit Status:</b> Micrfilm <b>Composition:</b> <b>Description:</b> Sfr <b>Application Date:</b> 12/30/1997 <b>Preapp Date:</b> <b>Approval Date:</b> 7/24/1987 <b>Issue Date:</b> 7/24/1987 <b>Completion Date:</b> 7/24/1987 <b>Square Feet:</b> 0		
Permit Number: F87-85		Application Date:	
<b>Parcel ID:</b> P69006 <b>Site Address:</b> SHANGRA-LA DRIVE <b>City:</b> <b>Applicant:</b> Welliver Joseph E <b>Phone:</b> <b>Owner:</b> Welliver Joseph E <b>Phone:</b>	<b>Permit Number:</b> F87-85 <b>Permit Type:</b> Fema Floodplain Permit <b>Permit Status:</b> Micrfilm <b>Composition:</b> Elevation certificate required <b>Description:</b> <b>Application Date:</b> <b>Preapp Date:</b> <b>Approval Date:</b> <b>Issue Date:</b> 7/24/1987 <b>Completion Date:</b> 7/24/1987 <b>Square Feet:</b> 0		

**EDISON ENGINEERING**  
14952 Washington Street  
Anacortes WA 98221

August 22, 2019

Tony and Marcia Zankich  
PO Box 295  
Concrete WA 98237

**Addendum: ESA and EFH Assessments**  
35738 Shangri-La Drive  
Skagit County, Washington

Skagit County Property: **P69007**  
Skagit County Files: **BP08-0517**

Dear Mr. and Mrs. Zankich;

Edison Engineering presents this assessment of the Endangered Species Act (ESA) and Essential Fish Habitat (EFH) for the report that was done on the eastern half of the Struck property at the aforementioned address.

**Endangered Species Act (ESA) and Essential Fish Habitat (EFH)**

**Endangered Species Act (ESA)** US Fish and Wildlife Service (F&WS) lists animals that are endangered or threatened. The ESA has more species that are endangered or threatened within Skagit County but these or their prey are the ones that are likely to get to that location.

Federal List of Endangered, Threatened Species or their prey that may exist at the site.

Common Name	Latin Name	Federal List	State List
Fish			
Bull trout	<i>Salvelinus confluentus</i>	Threatened	Candidate
Chinook salmon	<i>Oncorhynchus tshawytscha</i>	Threatened	Candidate
Steelhead	<i>Oncorhynchus mykiss</i>	Threatened	None
Birds			
Marbled Murrelet	<i>Brachyramphus marmoratus</i>	Threatened	Threatened
Northern Spotted Owl	<i>Strix occidentalis</i>	Threatened	Endangered
Short-tailed Albatross	<i>Diomedea albatrus</i>	Endangered	Candidate
Mammals			
Grizzly Bear	<i>Ursus arctos</i>	Endangered	Threatened
Killer Whale	<i>Orcinus orca</i>	Endangered	Endangered
Lynx	<i>Lynx canadensis</i>	Threatened	Threatened

**Essential Fish Habitat (EFH) Mapper**, National Oceanic and Atmospheric Administration (NOAA) used to have this area on the maps but it no longer includes it. In 1996 Congress added new habitat provisions to the Magnuson-Stevens Fishery Conservation and Management Act, the federal law that governs U.S. marine fisheries management. Under the Magnuson-Stevens Act, each fishery management plan must describe and identify Essential Fish Habitat (EFH) for the fishery, minimize to the extent practicable the adverse effects of fishing on EFH, and identify other actions to encourage the conservation and enhancement of EFH. Federal agencies must consult with NMFS regarding any action they authorize, fund, or undertake that may adversely affect EFH, and NMFS must provide conservation recommendations to federal and state agencies regarding any action that would adversely affect EFH.

August 22, 2019

Report: ESA and EFH Assessments (Zankich, P69007)

According to the Endangered Species Act – Section 7 Consultation Final Biological Opinion and Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat Consultation, it says the only animals we need to worry about, as a non-federal agency, are the Chinook salmon and the Southern Resident Killer Whale. On the Skagit River, we are worried about prey for the whale or about the Chinook salmon.

**The Essential Fish Habitat (EFH)** endangered or prey species that could be at or near the property.

Common Name	Latin Name	Federal List	State List
<b>Mammal</b>			
Killer Whale	<i>Orcinus orca</i>	Endangered	Endangered
<b>Fish</b>			
Chinook salmon	<i>Oncorhynchus tshawytscha</i>	Threatened	Candidate

Killer whales (*Orcinus orca*) listed as an endangered species since 2005. The Southern Residents frequent the inland waters of Washington State and southern British Columbia. Their diet consists mostly of salmon and they prefer Chinook salmon. The whales could be endangered by the elimination of the Chinook salmon. The Southern Residents are common from June to September and J pod is in the region's waters year-round. During the winter, members of K and L pods have been seen well off the west coast of Vancouver Island and as far south as Monterey, California.

Chinook salmon (*Oncorhynchus tshawytscha*) listed as a threatened species since 1999. They spawn in streams that are larger and deeper than other salmon utilize. Chinooks spawn from late summer to late fall, depending on the run. Fry and smolts usually stay in fresh water from one to 18 months before traveling downstream to estuaries, where they remain up to 190 days. Chinook salmon spend 1 to 8 years at sea before returning to natal streams to spawn. Washington State [Priority Habitat and Species map](#) indicates that Chinook salmon are in the river.

#### **Potential Adverse Impacts of the Essential Fish Habitat (EFH)**

The long distance from the garage to the Ordinary High Water Mark (OHWM, 140 feet), the low slope, and the silt fence will insure that the building of the garage cannot harm fish. The garage floor has been poured in 2008. Chinook salmon are in the Skagit River. Below is a table telling of the effect and the take.

**Endangered Species** that could be in the area or prey species thereof.

Common Name	Latin Name	Effect	Take*
<b>Mammal</b>			
Killer Whale	<i>Orcinus orca</i>	NLTAA*	None
<b>Fish</b>			
Chinook salmon	<i>Oncorhynchus tshawytscha</i>	NLTAA	None

\*NLTAA = Not Likely to Adversely Affect. \*Take = to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or engage in any such conduct.

#### **Potential Impacts of the Endangered Species Act (ESA)**

The Endangered Species Act animals that are listed can escape. The animals can fly, swim, or walk away from the site. We believe there will be no take of the species in the list for the same reasons listed in the Essential Fish Habitat (EFH).

August 22, 2019

Report: ESA and EFH Assessments (Zankich, P69007)

**Endangered Species**

Common Name	Latin Name	Effect	Take
<b>Amphibians</b>			
Oregon Spotted Frog	<i>Rana pretiosa</i>	NLTAA*	None
<b>Fish</b>			
Bull trout	<i>Salvelinus confluentus</i>	NLTAA	None
Canary rockfish	<i>Sebastes pinniger</i>	NLTAA	None
Chinook salmon	<i>Oncorhynchus tshawytscha</i>	NLTAA	None
Steelhead	<i>Oncorhynchus mykiss</i>	NLTAA	None
<b>Birds</b>			
Marbled Murrelet	<i>Brachyramphus marmoratus</i>	NLTAA	None
Northern Spotted Owl	<i>Strix occidentalis</i>	NLTAA	None
Short-tailed Albatross	<i>Diomedea albatrus</i>	NLTAA	None
<b>Mammals</b>			
Grizzly Bear	<i>Ursus arctos</i>	NLTAA	None
Killer Whale	<i>Orcinus orca</i>	NLTAA	None
Lynx	<i>Lynx canadensis</i>	NLTAA	None

\*NLTAA = Not Likely to Adversely Affect. \*Take = to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or engage in any such conduct.

**Conclusions and Recommendations**

The owners will construct a 28 by 28 foot garage on their property and the floor slab was constructed in 2008 or before. The garage will be at least 140 feet from the Ordinary High Water Mark (OHWM) on relatively flat land. It needs to have a silt fence because tracking, sawdust and paint spills.

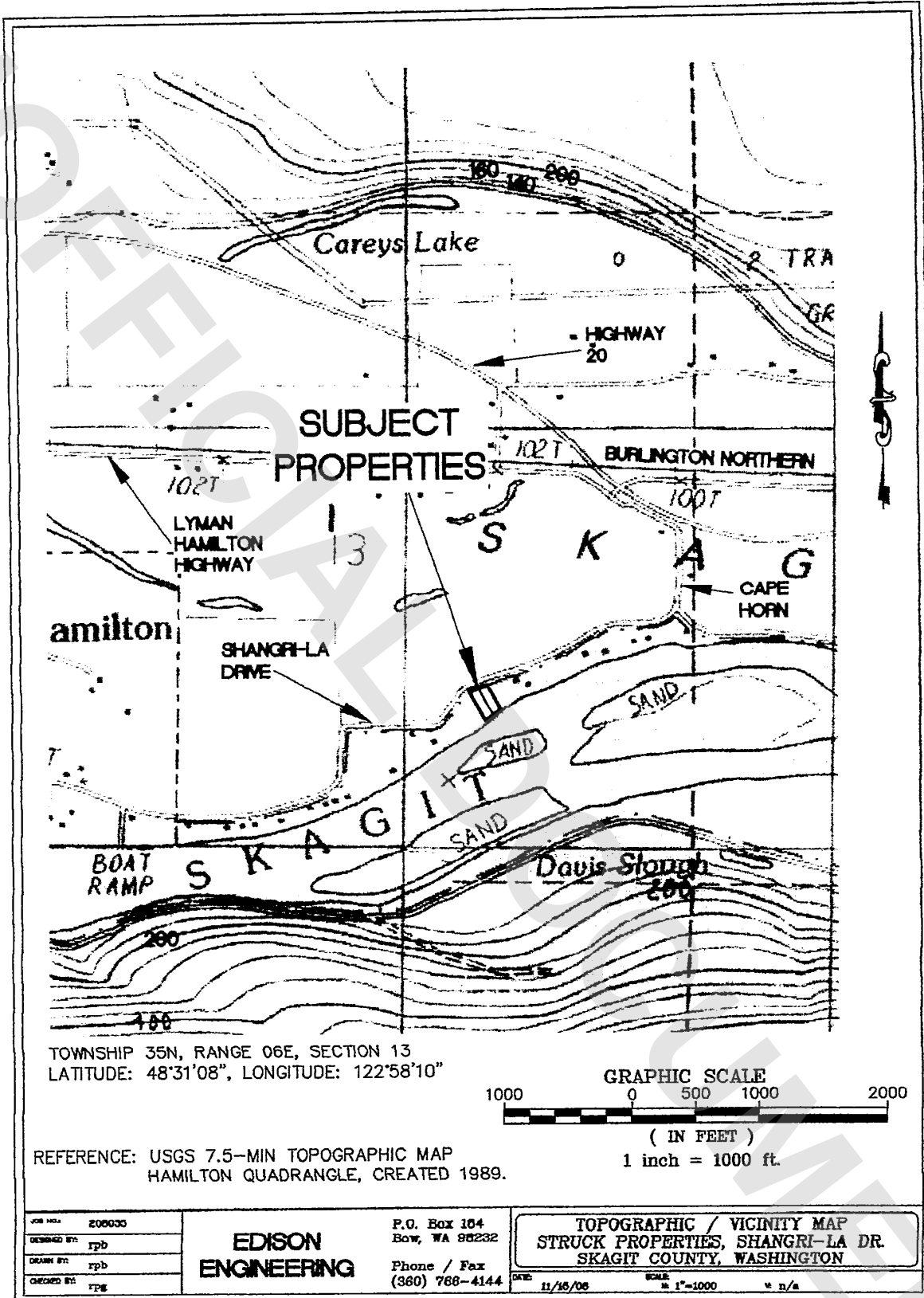
We appreciate the opportunity to be of service to you. Should you have any questions concerning this report or require further information, please contact Bob Bailey at (360) 202-4884 or EdisonEngin@gmail.com.

