



# Comprehensive Plan/Zoning Map Amendment Request

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · www.skagitcounty.net/planning

RECEIVED

Per RCW 36.70A.470(2), this form is intended for use by any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to request amendments to the Skagit County Comprehensive Plan/Zoning Map. Please do not combine multiple unrelated map amendments on a single form. This form is for changes to the map; use the Policy or Development Regulation Suggestion form for changes to those regulations.

## Submitted By

Name	<u>Sara. K Young</u>	Organization	<u>Port of Skagit</u>
Address	<u>15400 Airport Drive</u>	City, State	<u>Burlington, WA</u> Zip <u>98233</u>
Email	<u>sara@portofskagit.com</u>	Phone	<u>360.757.0011</u>

## Request Type

Choose one of the following:

- General  Site-specific map amendment, as defined in SCC 14.08.020(6), but NOT to a commercial/industrial designation.
- C-I  Site-specific map amendment to a commercial/industrial designation per SCC 14.08.020(7)(c)(iii).
- Rezone  Site-specific rezone without the need for a Comprehensive Plan Map amendment per SCC 14.08.020(7).
- Area  Area-wide map amendment.

## Required Submittals

All map amendments and rezones:

- Fees (except area-wide map amendments)
- Land Use Map
- Lot of Record Certification
- Ownership Certification (if required below)

Commercial-Industrial map amendments and rezones:

- Site Plan
- Commercial/Industrial Phasing Plan; optional, see SCC 14.08.020(7)(c)(iii)

## Subject Property

Site Address	<u>14968 Steele Road</u>	City, State	<u>Burlington, WA</u>	Zip	<u>98233</u>
Parcel No(s)	<u>P115648, P115649</u>	Existing Zone	<u>Aviation Related</u>		
Acreage	<u>1.90, 1.40</u>	Requested Zone	<u>Bayview Ridge - Light Industrial</u>		

## Property Interest

Are you the owner of the subject property?

- Yes  Please attach Attachment A, Ownership Certification
- No  Describe your interest in the subject property:

## Proposal Description

Please answer all of the questions below that are applicable to your suggestion.

1. Describe your proposed amendment.

The proposal is to rezone Lots 55 and 56 of the Amended Skagit Regional Airport Binding Site Plan, Phase 1 from AVR to BR-LI. Exhibit A is the Site Plan. Exhibit B is the Land Use Map.

2. *Describe the reasons your proposed amendment is needed or important.*

The subject lots are located on Port property adjacent to Skagit Regional Airport and within the Bayview Business Park. The proposed rezone is to allow the development of these lots for industrial purposes consistent with the surrounding zoning and most likely future use.

3. *Describe why existing Comprehensive Plan map designations should not continue to be in effect or why they no longer apply.*

Since the original zoning was established, the lots have become separated by the airfield by protected critical areas (wetlands). Since the lots lack airfield access and are located adjacent to Higgins Airport Way and the Bayview Business Park, the best and only viable future use of these lots is for light industrial development. Exhibit C Wetland Map shows the separation of lots from the airfield by Wetland Tracts K and J.

4. *Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.*

The requested comprehensive plan map amendment and rezone is compatible with the vision statement articulated in the Bayview Ridge Subarea Plan in that it supports the development of suitable lots for jobs-producing industrial development that is compatible with the surrounding property.

The proposal is consistent with Objective 2A-1 of the Subarea Plan: "Manage urban land use patterns in the community to optimize and balance the types and locations of uses."

The proposal is consistent with Objective 3A-1 of the Subarea Plan: "Create and maintain diverse employment opportunities that meet the changing income needs of Skagit County residents."

5. *Describe the impacts anticipated to be caused by the change, including geographic area affected and issues presented.*

The proposal is not anticipated to cause any impacts to the surrounding area. Designating these two lots as light industrial rather than aviation related is entirely consistent with the surrounding uses, which are light industrial, and will facilitate the use of these lots for jobs-producing business development.

6. *Describe how adopted functional plans and Capital Facilities Plans support the change.*

The Port of Skagit Wetland Management Plan provides for the permanent preservation of wetlands that separate these lots from the airfield.

The Skagit Regional Airport Master Plan does not anticipate the use of these two lots for future aviation related development because of the lack of viable connection to the airport.

The Port of Skagit Capital Facilities Plan provides for the future development of these lots as part of the Bayview Business Park, rather than Skagit Regional Airport.

7. *Describe any public review of the request that has already occurred.*

The establishment of industrial property on Bayview Ridge has received a great deal of public review through two subarea plan processes in the form of advisory committee meetings, public meetings, public comment periods, and public hearings. The Skagit Regional Airport Master Plan received public review in the form of stakeholder meetings, public meetings, a public hearing, and a public comment period.

The proposed change would present a very minimal 3.3-acre adjustment in the number of BR-LI acres versus AVR acres and would not change the intended character or use of the area, or introduce new potential land use conflicts.

8. *Describe how the map amendment/rezone complies with Comprehensive Plan land use designation criteria in Chapter 2, the Urban, Open Space & Land Use Element; Chapter 3, the Rural Element; or Chapter 4, the Natural Resource Lands Element.*

Pursuant to SCC 14.16.200(1), "land designated as AVR should be located adjacent and accessible to airport terminals, hangar areas, taxiways, and related facilities." As the subject property no longer has direct airfield access and is otherwise situated within the BR-LI zoned Bayview Business Park adjacent to BR-LI property, the best fit for this property would be BR-LI zoning.

9. *Population forecasts and distributions.*

*If you are proposing an urban growth area boundary change, describe how it is 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.*

*If you are proposing a rural areas or natural resource land map designation change, describe how it is supported by and dependent on population forecasts and allocated non-urban population distributions, existing rural area and natural resource land densities and infill opportunities.*

N/A

10. *If you are proposing a natural resource land map designation change, describe how the change is necessary based on one or more of the following:*

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

*(B) A change in circumstances beyond the control of the landowner pertaining to the subject property.*

*(C) An error in initial designation.*

*(D) New information on natural resource land or critical area status.*

N/A

## Notices

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**Fees.** 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.

**Refunds.** If an application is not approved for further review under SCC 14.08.030(2), or when an application is withdrawn or returned before such a preliminary decision is made, a refund of not more than 80% may be authorized by the Planning and Development Services Director. Refunds must be requested in writing within 180 days of the date the fee is collected.

**SEPA.** The SEPA checklist and fee, if required, are due upon request from the Department if the Board of County Commissioners docket this application for further consideration. This application may be considered complete without payment of the SEPA fee.

**Docketing.** SCC Chapter 14.08 governs the process for docketing of Comprehensive Plan amendments. Docketing is procedural only and does not constitute a decision by the Board of County Commissioners as to whether the amendment will ultimately be approved. Amendments are usually concluded by the end of the year following the request. State law generally prohibits the County from amending its Comprehensive Plan more than once per year.

**Submission deadline.** A complete application for a map amendment must be received by the last business day of July for docketing. Requests received after that date will not be considered until the following year's docket.

**How to Submit.** Submit your requests via email (preferred) to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us) or to Planning & Development Services at the address above.





# AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

200303040030  
Skagit County Auditor  
3/4/2003 Page 3 of 14 9:04AM

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING	DISTANCE
C1	97°46'22"	10.00'	16.19'	L1	N 89°11'26" W	60.00'
C2	87°13'38"	10.00'	15.22'	L2	S 40°29'43" W	105.32'
C3	90°00'00"	50.00'	78.54'	L3	N 40°10'10" E	113.11'
C4	90°00'00"	50.00'	78.54'	L4	N 52°21'56" W	110.00'
C5	6°10'09"58"	50.00'	57.68'	L5	S 88°48'11" E	68.02'
C6	89°50'02"	50.00'	78.40'	L6	S 88°48'11" E	60.00'
C7	89°50'02"	50.00'	78.40'	L7	N 64°09'52" E	76.37'
C8	89°50'02"	50.00'	78.40'	L8	S 71°17'23" E	105.27'
C9	90°09'58"	50.00'	78.68'	L9	S 72°05'51" E	82.40'
C10	90°09'58"	50.00'	78.68'	L10	S 63°22'33" E	226.33'
C11	89°24'14"55"	50.00'	83.02'	L11	S 49°01'41" E	70.25'
C12	89°24'14"55"	50.00'	83.02'	L12	N 40°10'10" E	72.64'
C13	89°52'26"	50.00'	78.43'	L13	N 14°19'21" E	178.79'
C14	89°04'06"	50.00'	78.38'	L14	S 71°12'50" E	133.75'
C15	90°04'06"	50.00'	78.70'	L15	S 11°13'44" W	178.51'
C16	44°14'11"	130.00'	100.37'	L16	S 39°20'54" W	74.48'
C17	44°14'11"	50.00'	38.60'	L17	N 88°58'01" W	137.11'
C18	1°29'14"	339.50'	8.82'	L18	N 90°47'34" W	97.75'
C19	2°22'29"16"	505.27'	198.31'	L19	N 70°24'46" W	114.89'
C20	2°22'30"38"	465.27'	189.95'	L20	N 67°28'38" W	114.89'
C21	2°22'30"38"	465.27'	173.82'	L21	S 79°28'53" W	35.50'
C22	2°22'30"38"	465.27'	201.61'	L22	S 29°27'00" W	37.73'
C23	2°22'30"38"	465.27'	189.67'	L23	S 18°45'00" E	37.88'
C24	2°22'30"38"	465.27'	189.67'	L24	S 89°58'01" E	6.39'
C25	90°20'13"	50.00'	78.83'	L25	N 89°58'01" E	6.39'
C26	90°20'13"	50.00'	78.83'	L26	N 68°10'07" E	103.10'
C27	36°36'03"	270.00'	172.46'	L27	S 31°09'04" E	107.39'
C28	36°36'03"	300.00'	191.84'	L28	S 45°38'46" E	80.44'
C29	36°36'03"	300.00'	191.84'	L29	S 29°01'20" W	90.96'
C30	26°58'14"	330.00'	155.34'	L30	S 47°35'22" W	119.36'
C31	93°7'49"	330.00'	55.47'	L31	N 6°41'11" E	83.67'
C32	89°38'47"	50.00'	78.25'	L32	S 55°10'44" E	100.25'
C33	16°13'40"	305.00'	86.38'	L33	S 22°42'04" E	80.48'
C34	16°13'40"	305.00'	86.38'	L34	N 1°10'59" E	108.15'
C35	2°11'07"31"	365.00'	70.87'	L35	N 89°23'47" W	33.01'
C36	19°43'08"	125.62'	125.62'	L36	N 1°10'59" E	33.11'
C37	22°33'16"	365.00'	143.69'	L37	N 89°33'47" W	69.08'
C38	22°33'16"	365.00'	143.69'	L38	N 89°33'47" W	69.08'
C39	22°33'16"	365.00'	143.69'	L39	N 1°10'59" E	65.58'
C40	22°33'16"	365.00'	143.69'	L40	N 89°33'47" W	27.83'
C41	12°48'14"	50.00'	108.48'	L41	S 23°45' W	241.95'
C42	28°16'41"	460.00'	235.06'	L42	S 61°14'07" W	25.00'
C43	23°20'46"	339.50'	138.32'	L43	S 54°48'56" E	54.91'
C44	23°20'46"	339.50'	138.32'	L44	S 86°20'19" E	30.97'
C45	26°38'39"	500.00'	232.41'	L45	N 37°29'02" W	131.55'
C46	26°38'39"	500.00'	232.41'	L46	N 37°29'02" W	131.55'
C47	26°38'39"	500.00'	232.41'	L47	N 1°10'59" E	38.21'
C48	81°13'03"	540.00'	73.54'	L48	N 1°10'59" E	78.83'
C49	81°13'03"	540.00'	73.54'	L49	N 53°25'11" E	78.16'
C50	82°46'22"	50.00'	71.74'	L50	N 46°01'59" E	14.14'
C51	82°46'22"	50.00'	71.74'	L51	N 1°10'59" E	70.00'
C52	90°00'00"	50.00'	78.54'	L52	S 88°58'01" E	74.82'
C53	90°00'00"	50.00'	78.54'	L53	S 88°58'01" E	114.54'
C54	90°00'00"	50.00'	78.54'	L54	N 89°33'47" W	129.33'
C55	90°00'00"	50.00'	78.54'	L55	N 37°28'02" E	78.32'
C56	90°00'00"	50.00'	78.54'	L56	S 67°02'58" E	54.82'
C57	90°00'00"	50.00'	78.54'	L57	N 54°58'49" W	47.00'
C58	90°00'00"	50.00'	78.54'	L58	N 51°53'35" W	42.87'
C59	90°00'00"	50.00'	78.54'	L59	N 12°41'07" E	17.08'
C60	90°00'00"	50.00'	78.54'	L60	N 55°49'17" W	20.49'
C61	90°00'00"	50.00'	78.54'	L61	N 88°33'03" W	51.86'
C62	90°00'00"	50.00'	78.54'	L62	S 79°55'06" W	12.62'
C63	90°00'00"	50.00'	78.54'	L63	S 79°55'06" W	12.62'
C64	90°00'00"	50.00'	78.54'	L64	N 74°20'48" W	9.67'
C65	90°00'00"	50.00'	78.54'	L65	S 41°27'17" E	24.52'
C66	90°00'00"	50.00'	78.54'	L66	S 19°59'25" E	26.91'
C67	90°00'00"	50.00'	78.54'	L67	S 84°57'47" E	30.75'
C68	90°00'00"	50.00'	78.54'	L68	S 26°00'25" E	30.47'
C69	90°00'00"	50.00'	78.54'	L69	S 65°57'17" W	25.33'
C70	90°00'00"	50.00'	78.54'	L70	S 13°56'08" E	59.30'
C71	90°00'00"	50.00'	78.54'	L71	S 41°12'22" W	42.43'
C72	90°00'00"	50.00'	78.54'	L72	N 17°42'15" E	54.28'
C73	90°00'00"	50.00'	78.54'	L73	N 49°42'20" E	47.16'
C74	90°00'00"	50.00'	78.54'	L74	N 73°21'19" E	36.46'
C75	90°00'00"	50.00'	78.54'	L75	S 87°23'07" W	66.32'
C76	90°00'00"	50.00'	78.54'	L76	S 87°23'07" W	66.32'
C77	90°00'00"	50.00'	78.54'	L77	N 4°31'30" E	46.14'
C78	90°00'00"	50.00'	78.54'	L78	N 4°31'30" E	46.14'
C79	90°00'00"	50.00'	78.54'	L79	S 79°37'59" E	72.98'
C80	90°00'00"	50.00'	78.54'	L80	S 88°58'01" E	46.05'

**LINE TABLE**

LINE	BEARING	DISTANCE
L85	N 89°11'26" W	60.00'
L86	S 40°29'43" W	105.32'
L87	N 40°10'10" E	113.11'
L88	N 52°21'56" W	110.00'
L89	S 88°48'11" E	68.02'
L90	S 88°48'11" E	60.00'
L91	N 64°09'52" E	76.37'
L92	S 71°17'23" E	105.27'
L93	S 72°05'51" E	82.40'
L94	S 63°22'33" E	226.33'
L95	S 49°01'41" E	70.25'
L96	N 40°10'10" E	72.64'
L97	N 14°19'21" E	178.79'
L98	S 71°12'50" E	133.75'
L99	S 11°13'44" W	178.51'
L100	S 39°20'54" W	74.48'
L101	N 88°58'01" W	137.11'
L102	N 90°47'34" W	97.75'
L103	N 70°24'46" W	114.89'
L104	N 67°28'38" W	114.89'
L105	S 79°28'53" W	35.50'
L106	S 29°27'00" W	37.73'
L107	S 18°45'00" E	37.88'
L108	S 89°58'01" E	6.39'
L109	N 89°58'01" E	6.39'
L110	N 68°10'07" E	103.10'
L111	S 31°09'04" E	107.39'
L112	S 45°38'46" E	80.44'
L113	S 29°01'20" W	90.96'
L114	S 47°35'22" W	119.36'
L115	N 6°41'11" E	83.67'
L116	S 55°10'44" E	100.25'
L117	S 22°42'04" E	80.48'
L118	N 1°10'59" E	108.15'
L119	N 89°23'47" W	33.01'
L120	N 1°10'59" E	33.11'
L121	N 89°33'47" W	69.08'
L122	N 89°33'47" W	69.08'
L123	N 1°10'59" E	65.58'
L124	N 89°33'47" W	27.83'
L125	S 23°45' W	241.95'
L126	S 61°14'07" W	25.00'
L127	S 54°48'56" E	54.91'
L128	S 86°20'19" E	30.97'
L129	N 37°29'02" W	131.55'
L130	N 37°29'02" W	131.55'
L131	N 1°10'59" E	38.21'
L132	N 1°10'59" E	78.83'
L133	N 53°25'11" E	78.16'
L134	N 46°01'59" E	14.14'
L135	N 1°10'59" E	70.00'
L136	S 88°58'01" E	74.82'
L137	S 88°58'01" E	114.54'
L138	N 89°33'47" W	129.33'
L139	N 37°28'02" E	78.32'
L140	S 67°02'58" E	54.82'
L141	N 54°58'49" W	47.00'
L142	N 51°53'35" W	42.87'
L143	N 12°41'07" E	17.08'
L144	N 55°49'17" W	20.49'
L145	N 88°33'03" W	51.86'
L146	S 79°55'06" W	12.62'
L147	S 79°55'06" W	12.62'
L148	N 74°20'48" W	9.67'
L149	S 41°27'17" E	24.52'
L150	S 19°59'25" E	26.91'
L151	S 84°57'47" E	30.75'
L152	S 26°00'25" E	30.47'
L153	S 65°57'17" W	25.33'
L154	S 13°56'08" E	59.30'
L155	S 41°12'22" W	42.43'
L156	N 17°42'15" E	54.28'
L157	N 49°42'20" E	47.16'
L158	N 73°21'19" E	36.46'
L159	S 87°23'07" W	66.32'
L160	S 87°23'07" W	66.32'
L161	N 4°31'30" E	46.14'
L162	N 4°31'30" E	46.14'
L163	S 79°37'59" E	72.98'
L164	S 88°58'01" E	46.05'

**LINE TABLE (CONT.)**

LINE	BEARING	DISTANCE
L165	N 89°32'37" W	15.58'
L166	N 46°38'06" W	30.23'
L167	S 22°50'19" W	34.27'
L168	S 14°59'25" E	36.31'
L169	S 10°53'14" W	35.63'
L170	N 39°21'40" E	81.90'
L171	N 37°31'40" E	66.34'
L172	S 23°33'38" E	80.00'
L173	N 37°40'22" E	54.40'
L174	N 37°40'22" E	70.25'
L175	N 37°40'22" E	70.25'
L176	N 37°40'22" E	70.25'
L177	N 37°40'22" E	70.25'
L178	N 37°40'22" E	70.25'
L179	N 37°40'22" E	70.25'
L180	N 37°40'22" E	70.25'
L181	N 37°40'22" E	70.25'
L182	N 37°40'22" E	70.25'
L183	N 37°40'22" E	70.25'
L184	N 37°40'22" E	70.25'
L185	N 37°40'22" E	70.25'
L186	N 37°40'22" E	70.25'
L187	N 37°40'22" E	70.25'
L188	N 37°40'22" E	70.25'
L189	N 37°40'22" E	70.25'
L190	N 37°40'22" E	70.25'
L191	N 37°40'22" E	70.25'
L192	N 37°40'22" E	70.25'
L193	N 37°40'22" E	70.25'
L194	N 37°40'22" E	70.25'
L195	N 37°40'22" E	70.25'
L196	N 37°40'22" E	70.25'
L197	N 37°40'22" E	70.25'
L198	N 37°40'22" E	70.25'
L199	N 37°40'22" E	70.25'
L200	N 37°40'22" E	70.25'

**LINE TABLE (CONT.)**

LINE	BEARING	DISTANCE
L185	N 89°32'37" W	15.58'
L186	N 46°38'06" W	30.23'
L187	S 22°50'19" W	34.27'
L188	S 14°59'25" E	36.31'
L189	S 10°53'14" W	35.63'
L190	N 39°21'40" E	81.90'
L191	N 37°31'40" E	66.34'
L192	S 23°33'38" E	80.00'
L193	N 37°40'22" E	54.40'
L194	N 37°40'22" E	70.25'
L195	N 37°40'22" E	70.25'
L196	N 37°40'22" E	70.25'
L197	N 37°40'22" E	70.25'
L198	N 37°40'22" E	70.25'
L199	N 37°40'22" E	70.25'
L200	N 37°40'22" E	70.25'

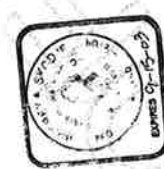
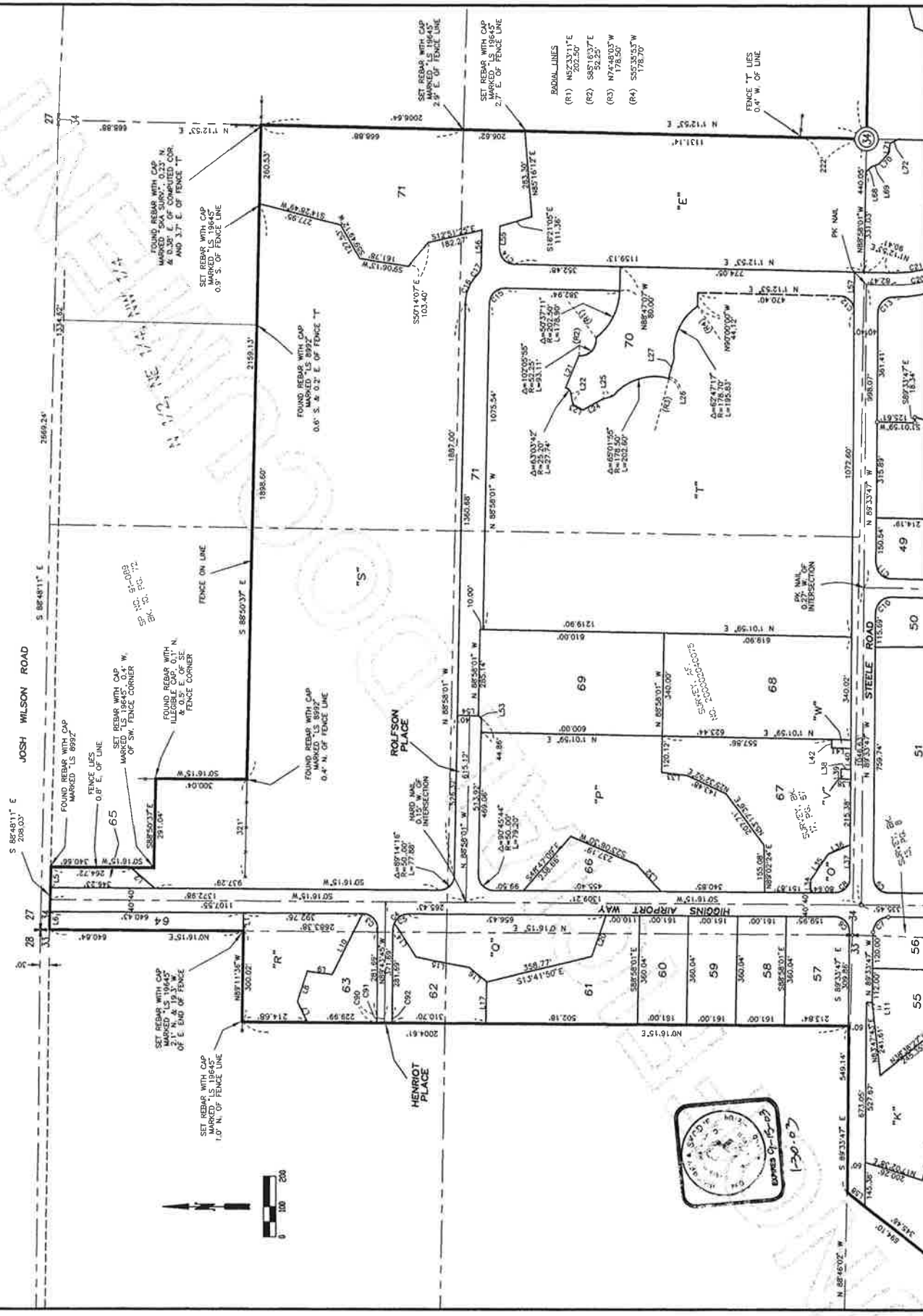


1-30-03



# AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.



(MATCH SHEET 5 OF 14)