Sincerely,

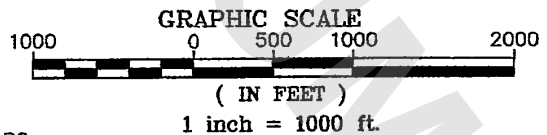
**EDISON ENGINEERING**



Robert P. Bailey, M.S.C.E., P.E.  
Biologist / Geotechnical Engineer



TOWNSHIP 35N, RANGE 06E, SECTION 13  
 LATITUDE: 48°31'08", LONGITUDE: 122°58'10"



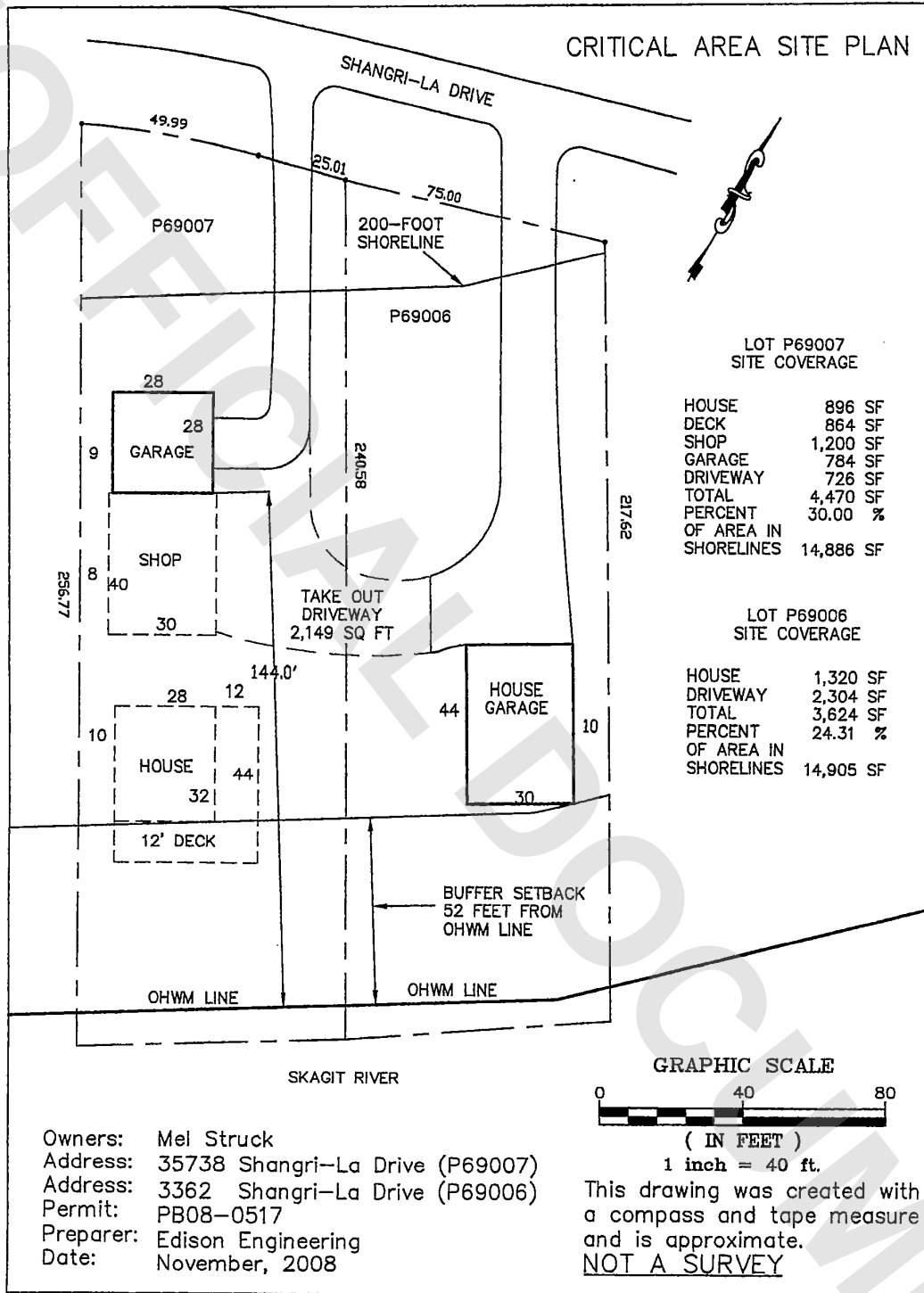
REFERENCE: USGS 7.5-MIN TOPOGRAPHIC MAP  
 HAMILTON QUADRANGLE, CREATED 1989.

JOB NO.	208030
DESIGNED BY:	rpb
DRAWN BY:	rpb
CHECKED BY:	rpg

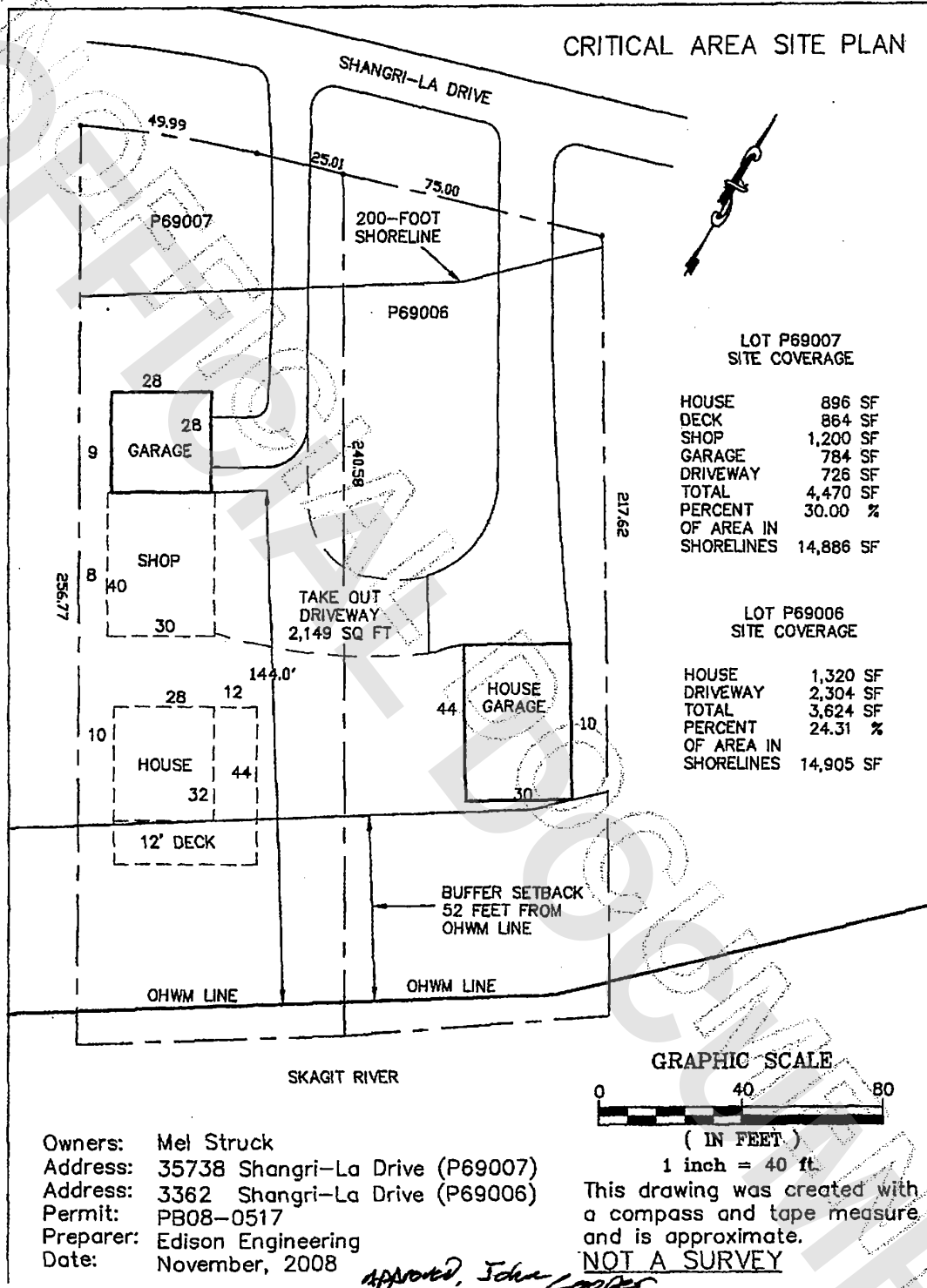
**EDISON  
 ENGINEERING**

P.O. Box 104  
 Bow, WA 98232  
 Phone / Fax  
 (360) 768-4144

TOPOGRAPHIC / VICINITY MAP STRUCK PROPERTIES, SHANGRI-LA DR. SKAGIT COUNTY, WASHINGTON	DATE: 11/16/06 SCALE: 1"=1000' n/a
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### CRITICAL AREA SITE PLAN



Owners: Mel Struck  
 Address: 35738 Shangri-La Drive (P69007)  
 Address: 3362 Shangri-La Drive (P69006)  
 Permit: PB08-0517  
 Preparer: Edison Engineering  
 Date: November, 2008