SHEET 4 OF 14

DWN BY: MAL DATE: DEC. 2001  
FIELD BOOK: 624-A

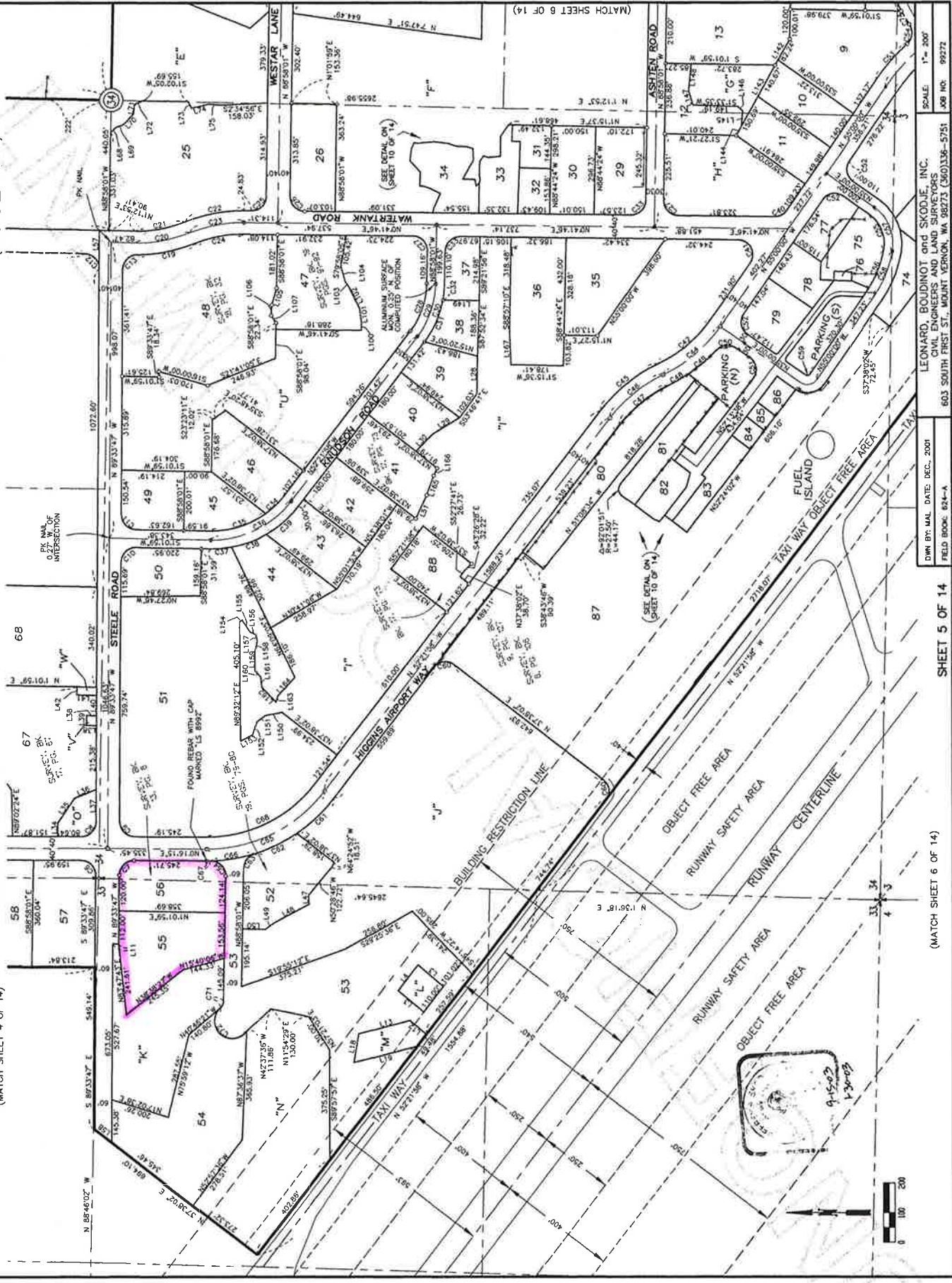
LEONARD BOLDINO and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)338-5751

SCALE: 1" = 200'  
JOB NO: 99272

# AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

Shaght County 40630  
3/4/2003 Page 5 of 14 9:04AM  
(MATCH SHEET 4 OF 14)



(MATCH SHEET 4 OF 14)

(MATCH SHEET 4 OF 14)

(MATCH SHEET 6 OF 14)



(MATCH SHEET 6 OF 14)

SHEET 5 OF 14

DWN BY: MAL DATE: DEC. 2001  
FIELD BOOK: 824-A

LEONARD, BOUNDNOT and SKODJE, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

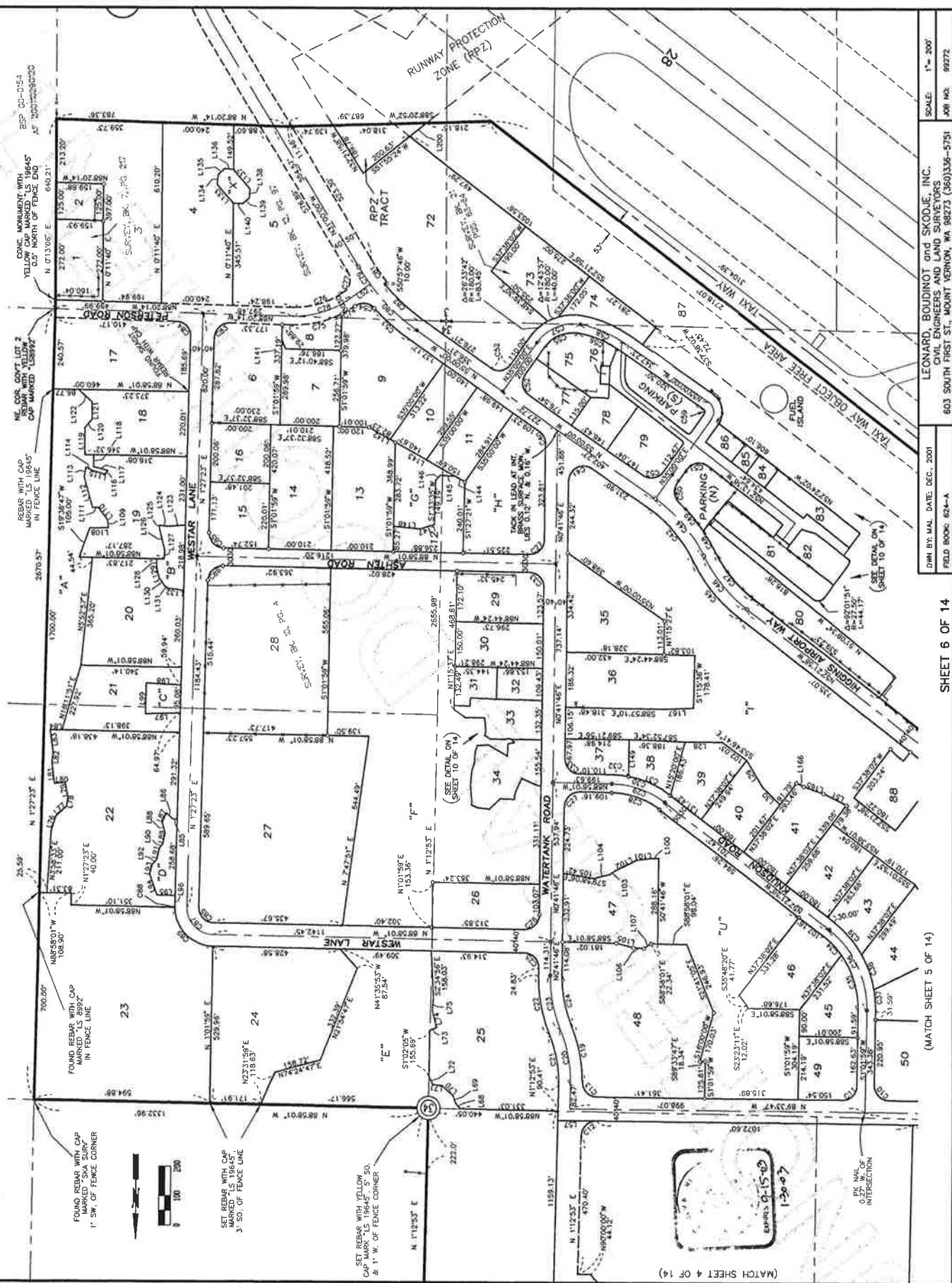
SCALE: 1" = 200'  
JOB NO: 99272



# AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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 Skagit County Auditor  
 3/2/2003 Page 6 of 14 9:04AM