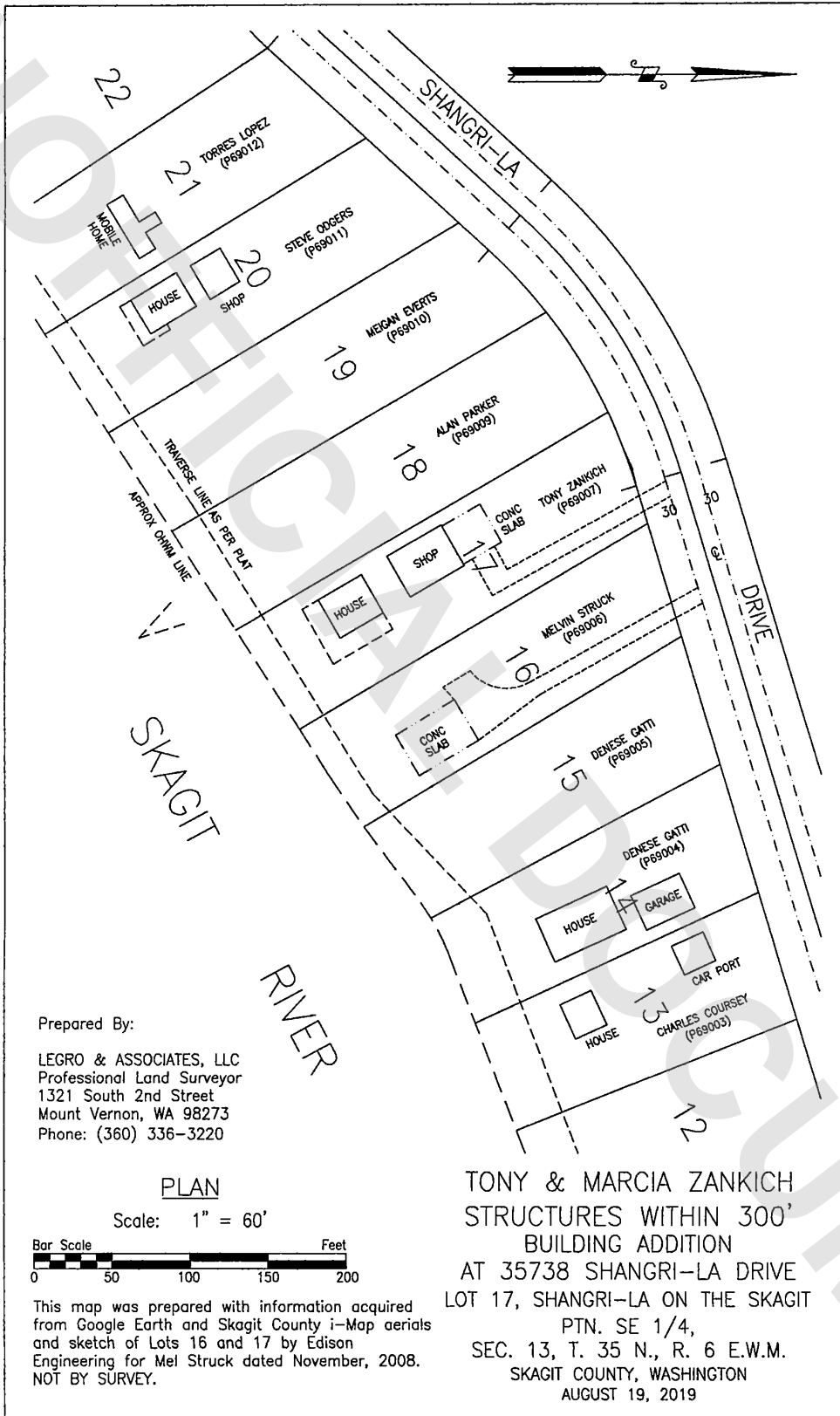
This drawing was created with a compass and tape measure and is approximate.

**NOT A SURVEY**



200902130078  
 Skagit County Auditor



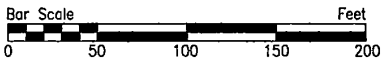


Prepared By:

LEGRO & ASSOCIATES, LLC  
Professional Land Surveyor  
1321 South 2nd Street  
Mount Vernon, WA 98273  
Phone: (360) 336-3220

PLAN

Scale: 1" = 60'



This map was prepared with information acquired from Google Earth and Skagit County i-Map aeriels and sketch of Lots 16 and 17 by Edison Engineering for Mel Struck dated November, 2008. NOT BY SURVEY.

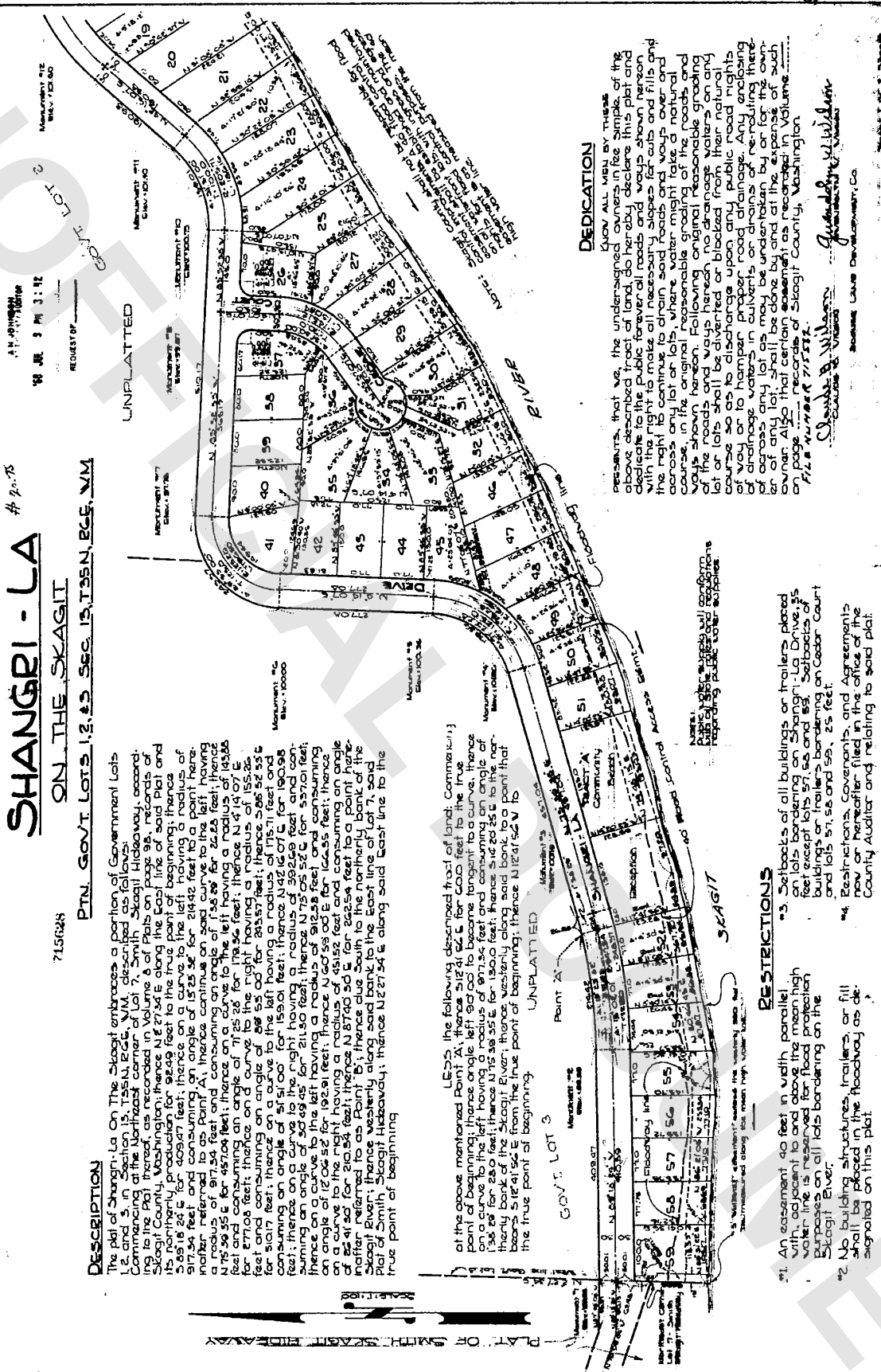
TONY & MARCIA ZANKICH  
STRUCTURES WITHIN 300'  
BUILDING ADDITION  
AT 35738 SHANGRI-LA DRIVE  
LOT 17, SHANGRI-LA ON THE SKAGIT  
PTN. SE 1/4,  
SEC. 13, T. 35 N., R. 6 E.W.M.  
SKAGIT COUNTY, WASHINGTON  
AUGUST 19, 2019



# SHANGRI - LA # 20-75

PTN. GOVT. LOTS 1, 2, 3 SEC. 15, T35N, R25E, VM

715624



### DESCRIPTION

The plat of Shangri-La on the Skagit embraces a portion of Government Lots 1, 2 and 3, in Section 15, T35N, R25E, VM, described as follows: Commencing at the Northwest corner of Lot 7, Smith, Skagit Highway, accord- ing to the plat of the same, on page 26, record of the Plat of the County of Skagit, Washington, thence N 12° 27' 34" E, 90.00 feet to a point of beginning; thence S 85° 18' 24" E, 409.87 feet; thence on a curve to the left having a radius of 917.34 feet and consuming an angle of 15° 25' 34" for 214.42 feet to a point here- inafter referred to as Point 'A'; thence continue on said curve to the left having a radius of 917.34 feet and consuming an angle of 15° 25' 34" for 224.23 feet; thence N 75° 36' 35" E, 457.06 feet; thence on a curve to the left having a radius of 143.66 feet and consuming an angle of 71° 16' 18" for 212.71 feet; thence N 41° 15' 22" E, 311.70 feet; thence on a curve to the left having a radius of 175.71 feet and consuming an angle of 51° 00' for 159.01 feet; thence N 42° 10' 07" E, for 160.98 feet; thence on a curve to the right having a radius of 592.68 feet and con- suming an angle of 50° 49' 45" for 215.00 feet; thence N 75° 05' 52" E, for 577.01 feet; thence on a curve to the left having a radius of 912.58 feet and consuming an angle of 15° 25' 34" for 214.42 feet; thence N 75° 05' 52" E, for 577.01 feet; thence on a curve to the right having a radius of 450.62 feet and consuming an angle of 22° 41' for 210.23 feet; thence N 87° 40' 30" E, for 222.54 feet to a point here- inafter referred to as Point 'B'; thence due South to the northern bank of the Skagit River; thence westerly along said bank to the East line of Lot 7, said Plat of Smith, Skagit Highway; thence N 27° 34' E along said East line to the true point of beginning.

LESS the following described tract of land: Commencing at the above mentioned Point 'A', thence S 12° 41' 22" E, for 600 feet to the true point of beginning; thence on a curve to the left having a radius of 600 feet to a curve, thence on a curve to the left having a radius of 811.54 feet and consuming an angle of 38° 28' for 280 feet; thence N 75° 36' 35" E, for 150.00 feet; thence S 12° 28' 25" E, to the nor- therly bank of the Skagit River; thence westerly along said bank to a point that bears S 12° 41' 22" E, for 600 feet to the true point of beginning; thence N 27° 34' E, to the true point of beginning.

### DEDICATION

KNOW ALL MEN BY THESE presents, that we, the undersigned owners in fee simple of the above described tract of land, do hereby declare this plat and dedicate to the public forever all roads and ways shown hereon with the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of the roads and ways shown hereon, the right to drain from any lot or lots shall be diverted or blazed from their natural course so as to discharge upon any public road, rights of way or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing there- of across any lot or lots may be undertaken by or for the owner of any lot. Shall be done by and at the expense of such owner. Also that certain easement as recited in Volume 11, Page 27, of the Plat of Skagit Highway, Skagit County, Washington.

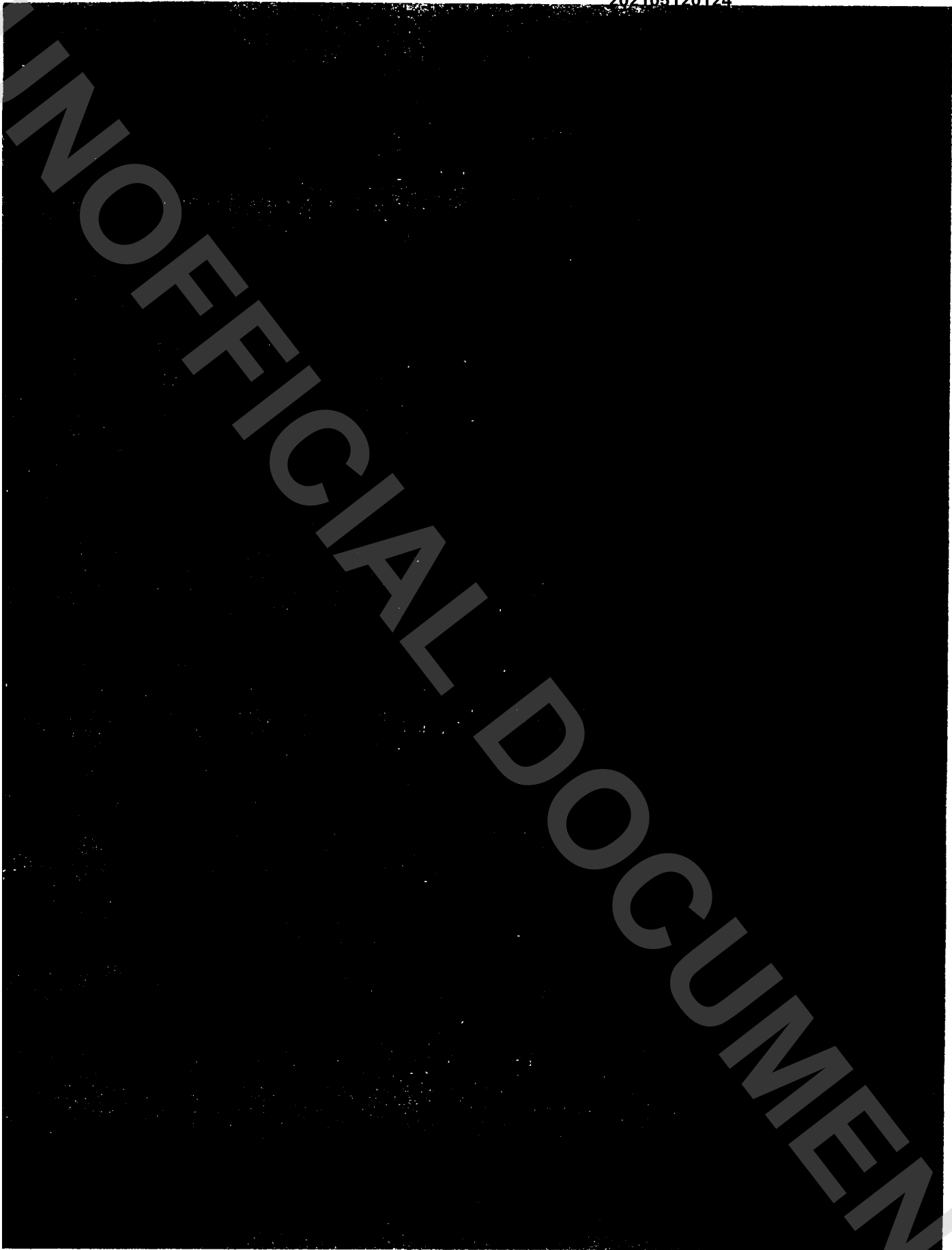
Witness my hand and seal this 12th day of May, 2021.  
Shangri-La, Inc.  
Secretary

### RESTRICTIONS

- #1. An easement 60 feet in width parallel with adjacent to and above the northern water line is reserved for flood protection purposes on all lots bordering on the Skagit River.
- #2. No building structures, trailers, or fill shall be placed in the roadway as de- signated on this plat.
- #3. Setbacks of all buildings or trailers placed on lots 56, 57, 58 and 59, shall be 25 feet except lots 57, 58 and 59. Setbacks of buildings or trailers bordering on Cedar Court and lots 57, 58 and 59, 25 feet.
- #4. Restrictions, Covenants, and Agreements now or hereafter filed in the office of the County Auditor and relating to said plat.

NOTICE: THIS PLAT IS SUBJECT TO ALL APPLICABLE RECORDING JURISDICTIONS.

Sheet 1 of 2



UNOFFICIAL TRANSCRIPT DOCUMENT

**EDISON ENGINEERING**

**P.O. BOX 164  
BOW, WA 98232**

November 29, 2008

Mel Struck  
PO Box 451  
Hamilton WA 98255

**Re: Fish and Wildlife Assessments**  
35738 Shangri-La Drive  
3362 Shangri-La Drive  
Skagit County, Washington

Skagit County Parcel No.: **P69007 & P69006**  
Skagit County Permit No.: **BP08-0517**

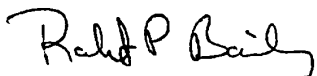
Dear Mr. Struck;

Edison Engineering is pleased to present this fish and wildlife habitat assessment for the aforementioned properties located adjacent to the Skagit River in the Hamilton area of Skagit County, Washington.

We appreciate this opportunity to be of service to you regarding critical areas requirements on your property. Should you have any questions or comments concerning this report, please contact Bob Bailey at (360) 766-4414.

Sincerely,

**EDISON ENGINEERING**



Robert P. Bailey, M.S.C.E., P.E.  
Geotechnical Engineer / Biologist

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**APPENDICES**  
Topographic/Vicinity Map  
Critical Area Site Plan

**EDISON ENGINEERING**

P.O. BOX 164  
BOW, WA 98232

**SUMMARY AND PROJECT DESCRIPTION**

At the request of the owner, Edison Engineering performed a fish and wildlife habitat assessment for the subject properties that are described in this report.

On the western property (P69007, BP08-0518), a 28-foot by 28-foot garage will be added to the rear of the shop. The shop is at 144 feet from the OHWM. The slab is already there and no new vegetation will be removed. The gravel driveway will be removed down to the site coverage of 30.0 percent.

On the eastern property (P69006), a 30-foot wide by 44-foot long will be constructed. This will be at a minimum of 52 feet from the OHWM. The slab is already there and no new vegetation will be removed (Critical Area Site Plan, attached).

The Skagit River is Type 1 water and the shoreline designation is Rural according to the map that accompanies the Shoreline Management Master Program (SMMP). The regulatory building setback is 50 feet or the average of houses within 300 feet of the property, whichever is greater.

The building setback was set up for the P69007 property and the Permit (# 18470) was setup July 2, 1987, and the building setback was set up for the P69006 property and the Permit (# 18513) was setup July 24, 1987. The OHWM was produced for each of these lots then at 52 feet. Ryan Kingma (Civil Engineer, Fakkema & Kingma Surveyors and Engineers, Oak Harbor) located the OHWM for these lots. Each of these permits was delivered before the Critical Areas Ordinance was instituted.

**Project Location**

Property P69007 is 18,525 square feet (0.424 ac) and Property P69006 is 16,886 square feet (0.378 ac). The properties are located on the north side of the Skagit River and just east of the town of Hamilton. The properties are between the Skagit River and Shangri-La Drive. The properties are situated in the northeast one-quarter of the southwest one-quarter of Section 13, Township 35N, and Range 06E, of the Willamette Meridian in Skagit County, Washington (Topographic / Vicinity Map, attached).

**Site Description**

The property, which is between the road and the river, straddles is almost no topographic variation, but is generally relatively level landward of the crest of the river bank. At the river side edge of the property the land transitions to a steep slope over a vertical distance of approximately 20 feet to the Ordinary High Water Mark (OHWM) of the river.

**PURPOSE AND SCOPE OF SERVICES**

The purpose of this fish and wildlife habitat assessment was to review background information regarding protected and potentially endangered animal species in the area and make fish and wildlife habitat observations at the site in accordance with the Skagit County Critical Areas Ordinance (Section 14.24.520, August 2000). Specifically, our scope of services included the following:

1. Reviewed published maps regarding topographic and habitat conditions in the vicinity of the subject property, including:
  - USGS Topographic Map, Hamilton Quadrangle, Washington, United States Department of the Interior Geological Survey, 1989.
  - Soil Survey of Skagit County Area, Washington USDA Soil Conservation Service, 1989.
  - Skagit County Priority Habitat and Species Map

November 29, 2008  
Fish and Wildlife Habitat Assessment (Struck Property)

2. Conducted a site visits to measure existing topography and observe fish and wildlife habitat.
3. Prepared a Critical Area Site Plan to help describe the property.
4. Prepared this report to describe the results of our investigation, and provide recommendations for site development.

### REGULATORY REQUIREMENTS

The attached Critical Area Site Plan will need to be filed with the County Auditor for inclusion with documents regarding the property, after acceptance by Skagit County Planning and Development Services. The Skagit requires a 200 foot building setback between the OHWM and the front side of the river development (SCC 14.24.530.2). The riverfront property is not so deep. The previous permits say the front of the of the dwellings may be at 52 feet from the OHWM. Rather than have an involved permit with a lot of Protected Critical Areas, a 52 foot one directly in front of the house is provided. The Critical Area Site Plan maps critical areas that were present on the property at the time the investigation was conducted and their buffers. The protected critical area consists of the edge of the shoreline area and its 52-foot buffer. Critical areas and their buffers may not be constructed within or altered significantly from a vegetative standpoint without notifying the County and possibly providing mitigation for the activity.