(MATCH SHEET 4 OF 14)

(MATCH SHEET 5 OF 14)

DWN BY: MAL DATE: DEC. 2001  
 FIELD BOOK: 604-A

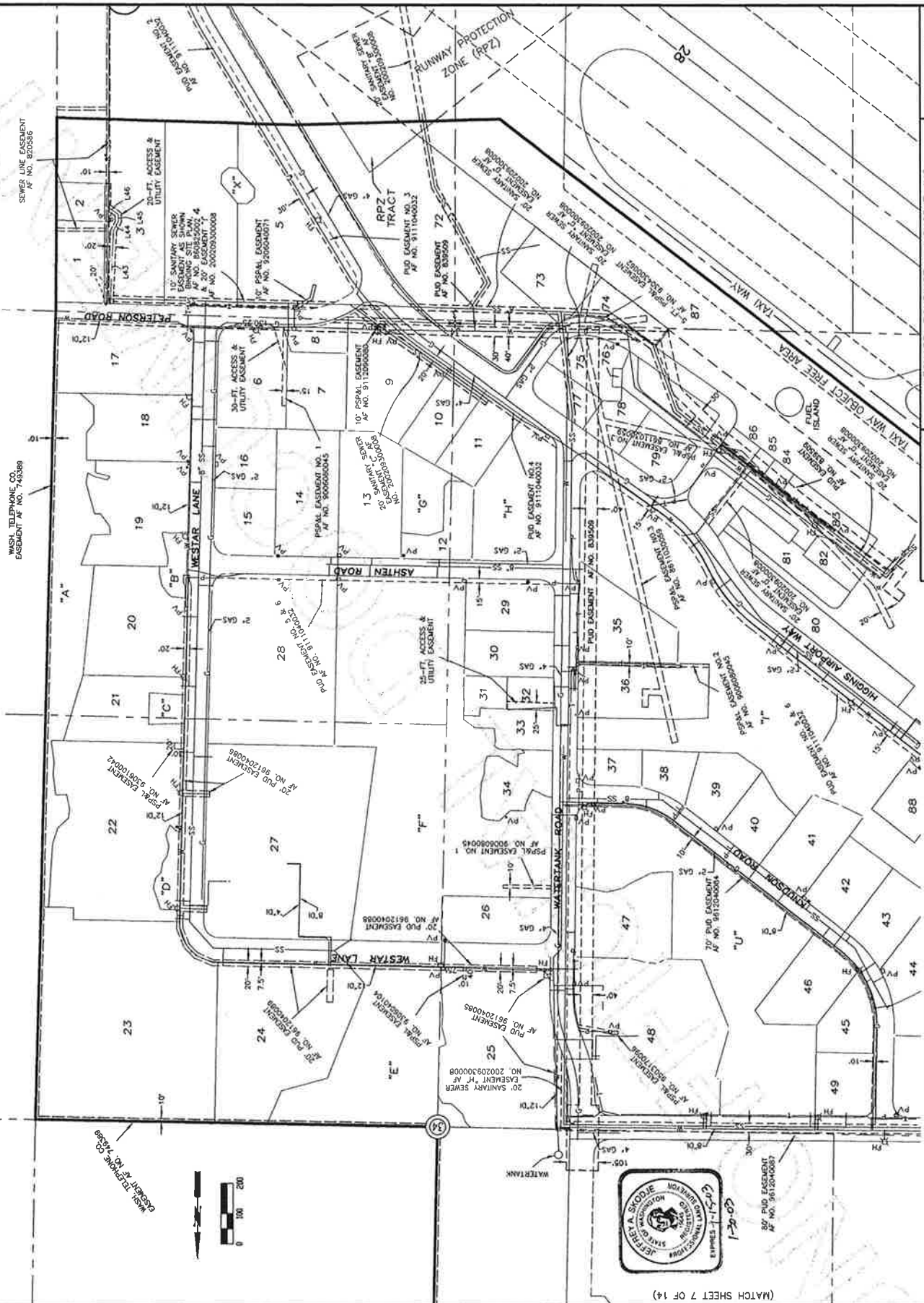
LEONARD, BOUDNOT and SKODJEC, INC.  
 ENGINEERS AND SURVEYORS  
 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751  
 SCALE: 1" = 300'  
 JOB NO: 99272





**AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1**  
 IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

2107030700030  
 Skagit County Auditor  
 3/14/2003 Page 9 of 14 SPDAM



WASH. TELEPHONE CO.  
 EASEMENT AF NO. 7493889

SEWER LINE EASEMENT  
 AF NO. 820586

10' SANITARY SEWER  
 EASEMENT AS SHOWN  
 AF NO. 80835002, 4  
 & 20' EASEMENT "4"  
 AF NO. 2002093000008

10' PSRAL EASEMENT  
 AF NO. 9200040071

10' PSRAL EASEMENT  
 AF NO. 911040032

10' PSRAL EASEMENT  
 AF NO. 939509

10' PSRAL EASEMENT  
 AF NO. 911040032

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 AF NO. 911040032

10' PSRAL EASEMENT  
 AF NO. 911040032

WASH. TELEPHONE CO.  
 EASEMENT AF NO. 7493889

20' PUD EASEMENT  
 AF NO. 98120086

20' PUD EASEMENT  
 AF NO. 98120086

20' PUD EASEMENT  
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20' PUD EASEMENT  
 AF NO. 98120086



(MATCH SHEET 7 OF 14)

(MATCH SHEET 8 OF 14)

(EASEMENTS)

SHEET 9 OF 14

DWG BY: MAL DATE: DEC., 2001  
 FIELD BOOK: 624-A

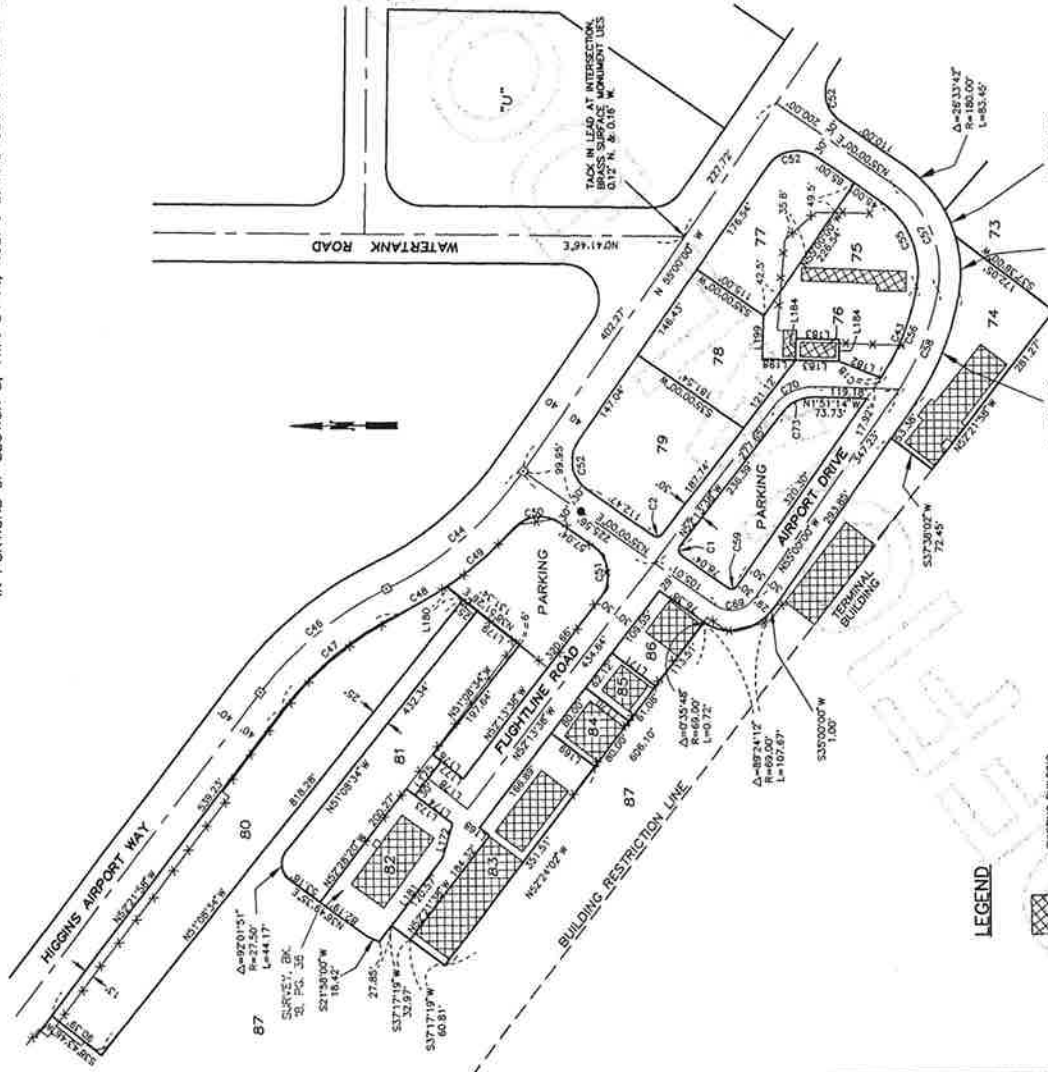
LEONARD, BOUDINOT and SKODIE, INC.  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)338-5781