Rural shoreline designation requires a 50-foot building setback from the OHWM or the average setback for dwelling units within 300 feet of the side property lines, whichever is greater, to a maximum of 200 feet, which would put it out of the shoreline jurisdiction. There are some shoreline residences within 300 feet of the side property lines but the setback distance (52 feet) has already been decided upon. Accessory uses also require a 50-foot setback. Rural shoreline designation requires 20-foot side yard setback, unless the property was an existing lot of record prior to November 23, 1978, in which case the side yard setback is 8 feet, which apparently this was. Residential building heights are limited to 30 feet within 100 feet of the Ordinary High Water Mark and to 40 feet if between 101 and 200 feet from the OHWM. The owner stated that the site was covered by a maximum 35 foot building height in 1987 when the building permits were issued. Site coverage is limited to 30 percent of that portion of the property within 200 feet of the OHWM.

The Shangri-La on the Skagit does not seem like an area that would get a Rural zoning designation. In addition to the small size lots (75-feet wide), the (Table RD 2d) says that the side yard setback for accessory use and parking must be 25 feet. That would put the driveway and parking and any sort of accessory use, for example a low deck, in the center 25 feet of the property.

Uses of the buffer that predate the 1996 Skagit County Critical Ordinance may remain in that use. We are unsure how long these mowed area adjacent to the waterfront, but these areas were mowed in 1998, so may grandfather the code.

Section 14.24.530.3.e of SCC indicates that removal of hazard trees from within riparian buffers may be permitted with prior written approval. Any removed tree or vegetation shall be replaced with appropriate species and replanting shall be performed consistent with accepted restoration standards for riparian areas within one calendar year. The Administrative Official may approve alternative tree species to promote fish and wildlife habitat. Prior to commencement of tree or vegetation removal and/or replacement, the landowner must obtain written approval from the Planning and Permit Center unless the removal qualifies as an emergency under section 14.24.100.1 of SCC.

Low impact uses and activities which are consistent with the purpose and function of the habitat buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the



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**Fish and Wildlife Habitat Assessment (Struck Property)**

habitat. Such activity shall not result in a decrease in buffer function. Examples of uses and activities which may be permitted in appropriate cases, as long as the activity does not detract from the habitat and protection capacity of the buffer, include removal of noxious vegetation, pedestrian trails, viewing platforms, and stormwater management facilities such as grass-lined swales.

## RESULTS

### Literature Review

The following sections present findings from published information that we have reviewed in regard to the property.

#### **Topographic Map**

The Topographic Map of the Hamilton Quadrangle, Washington (Topographic / Vicinity Map, attached) indicates that the subject property is situated on the outer edge of the Skagit River alluvial plain at the between of Iron Mountain (south) and Mount Josephine (north). The slope on the alluvial plain is flat and there are no topographic features on the north side of the river within 3,500 feet. There is no indicated elevation on the subject property but they range around 106 feet. There are no tributary streams indicated on or near the subject property.

#### **Soil Survey**

The Soil Survey of Skagit County, Washington (USDA Soil Conservation Service, 1989) maps Pilchuck loamy sand (Soil Type 104) over the site and Larush fine sandy loam (Soil Type 87) over the portions to the north and west. Neither of the soils is listed as hydric.

The Pilchuck soil is described as a deep excessively drained soil that is found on flood plains and which formed in sandy alluvium. Slopes are zero to three percent. Permeability of this Pilchuck soil is rapid, runoff is slow, and the hazard of water erosion is slight. The soil is indicated to have a seasonally high groundwater table at between 24 and 48 inches from November to April, during periods when the river water is high, and the soil is said to be subject to brief but frequent periods of flooding during this time.

This Larush soil (Soil Type 87) is described as a very deep and well drained soil that is found on flood plains and terraces along major streams, and which formed in alluvium at a slope of zero to five percent. Permeability of the Larush soil is moderate, runoff is slow, and the hazard of water erosion is slight.

#### **Priority Habitat and Species Maps**

The Skagit County Priority Habitat and Species Map (County Planning Office) indicates no eagle nests in the same section as the subject property. The waters off the shore could be occupied by Chinook salmon at some times of the year. Chinook salmon are listed as an endangered species by the National Marine Fisheries Services.

### Site Conditions

A biologist from Edison Engineering completed a site visit on November 6, 2008. Mr. Struck was at the property during most of our site visit.

#### **Ordinary High Water Mark and Shore Conditions**

The ordinary high water mark of the Skagit River seemed to be identified in accordance with RCW 90.58.030.2.b as "...that mark on the shores of all waters that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual and so long continued in ordinary years, as to mark upon the soil or vegetation a character distinct from that of the abutting upland.

November 29, 2008

**Fish and Wildlife Habitat Assessment (Struck Property)**

The OHWM seemed to be identified as a woody slope on the bank of the Skagit River identified with Himalayan blackberry (*Rubus discolor*, FACU), evergreen blackberry (*Rubus laciniatus*, FACU), Scot's broom (*Cytisus scoparius*, NI), big-leaf maple (*Acer macrophyllum*, FACU), vine maple (*Acer circinatum*, FAC-), snowberry (*Symphoricarpos albus*, FACU), among some remaining types of wetland vegetation. This line also represents the approximate line of upland woody vegetation, but seasonal vegetation, including some upland grasses and herbaceous vegetation were growing below the line. The water level in the river was slightly below the OHWM at the time of our investigation.

The gradient of the Skagit River was not measured, but was less than two percent. The river's substrate sand at the top of the basin and sand and gravel at bottom of the basin.

**Upland Vegetation**

The land between the house and the top of the bank consists of a deck and lawn (P69007), and lawn between a trailer parked on the building foundation (P69006). The upper bank of the Skagit River at the site is grass, but the adjacent properties are wooded. A circular area between the houses (on P69006) is filled with Himalayan blackberry, evergreen blackberry, yarrow, reed canary grass, mullein, butterfly bush, and one western red cedar (*Thuja plicata*). They shrub-scrub were not there earlier in 2001, but the cedar tree was.

The interior of the property on the northerly side of the driveway is vegetated with salmonberry, beaked hazelnut, snowberry, yarrow, Japanese knotweed (*Polygonum cuspidatum*), and trees including red elderberry, big-leaf maple, grand fir, and bitter cherry.

The west portion of the driveway on P69007 is vegetated with Douglas-fir, western red cedar, black raspberry western red cedar, big-leaf maple, and much English ivy (*Hedra helix*). The non-native ivy tends to cover other vegetation, including trees and kills them by depriving them of sunlight due to intense shading.

The east side of the driveway consists of western red cedar, big-leaf maple, an alder, and Himalayan blackberry, evergreen blackberry, and snowberry, and also some English ivy (*Hedra helix*).

**Soil Conditions**

Soils at the site were observed in a single test pit just below the slope break on the bank of the Skagit River. Soil consists of brown sandy loam to a depth of about nineteen inches.

**Hydrology and Drainage**

No indications of water erosion were observed at the crest of the slope or on the slope itself, other than scouring by the Skagit River during flooding. The porous soil at the site likely permits all precipitation to infiltrate.

**Wildlife Observations and Wildlife Indicators**

Wildlife observed on or near the property consisted of two ravens and several songbirds. Indications of foraging by raccoons and browsing by deer were observed at and near the site.

**Impact Assessment**

On the western property (P69007, BP08-0518), a 28-foot by 28-foot garage will be added to the rear of the shop. The slab is already there and no new vegetation will be removed. The gravel driveway is already in place, but portions of it will be removed to repair the site coverage, which is nearly 41 percent.

November 29, 2008

**Fish and Wildlife Habitat Assessment (Struck Property)**

The porch on the site (P69007) is 40 feet from the OHWM, but not 52 feet. One wonders if there was a change on the map or if there was a mapping error. The Shoreline Area Designation map calls this a Rural area, and accessory uses are limited to 50 feet. But when Mr. Struck went in to see the County, he was told to just lower by the deck by one foot and that makes the deck not part of the structure or as a residential use.

On the eastern property (P69006), a 30-foot wide by 44-foot long house/garage will be constructed. This will be at a minimum of 52 feet from the OHWM. The slab is already there and no new vegetation will be removed. The gravel driveway is already in place, but portions of it will be removed to reduce the site coverage, which is 24.3 percent.

Damage may occur if runoff containing chemicals from freshly poured concrete is allowed to flow to the surrounding ground surface where the high pH conditions could create lasting toxic conditions that would kill plants or retard their growth. Further, these chemicals can flow through the ground and then to the Skagit River where they would change the water chemistry to some degree.

### CONCLUSIONS AND RECOMMENDATIONS

The proposed addition to the residence within the 200-foot regulatory buffer for the Skagit River will not remove any vegetation. The specific site coverage when reduced to 30.0 percent (P69007) and 24.3 percent (P69006) will remove portions of the driveway nearest the water and will yield approximately 2,149 square feet of driveway that will be converted to grass and maybe shrub-scrub vegetation.

It is our opinion that any reduction in wildlife habitat at the site can be partially compensated for by removing the exotic English ivy (*Hedra helix*) from within the shrub-scrub vegetation, by removing the 2,149 square feet of the driveway that is excessive, and by getting rid of the Japanese knotweed (*Polygonum cuspidatum*). We recommend that Skagit County Weed Control be used for the weed control or for at least weed control information.

Removal of the ivy will allow the native vegetation growing adjacent to and beneath the ivy to be released and fulfill its habitat function more completely. Pruning the ivy will down low will stop its advancement to the top of the trees. Repeated pruning of the ivy to the ground will deplete its root reserves and cause the plant to lose vigor over time. Alternatively, the plants may be dug out. We recommend the plants not be sprayed with an herbicide due to the likelihood of damage to underlying and adjacent vegetation and the possibility of herbicide getting into the Skagit River. We recommend the English ivy not be removed with machinery.

We recommend the gravel be removed to the required new edge by dragging the material back using an excavator with a clean-out bucket (flat cutting edge with no teeth). The gravel may either be spread atop the existing gravel, or it may be removed from the site. If not placed atop the existing gravel, it must be removed from the site and disposed of in an approved upland location.

Once the gravel and is removed to the indicated limits, the soil in the vacated areas should be raised with topsoil to the level of the surrounding soil, but not as high as the level of the adjacent driveway or the concrete surface. Topsoil should be clean with no deleterious material such as plastics, concrete, or asphalt. The soil should then be seeded with a mixture of native northwest grass.

Prior to beginning to remove gravel or concrete, silt fence should be erected just riverward of the driveway and extending to the side property lines. The skirt for the fence belongs on the landward side of

November 29, 2008

**Fish and Wildlife Habitat Assessment (Struck Property)**

the poles and should be embedded into a slit or narrow trench cut into the ground. The silt fence should be removed once new vegetation is well established.

We recommend the following for general site development:

- Silt fences should be erected downgradient of and within five feet of any proposed soil disturbance. The silt fence will set clearing limits and minimize transport of sediments toward the lake. Silt fence should be removed following revegetation of the site.
- No soils or construction or demolition materials should be stored waterward of the silt fence or the shed.
- All areas of disturbed soil should be seeded with native grass that is suited to wet winters and long dry summers.
- Earthwork portions of the project should be timed to occur during the dry season (between the end of May and the end of September) to minimize erosion and sedimentation transport brought on by seasonal rains.
- Stockpiled soils should be covered with polyethylene sheeting if they are to remain on site more than 24 hours.
- Drainage from roof downspouts should be transmitted to the shore and released at the bulkhead.
- Concrete footings, slabs, and all outdoor brickwork should be covered with polyethylene sheeting if rain is likely to occur within 72 hours of pouring the concrete. Concrete spills or runoff may be neutralized by the application of sodium bicarbonate (baking soda) to lower the pH.

November 29, 2008  
Fish and Wildlife Habitat Assessment (Struck Property)

### CLOSURE

This report is intended for use by the Mel Struck and his representatives for the project described in this report. It is not to be used by other parties at or away from the project site without the specific consent of Edison Engineering.

The fish and wildlife habitat section of this report is intended to reduce uncertainty regarding the biological conditions at the site. Nesting habits of waterfowl and other birds are difficult to predict and are subject to change at any time. Primary evidence regarding priority habitat and species was obtained from Skagit County or Washington State maps, which may have incorrectly assessed habitat or missed sightings of priority species. The conclusions and recommendations contained in this report are based on wildlife habitat conditions and wildlife observed during our site visits and general knowledge of the area.

If, during site development, slope, soil, or wildlife habitat conditions are observed that appear to be different from conditions described in this report, we must be advised promptly so that we can review these conditions and reconsider and modify our conclusions and recommendations, if necessary.

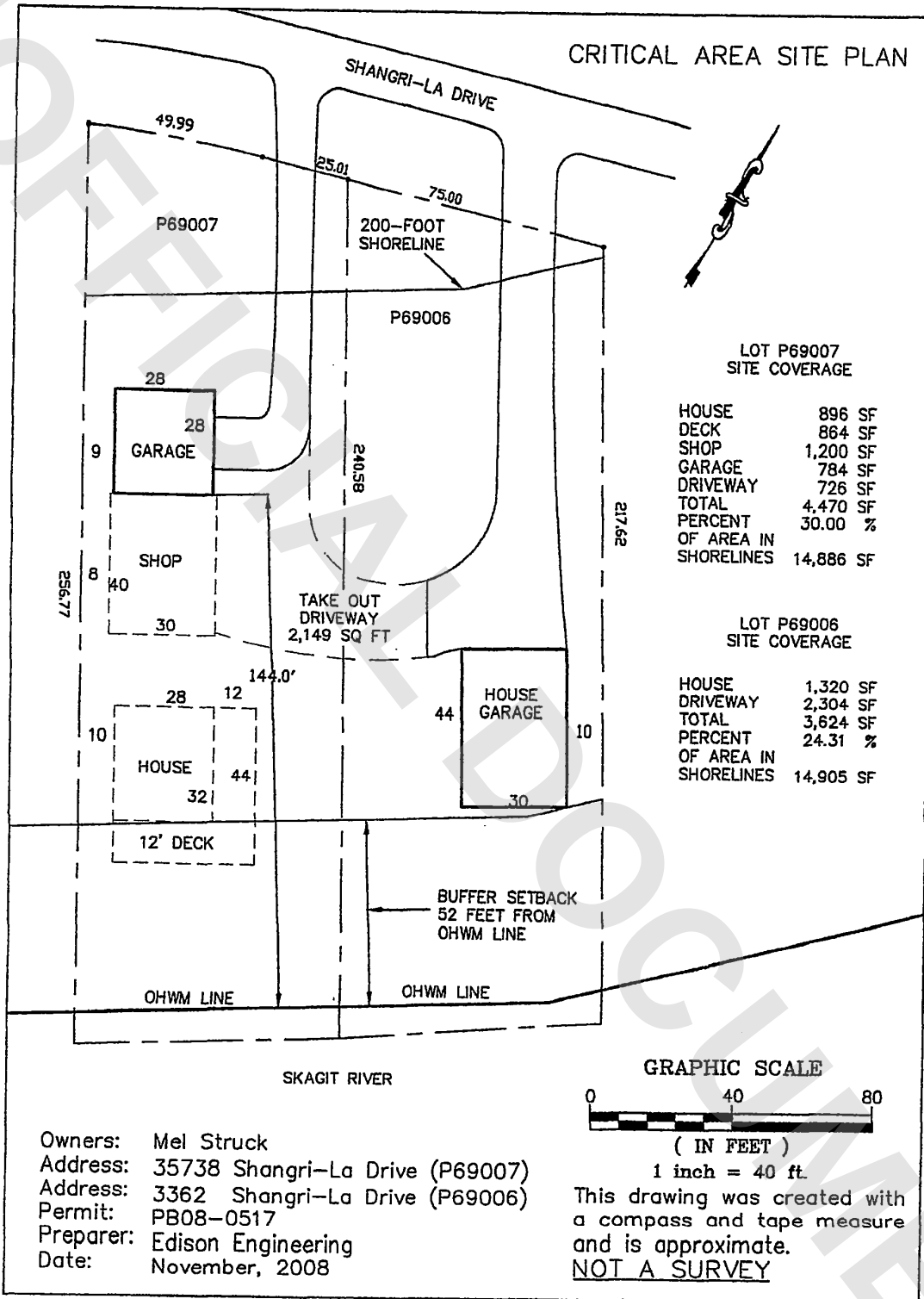
We appreciate the opportunity to be of service to you. Should you have any questions concerning this report or require further information, please contact Bob Bailey at (360) 766-4414.

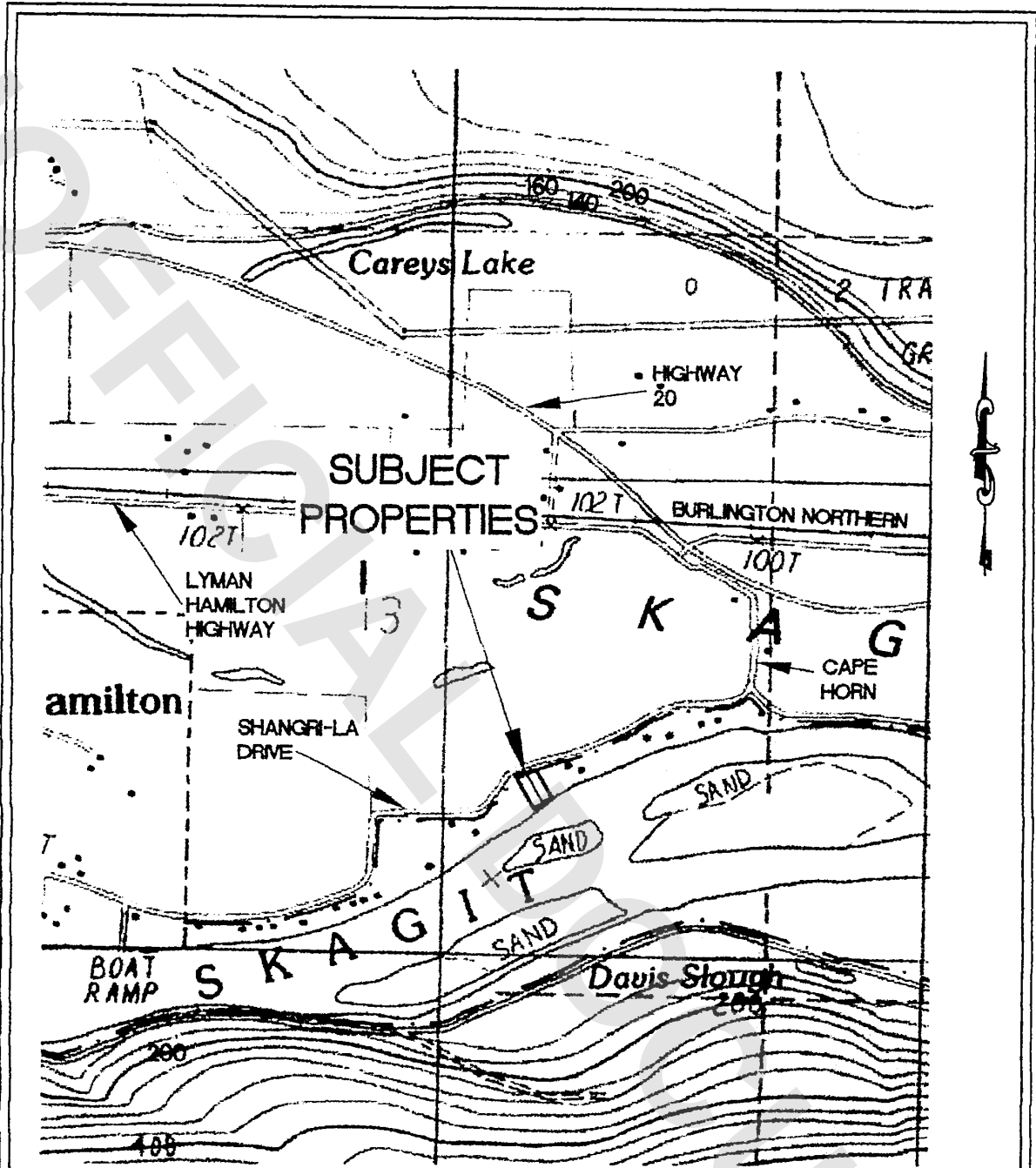
Sincerely,

EDISON ENGINEERING



Robert P. Bailey, M.S.C.E., P.E.  
Geotechnical Engineer / Biologist





TOWNSHIP 35N, RANGE 06E, SECTION 13  
 LATITUDE: 48°31'08", LONGITUDE: 122°58'10"



REFERENCE: USGS 7.5-MIN TOPOGRAPHIC MAP  
 HAMILTON QUADRANGLE, CREATED 1989.

JOB NO:	200036
DESIGNED BY:	rpb
DRAWN BY:	rpb
CHECKED BY:	rpg

**EDISON  
 ENGINEERING**

P.O. Box 164  
 Bow, WA 98232  
 Phone / Fax  
 (360) 766-4144

<p><b>TOPOGRAPHIC / VICINITY MAP</b>                  STRUCK PROPERTIES, SHANGRI-LA DR.                  SKAGIT COUNTY, WASHINGTON</p>	<p>DATE: 11/15/08                  SCALE: 1"=1000                  v 2/a</p>
--	--



# PLANNING AND DEVELOPMENT SERVICES

## SHORELINE EXEMPTION

(WAC 173-27-040(a-p))

Name:

STRUCK

Building Permit Number:

BPO8-0517

Project Description:

garage addition

Distance from the Ordinary High Water Mark (OHWM):

735'

The proposal qualifies for a shoreline exemption pursuant to WAC 173-27-040:

- (a) Development under \$5,000.
- (b) Normal repair and maintenance
- (c) Construction of a bulkhead.
- (d) Emergency construction.
- (e) Agricultural uses.
- (f) Navigational aids.
- (g) Single family residence etc.
- (h) Construction of a dock.
- (i) Drainage facility maintenance
- (j) Property line markers.
- (k) Dike maintenance.
- (l) Governor Certification
- (m) Site exploration.
- (n) Removal of noxious weeds)
- (o) Watershed restoration.
- (p) Fish & wildlife.