SCALE: 1" = 200'  
 609 NO. 99272

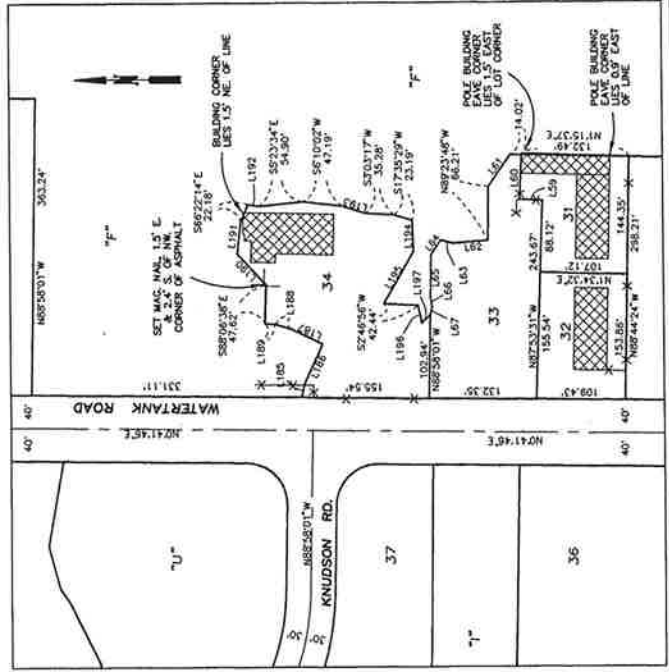


**AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1**  
 IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E., AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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 Skagit County Auditor  
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**LOT DETAIL**  
(NOT TO SCALE)

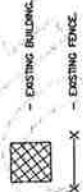


**LOT DETAIL**  
(NOT TO SCALE)



DWN BY: MAL. DATE: DEC. 2001  
 FIELD BOOK: 624-A  
 SHEET 10 OF 14  
 SCALE: -  
 LEONARD, BOLDINIOT and SKODJE, INC.  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-2751  
 JOB NO: 99272

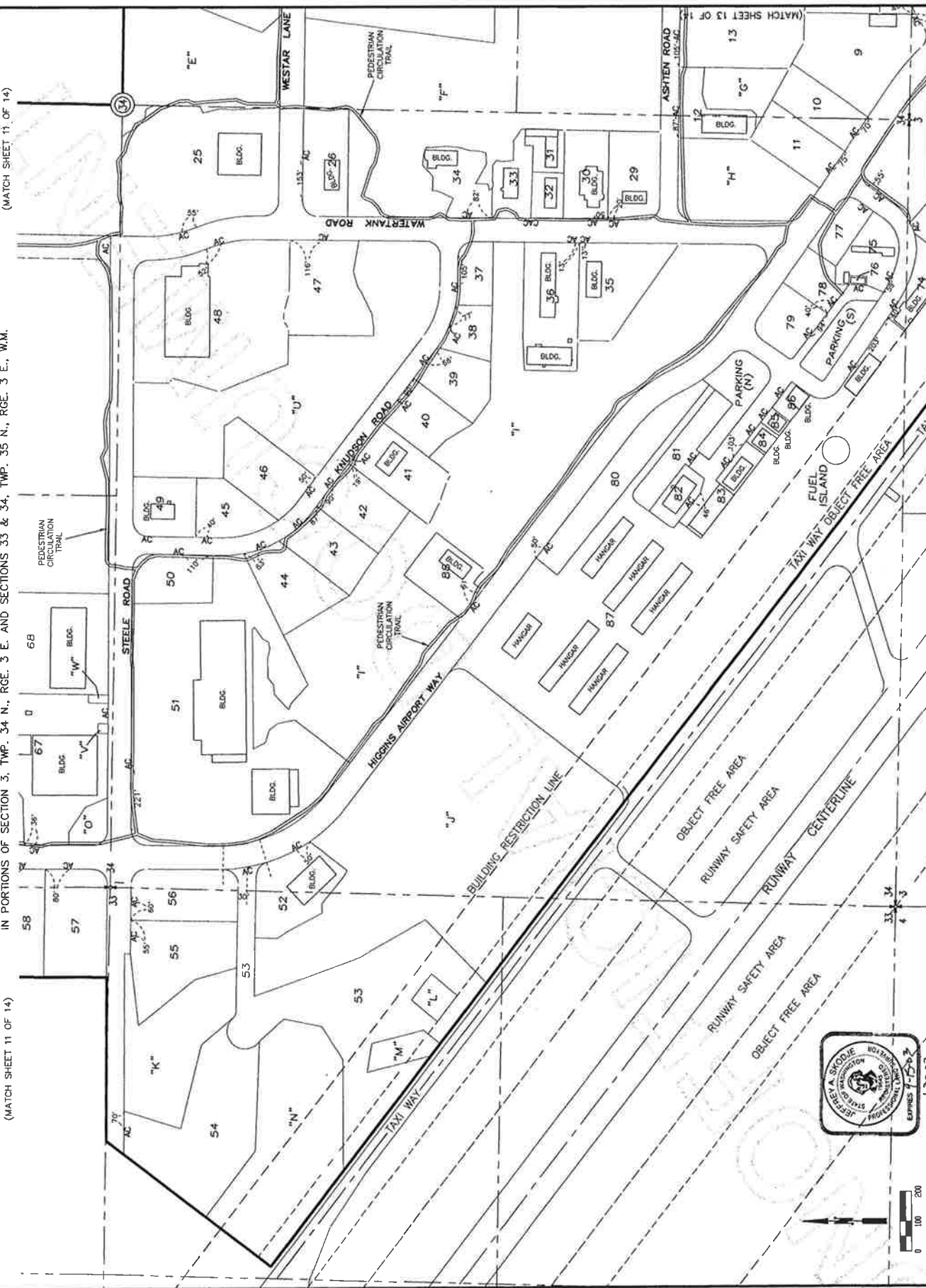
**LEGEND**





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 Skagit County Auditor  
 3/4/2008 Page 42 of 14 9:04AM  
 (MATCH SHEET 11 OF 14)

**AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1**  
 IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.



1-30-03  
 EXP. 1-30-07

SCALE: 1" = 200'  
 JOB NO: 99272  
 LEONARD, BOUDINOT AND SKODJE, INC.  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

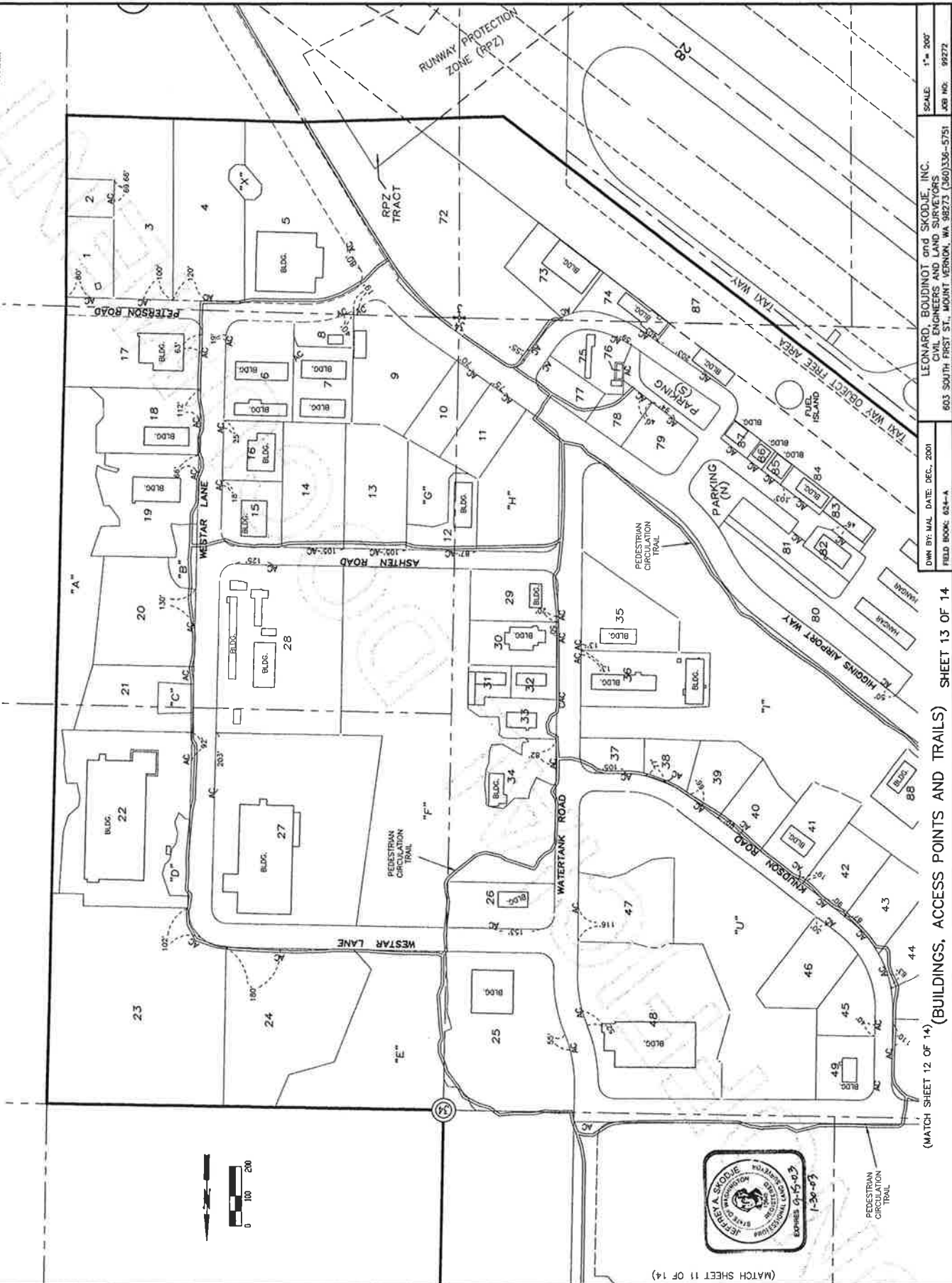
DWG BY: MAL DATE: DEC. 2001  
 FIELD BOOK: 624-A

(BUILDINGS, ACCESS POINTS AND TRAILS) SHEET 12 OF 14

(MATCH SHEET 13 OF 14)

**AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1**  
 IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

3/4/2003 Page 13 of 14 9:04AM  
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 Skagit County Auditor



(MATCH SHEET 11 OF 14)

(MATCH SHEET 12 OF 14)  
 (BUILDINGS, ACCESS POINTS AND TRAILS) SHEET 13 OF 14

DWN BY: MAL DATE: DEC. 2001  
 FIELD BOOK: 634-A  
 LEONARD, EQUINOT and SKODJE, INC.  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)339-5751  
 SCALE: 1" = 200'  
 JOB NO. 99272



# AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1

IN PORTIONS OF SECTION 3, TWP. 34 N., RGE. 3 E. AND SECTIONS 33 & 34, TWP. 35 N., RGE. 3 E., W.M.

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Skagit County Planning  
3/4/2003 Page 16 of 14 9:10AM