Daniel Downs - Shorelines Administrator

Date

10/13/08



**ITEM 3---LeGro and Associates, P69006. {LeGro BFE 105.3}***68-2009 0225 ELEVATION CERT, LOT 16*

**GWYNNE D. LEGRO**  
 CIVIL ENGINEER & LAND SURVEYOR

**DENNY D. LEGRO**  
 LAND SURVEYOR

**LEGRO & ASSOCIATES**

1321 SOUTH 2<sup>ND</sup> STREET  
 MOUNT VERNON, WA 98273

PHONE: (360) 336-3220

FAX: (360) 336-3220

e-mail: legro@ldalgo.net

February 25, 2009

Re: FEMA Elevation Certificate for Lot 16,  
 Plat of Shangri-la on the Skagit

Mr. Tim DeVries  
 Building Department  
 Skagit County  
 Planning & Development Services  
 1800 Continental Place  
 Mount Vernon, WA. 98273

Dear Tim,

At the request of Mr. Mel Struck, we submit this FEMA Elevation Certificate of the existing 24' (E-W) x 44' (N-S) concrete slab upon Lot 16, plat of "Shangri-la on the Skagit" (P69006) at Old Situs: 3362 Shangri-la Drive as performed hereby for him on May 23, 2008. Based upon my proportioning of the FIRM Panel 530151 0280 C (dated 1-03-85) map contours relative to the scaled lot location thereon, my calculated FEMA Base Flood Elevation (BFE) for this site is 105.3 feet, NGVD '29 Vertical Datum.

As per my previous letters, the elevation control for this survey is based upon level ties to and the extension of Skagit County Public Works Skagit River X-Section Hamilton Area survey project #2006-36 Bench Mark #1009 in Shangri-la Drive per field notes dated 12-13-06, linked to USGS Bench Mark BM-A455, an established brass disk set in the South wall of the Hamilton Bank Building.

Please contact me if you have any questions regarding this certification.

Sincerely yours,



DENNY D. LEGRO, PLS  
 LEGRO & ASSOCIATES

cc: Mel Struck ✓

**ITEM 2--LAND, P69006, Is in the Flood Plain. But should be the same as ITEM**


18

10/12/2020

Property Search

P69006

Home  Department Directory October 12, 2020 Select Language ▼



**Property Search**  
Assessor Information, Taxes, Land Improvements, Value History, Permits

Find It Here    Records    Contact

**Prior Searches**

Clear Prior Searches

P69006  
STRUCK MELVIN E & ST...  
35750 SHANGRI-LA DRIVE  
Sedro-Woolley, WA 9...

Select a search option below:

- Address
- Parcel #
- Owner Name (Last First)
- Road
- XrefID

Enter Parcel #:

- Summary
- Improvements
- Land
- Transfers
- History
- Taxes
- Permits
- Map View
- Sales Comps

**Land Segments for Parcel P69006**

**LAND SEGMENT 1**

Land Segment Size: 0.3800Acre

Land Front Size: 75.00 Feet

Appraisal Method: LOT

Description: CLEARED

Market Value: \$36,000.00

Comment: S.I. FOR RV HOOKUP/FLOOD PLAIN/SKAGIT RIVER FRONTAGE

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Mel Struck, P69006, Not 16

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

### ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name MEL STRUCK		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. OLD SITUS: 3382 SHANGRI-LA DRIVE		Company NAIC Number
City SEDRO-WOOLLEY State WA ZIP Code 98284		

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
LOT 16, PLAT OF SHANGRI-LA ON THE SKAGIT, PTN. GOVT. LOT 2, SEC. 13, T. 35 N., R. 8 E., W.M.; P69006

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL  
 A5. Latitude/Longitude: Lat. 48.518538° Long. -121.968929° Horizontal Datum:  NAD 1927  NAD 1983  
 A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.  
 A7. Building Diagram Number 1  
 A8. For a building with a crawl space or enclosure(s), provide  
 a) Square footage of crawl space or enclosure(s) N/A sq ft  
 b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade \_\_\_\_\_ sq in  
 c) Total net area of flood openings in A8.b \_\_\_\_\_ sq in  
 A9. For a building with an attached garage, provide:  
 a) Square footage of attached garage N/A sq ft  
 b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade \_\_\_\_\_ sq in  
 c) Total net area of flood openings in A9.b \_\_\_\_\_ sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number UNINCORPORATED AREAS 530151		B2. County Name SKAGIT COUNTY		B3. State WASHINGTON	
B4. Map/Panel Number 530151 0280	B5. Suffix C	B6. FIRM Index Date 9-29-89	B7. FIRM Panel Effective/Revised Date 1-03-85	B8. Flood Zone(s) A12	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 105.3 FT

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_  
 B11. Indicate elevation datum used for BFE in item B9:  NGVD 1929  NAVD 1988  Other (Describe) \_\_\_\_\_  
 B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date \_\_\_\_\_  
 CBRS  OPA

### SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.  
 C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-g below according to the building diagram specified in item A7.  
 Benchmark Utilized A-455, HAMILTON BANK Vertical Datum NGVD '29  
 Conversion/Comments USGS DISK

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor) 107.0  feet  meters (Puerto Rico only)  
 b) Top of the next higher floor NA  feet  meters (Puerto Rico only)  
 c) Bottom of the lowest horizontal structural member (V Zones only) NA  feet  meters (Puerto Rico only)  
 d) Attached garage (top of slab) NA  feet  meters (Puerto Rico only)  
 e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) NA  feet  meters (Puerto Rico only)  
 f) Lowest adjacent (finished) grade (LAG) 107.0  feet  meters (Puerto Rico only)  
 g) Highest adjacent (finished) grade (HAG) 107.4  feet  meters (Puerto Rico only)

### SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

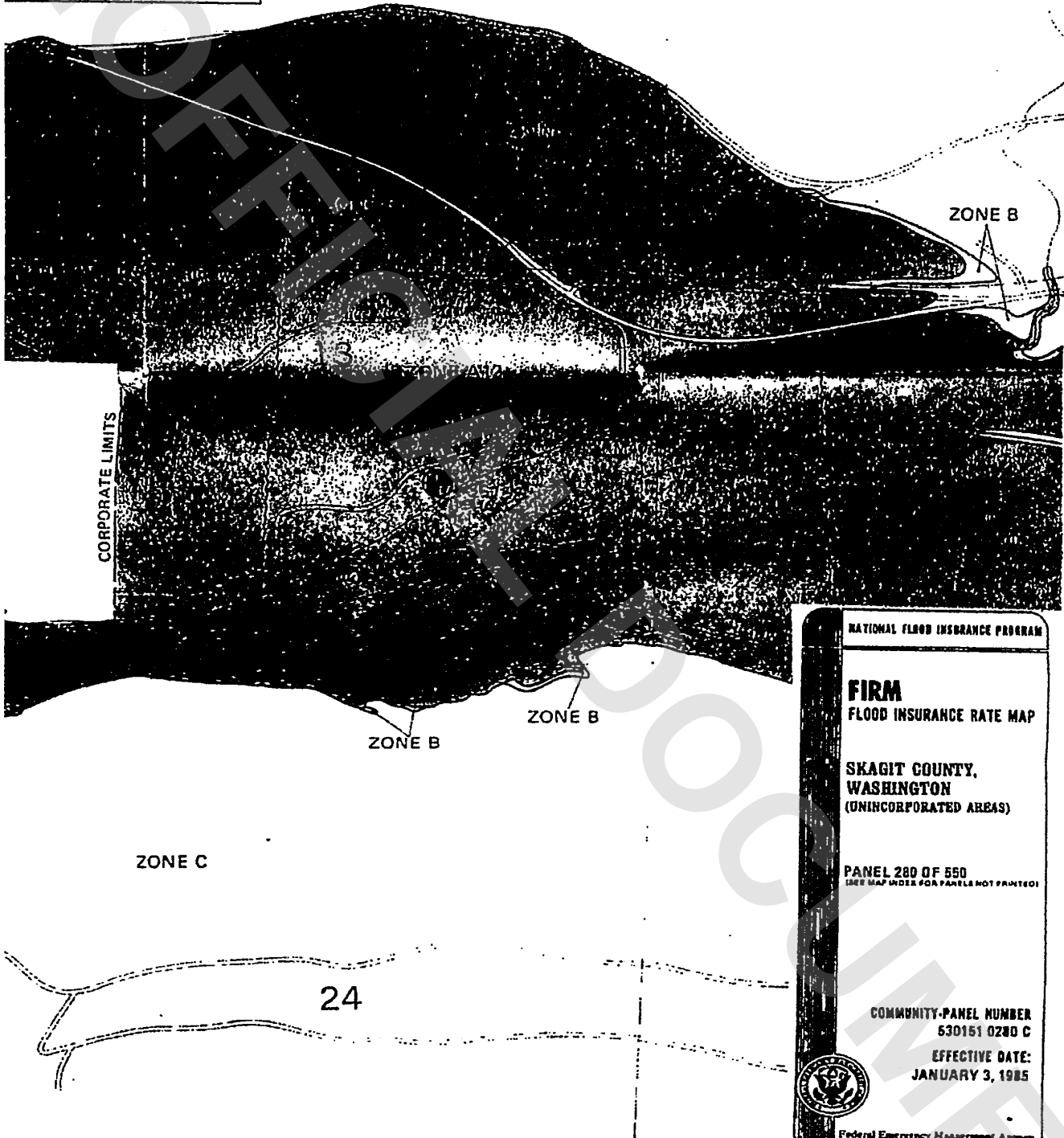
Check here if comments are provided on back of form.

Certifier's Name DENNY D. LEGRO License Number 37532  
 Title PLS Company Name LEGRO & ASSOCIATES  
 Address 3321 SOUTH 2<sup>ND</sup> STREET City MOUNT VERNON State WA ZIP Code 98273  
 Signature *Denny D. Legro* Date 2-25-09 Telephone (360) 336-3220





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


**FIRM**  
FLOOD INSURANCE RATE MAP

SKAGIT COUNTY,  
WASHINGTON  
(UNINCORPORATED AREAS)

PANEL 280 OF 550  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
530161 0280 C

EFFECTIVE DATE:  
JANUARY 3, 1985



Federal Emergency Management Agency

**ITEM 5---LeGro and Associates to DeVries, 10/26/2009, P69006 and P69007,****Struck request.**STRUCK COPYDENNY D. LEGRO  
LAND SURVEYOR**LEGRO & ASSOCIATES**  
1321 SOUTH 2<sup>ND</sup> STREET  
MOUNT VERNON, WA 98273  
PHONE: (360) 336-3220  
FAX: (360) 336-3220  
e-mail: legro@fidalgo.netSKAGIT COUNTY  
PERMIT OFFICE

OCT 26 2009

RECEIVED

October 26, 2009

Mr. Tim DeVries  
Building Department  
Skagit County  
Planning & Development Services  
1800 Continental Place  
Mount Vernon, WA. 98273

Dear Tim,

At the request of Mel Struck, and for the purpose of this report, I have re-visited his property at 3362 Shangri-la Drive, Sedro-Woolley, aka Lot 16 plat of "Shangri-la on the Skagit", on October 16, 2009 to analyze and measure soil type and depth, to the best of my capabilities, at several locations adjacent to the base of the ecology blocks supporting the concrete slab upon Lot 16 and currently under review by your Department.

The purpose of my investigation, according to Mr. Struck, was to verify the natural grade upon Lot 16 and determine if it exceeded the required Base Flood Elevation (BFE). He believes that his lot qualifies for building permit status similar to the Joseph Welliver (Lot 16) building permit #18513 issued 7-28-87 and the Lester Rollag (Lot 15) building permit #18527 issued 7-28-87 both purportedly at or above BFE of 105.0'. He has deduced that, because Skagit County cannot produce "no rise" engineered certifications therefore and because said previous property owners acknowledged to him that "no rise" certifications had not been a requirement of building permit approval, that the Skagit County Flood Prevention Ordinance in effect therefore permitted "development" (definition of which includes buildings or other structures, filling, etc. located within the area of special flood hazard) if said development did not result in any increase in flood level during the occurrence of the base flood discharge.

My October 16<sup>th</sup>, 2009 visit was the third to Mel's riverfront property. The first was May 23, 2008 at which time we prepared FEMA Elevation Certificates for his improvements upon Lot 17. In preparation therefore, we had obtained vertical elevation bench mark (BM #1009) field control from the Skagit County Public Works Department survey field notes dated December, 2006 which were based upon the government BM A-455 disk at the former Hamilton Bank building. Utilizing BM #1009, we extended this level course ½ mile Easterly along Shangri-la Drive to subject site. Also on this date, we documented the horizontal and vertical measurements of the 24' x 44' concrete slab upon Lot 16 and the typical ground elevation at the base of a very old 5-foot diameter evergreen tree in close proximity to the slab, along the East property line to Lot 16 and near the top of the bank to the Skagit River. This ground elevation was recorded as 105.5 feet, NGVD '29 Datum, consistent with the top of river bank per plan and profile map prepared by Skagit County Public Works Department dated March, 1981 entitled "Shangri-la

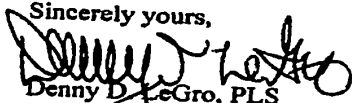
Sub-Flood Control Zone" map in the vicinity of engineers map Sta. 28+00, said station being also the approximate mid-point of Mr. Struck's Lot 16 as depicted upon this County plan and profile map.

Our field crew later returned to Lot 16 on June 3, 2009 at the request of Mel Struck to document detailed information of the concrete slab and recently exposed ecology block footing construction to certify, if necessary, the as-built vertical elevations of these improvements. The riverward or South top of concrete slab as measured in the middle thereof on May 23, 2008 was elevation = 107.4' NGVD '29 Vertical Datum. The bottom of the concrete ecology block at the same location and upon which the concrete slab was poured was at elevation = 104.4' NGVD '29 Vertical Datum as recorded June 3, 2009.

Based upon my October 16<sup>th</sup>, 2009 findings as recorded from three random 5" diameter hand spade dug test holes and my interpretation of natural-vs-imported soils, I have concluded that the approximate elevation of the obvious distinction between imported pit-run gravel (Bottom of Ecology Blocks and Upward) and river sand (test holes "A" and "B") and/or sandy loam (sand with some organic content, test hole "C") (Bottom of Ecology Blocks and Downward) varied from elevation 104.3' to 104.4', NGVD '29 Datum. Using this physically measured data and applying it to the information provided within that written notarized statement by Mel Struck and Jim Clark of Jim Clark Construction dated March 11, 2009, copy of which you have on file, and applying 6" to 9" for grubbing as stated therein: "after 6" or more of the topsoil was removed to sub-grade from the construction site the ecology blocks were placed on the construction site's undisturbed ground" it would appear that the natural grade elevation varied between 104.8' and 105.2', for an average of 105.0'.

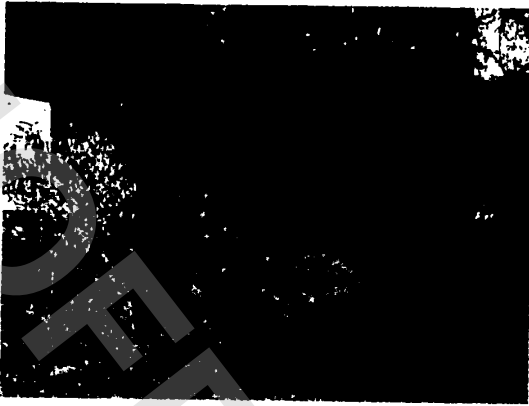
Although the summation of this report has relied upon additional testimony by others to draw conclusion to or to establish the pre-existing natural grade at the time of slab construction upon Lot 16, plat of "Shangri-la on the Skagit", it is without a doubt we have provided clear-cut evidence that the current undisturbed typical top of river bank ground elevation at the base of the very old 5-foot diameter evergreen tree referred to here-in-above along the East side of Lot 16 at elevation 105.5 feet coincides with the County's own vertical datum for subject site upon the March, 1981 Shangri-la Sub-Flood Control Zone Map which depicted the center of subject property or Lot 16 at elevation 105.0 feet NGVD '29 Datum near the river's top of bank and this concrete slab location.

Sincerely yours,

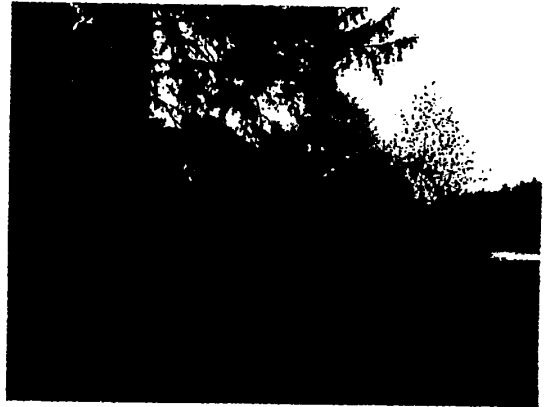
  
Denny D. LeGro, PLS  
LEGRO & ASSOCIATES

encs.

cc: Mel Struck  
Gary Christensen, Director  
Bill Dowe, Deputy Director



View 1  
Looking Upriver at Lot 16.  
Slab on Left, 5'  $\phi$  Evergreen Tree on Right.



View 2  
Looking Upriver at Lot 16  
Top of River Bank & 5'  $\phi$  Evergreen Tree



View 3  
Test Hole "B"



View 4  
Test Hole "B"



View 5  
Test Hole "A"



View 6  
Test Hole "A"

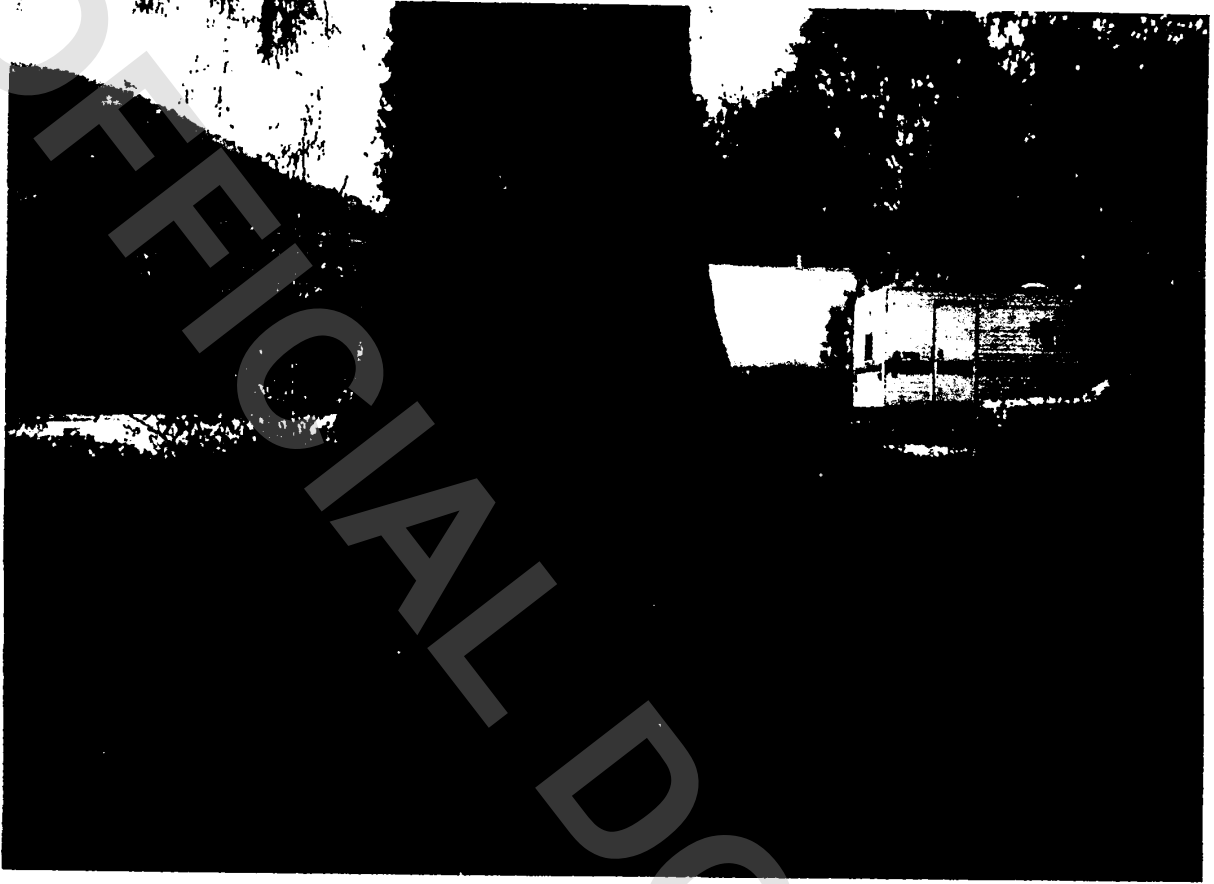


View 6  
Test Hole "C"



View 7  
Test Hole "C" Center, Test Hole "B" Upper Left





View 8  
Looking Down River  
At 5'  $\phi$  Evergreen Tree & Slab Upon Lot 16