**LOT TABLE**

**LOT TABLE (CONT.)**

**PCA AREA TABLE**

LOT NUMBER	AREA	ADDRESS	LOT NUMBER	AREA	ADDRESS	TRACT "A"	AREA
LOT 1	43,592 SQ. FT. (0.989 AC)	16708 PETERSON ROAD	LOT 70	153,924 SQ. FT. (3.52 AC)	19329 STEELE ROAD	TRACT "A"	186,636 SQ. FT. (4.283 AC)
LOT 2	18,126 SQ. FT. (0.416 AC)	15748 PETERSON ROAD	LOT 71	497,238 SQ. FT. (10.74 AC)	15029 ROUSSEAU PLACE	TRACT "B"	16,892 SQ. FT. (0.38 AC)
LOT 3	18,126 SQ. FT. (0.416 AC)	15704 PETERSON ROAD	LOT 72	317,677 SQ. FT. (7.29 AC)	15466 AIRPORT DRIVE	TRACT "C"	11,976 SQ. FT. (0.27 AC)
LOT 4	142,073 SQ. FT. (3.26 AC)	15682 PETERSON ROAD	LOT 73	54,323 SQ. FT. (1.25 AC)	15452 AIRPORT DRIVE	TRACT "D"	16,922 SQ. FT. (0.38 AC)
LOT 5	155,656 SQ. FT. (3.57 AC)	12035 HIGGINS AIRPORT WAY	LOT 74	27,770 SQ. FT. (0.64 AC)	15426 AIRPORT DRIVE	TRACT "E"	708,200 SQ. FT. (16.21 AC)
LOT 6	76,684 SQ. FT. (1.76 AC)	11962 & 11966 WESTAR LANE	LOT 75	38,195 SQ. FT. (0.87 AC)	15353 FLIGHTLINE ROAD	TRACT "F"	554,264 SQ. FT. (12.72 AC)
LOT 7	51,520 SQ. FT. (1.18 AC)	15609 & 15613 PETERSON ROAD	LOT 76	1,864 SQ. FT. (0.04 AC)	15489 AIRPORT DRIVE	TRACT "G"	35,736 SQ. FT. (0.82 AC)
LOT 8	18,252 SQ. FT. (0.42 AC)	15579 PETERSON ROAD	LOT 77	24,743 SQ. FT. (0.56 AC)	15343 FLIGHTLINE ROAD	TRACT "H"	106,366 SQ. FT. (2.44 AC)
LOT 9	102,331 SQ. FT. (2.35 AC)	11858 HIGGINS AIRPORT WAY	LOT 78	34,274 SQ. FT. (0.79 AC)	15253 FLIGHTLINE ROAD	TRACT "I"	722,634 SQ. FT. (16.59 AC)
LOT 10	44,884 SQ. FT. (1.03 AC)	11937 HIGGINS AIRPORT WAY	LOT 79	73,152 SQ. FT. (1.68 AC)	11694 HIGGINS AIRPORT WAY	TRACT "J"	666,770 SQ. FT. (15.31 AC)
LOT 11	43,828 SQ. FT. (1.01 AC)	15466 ASHTEN ROAD	LOT 80	34,582 SQ. FT. (0.84 AC)	15259 FLIGHTLINE ROAD	TRACT "K"	123,132 SQ. FT. (2.83 AC)
LOT 12	38,721 SQ. FT. (0.88 AC)	15532 ASHTEN ROAD	LOT 81	19,495 SQ. FT. (0.45 AC)	15259 FLIGHTLINE ROAD	TRACT "L"	12,430 SQ. FT. (0.29 AC)
LOT 13	85,367 SQ. FT. (1.96 AC)	15572 ASHTEN ROAD	LOT 82	4,213 SQ. FT. (0.14 AC)	15259 FLIGHTLINE ROAD	TRACT "M"	19,712 SQ. FT. (0.45 AC)
LOT 14	86,032 SQ. FT. (2.02 AC)	11944 WESTAR LANE	LOT 83	6,213 SQ. FT. (0.14 AC)	15272 FLIGHTLINE ROAD	TRACT "N"	219,877 SQ. FT. (5.04 AC)
LOT 15	44,111 SQ. FT. (1.01 AC)	11977 WESTAR LANE	LOT 84	8,778 SQ. FT. (0.20 AC)	15272 FLIGHTLINE ROAD	TRACT "O"	14,825 SQ. FT. (0.34 AC)
LOT 16	40,160 SQ. FT. (0.92 AC)	11948 WESTAR LANE	LOT 85	4,778 SQ. FT. (0.11 AC)	15272 FLIGHTLINE ROAD	TRACT "P"	370,719 SQ. FT. (8.53 AC)
LOT 17	108,962 SQ. FT. (2.50 AC)	11865 WESTAR LANE	LOT 86	8,778 SQ. FT. (0.20 AC)	15272 FLIGHTLINE ROAD	TRACT "Q"	111,148 SQ. FT. (2.55 AC)
LOT 18	74,858 SQ. FT. (1.72 AC)	11865 WESTAR LANE	LOT 87	1,091,065 SQ. FT. (25.09 AC)	15272 FLIGHTLINE ROAD	TRACT "R"	1,692,568 SQ. FT. (38.78 AC)
LOT 19	01,970 SQ. FT. (0.45 AC)	11865 WESTAR LANE	LOT 88	41,054 SQ. FT. (0.94 AC)	15304 AIRPORT DRIVE	TRACT "S"	1,272,531 SQ. FT. (29.21 AC)
LOT 20	49,527 SQ. FT. (1.13 AC)	11865 WESTAR LANE	LOT 89		15416 HIGGINS AIRPORT WAY	TRACT "T"	1,422,922 SQ. FT. (32.57 AC)
LOT 21	227,590 SQ. FT. (5.22 AC)	11871 WESTAR LANE			11653 HIGGINS AIRPORT WAY	TRACT "U"	1,093 SQ. FT. (0.02 AC)
LOT 22	382,080 SQ. FT. (8.77 AC)	11746 WESTAR LANE				TRACT "V"	1,825 SQ. FT. (0.04 AC)
LOT 23	197,277 SQ. FT. (4.53 AC)	11759 WESTAR LANE				TRACT "W"	8,708 SQ. FT. (0.20 AC)
LOT 24	204,637 SQ. FT. (4.70 AC)	11791 WESTAR LANE				PARKING (N)	37,374 SQ. FT. (0.86 AC)
LOT 25	55,233 SQ. FT. (1.27 AC)	11632 WESTAR LANE				PARKING (S)	27,440 SQ. FT. (0.63 AC)
LOT 26	333,304 SQ. FT. (7.65 AC)	11788 WESTAR LANE				REFZ TRACT	25,945 SQ. FT. (0.60 AC)
LOT 27	234,334 SQ. FT. (5.38 AC)	15589 ASHTEN ROAD					
LOT 28	50,565 SQ. FT. (1.16 AC)	11837 WATER TANK ROAD					
LOT 29	44,821 SQ. FT. (1.02 AC)	11829 WATER TANK ROAD					
LOT 30	18,020 SQ. FT. (0.41 AC)	11781 WATER TANK ROAD					
LOT 31	16,748 SQ. FT. (0.38 AC)	11777 WATER TANK ROAD					
LOT 32	30,773 SQ. FT. (0.71 AC)	11773 WATER TANK ROAD					
LOT 33	40,512 SQ. FT. (0.93 AC)	11735 WATER TANK ROAD					
LOT 34	73,600 SQ. FT. (1.69 AC)	11824 WATER TANK ROAD					
LOT 35	79,619 SQ. FT. (1.83 AC)	11820 & 11810 WATER TANK ROAD					
LOT 36	25,015 SQ. FT. (0.57 AC)	11822 WATER TANK ROAD					
LOT 37	24,889 SQ. FT. (0.57 AC)	11822 WATER TANK ROAD					
LOT 38	24,889 SQ. FT. (0.57 AC)	11822 WATER TANK ROAD					
LOT 39	38,564 SQ. FT. (0.88 AC)	11856 KNUDSON ROAD					
LOT 40	38,564 SQ. FT. (0.88 AC)	11844 KNUDSON ROAD					
LOT 41	57,146 SQ. FT. (1.31 AC)	11816 KNUDSON ROAD					
LOT 42	47,099 SQ. FT. (1.08 AC)	11502 KNUDSON ROAD					
LOT 43	46,778 SQ. FT. (1.07 AC)	11580 KNUDSON ROAD					
LOT 44	54,403 SQ. FT. (1.25 AC)	11564 KNUDSON ROAD					
LOT 45	38,711 SQ. FT. (0.89 AC)	11545 KNUDSON ROAD					
LOT 46	59,832 SQ. FT. (1.36 AC)	11585 KNUDSON ROAD					
LOT 47	80,503 SQ. FT. (1.85 AC)	11640 KNUDSON ROAD					
LOT 48	229,670 SQ. FT. (5.27 AC)	11586 WATER TANK ROAD					
LOT 49	42,109 SQ. FT. (0.97 AC)	11525 KNUDSON ROAD					
LOT 50	43,477 SQ. FT. (0.99 AC)	11534 KNUDSON ROAD					
LOT 51	462,896 SQ. FT. (10.63 AC)	15062 STEELE ROAD					
LOT 52	63,666 SQ. FT. (1.46 AC)	11468 HIGGINS AIRPORT WAY					
LOT 53	269,762 SQ. FT. (6.19 AC)	11474 HIGGINS AIRPORT WAY					
LOT 54	154,771 SQ. FT. (3.55 AC)	14684 STEELE ROAD					
LOT 55	82,869 SQ. FT. (1.90 AC)	14684 STEELE ROAD					
LOT 56	82,869 SQ. FT. (1.90 AC)	14688 STEELE ROAD					
LOT 57	75,776 SQ. FT. (1.74 AC)	11384 HIGGINS AIRPORT WAY					
LOT 58	57,961 SQ. FT. (1.33 AC)	11360 HIGGINS AIRPORT WAY					
LOT 59	57,961 SQ. FT. (1.33 AC)	11310 HIGGINS AIRPORT WAY					
LOT 60	57,961 SQ. FT. (1.33 AC)	11290 HIGGINS AIRPORT WAY					
LOT 61	115,303 SQ. FT. (2.65 AC)	14974 HENRIOT PLACE					
LOT 62	66,003 SQ. FT. (1.52 AC)	14975 HENRIOT PLACE					
LOT 63	50,503 SQ. FT. (1.17 AC)	11052 HIGGINS AIRPORT WAY					
LOT 64	30,433 SQ. FT. (0.69 AC)	11035 HIGGINS AIRPORT WAY					
LOT 65	20,777 SQ. FT. (0.48 AC)	11273 HIGGINS AIRPORT WAY					
LOT 66	16,894 SQ. FT. (0.38 AC)	11273 HIGGINS AIRPORT WAY					
LOT 67	40,694 SQ. FT. (0.93 AC)	11387 HIGGINS AIRPORT WAY					
LOT 68	21,368 SQ. FT. (0.49 AC)	15111 STEELE ROAD					
LOT 69	206,901 SQ. FT. (4.75 AC)	15124 ROUSSEAU PLACE					

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON ) SS  
COUNTY OF SKAGIT )

**ACKNOWLEDGMENT**  
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COUNTY OF SKAGIT )

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON ) SS  
COUNTY OF SKAGIT )

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON DASH STATED  
THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS  
THE FREED AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED  
IN THE INSTRUMENT.

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IN THE INSTRUMENT.

DATE: December 17, 2002  
*Karla A. Bue*  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Hallock, WA  
MY COMMISSION EXPIRES 10-8-04

DATE: December 17, 2002  
*Karla A. Bue*  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Hallock, WA  
MY COMMISSION EXPIRES 10-8-04

DATE: December 17, 2002  
*Karla A. Bue*  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Hallock, WA  
MY COMMISSION EXPIRES 10-8-04



**ACKNOWLEDGMENT**  
STATE OF WASHINGTON ) SS  
COUNTY OF SKAGIT )

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON ) SS  
COUNTY OF SKAGIT )

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON ) SS  
COUNTY OF SKAGIT )

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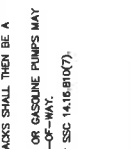
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DATE: December 17, 2002  
*Karla A. Bue*  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Hallock, WA  
MY COMMISSION EXPIRES 10-8-04

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*Karla A. Bue*  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Hallock, WA  
MY COMMISSION EXPIRES 10-8-04

DATE: December 17, 2002  
*Karla A. Bue*  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT Hallock, WA  
MY COMMISSION EXPIRES 10-8-04



**BUILDING SETBACKS IN RR-1 ZONE**

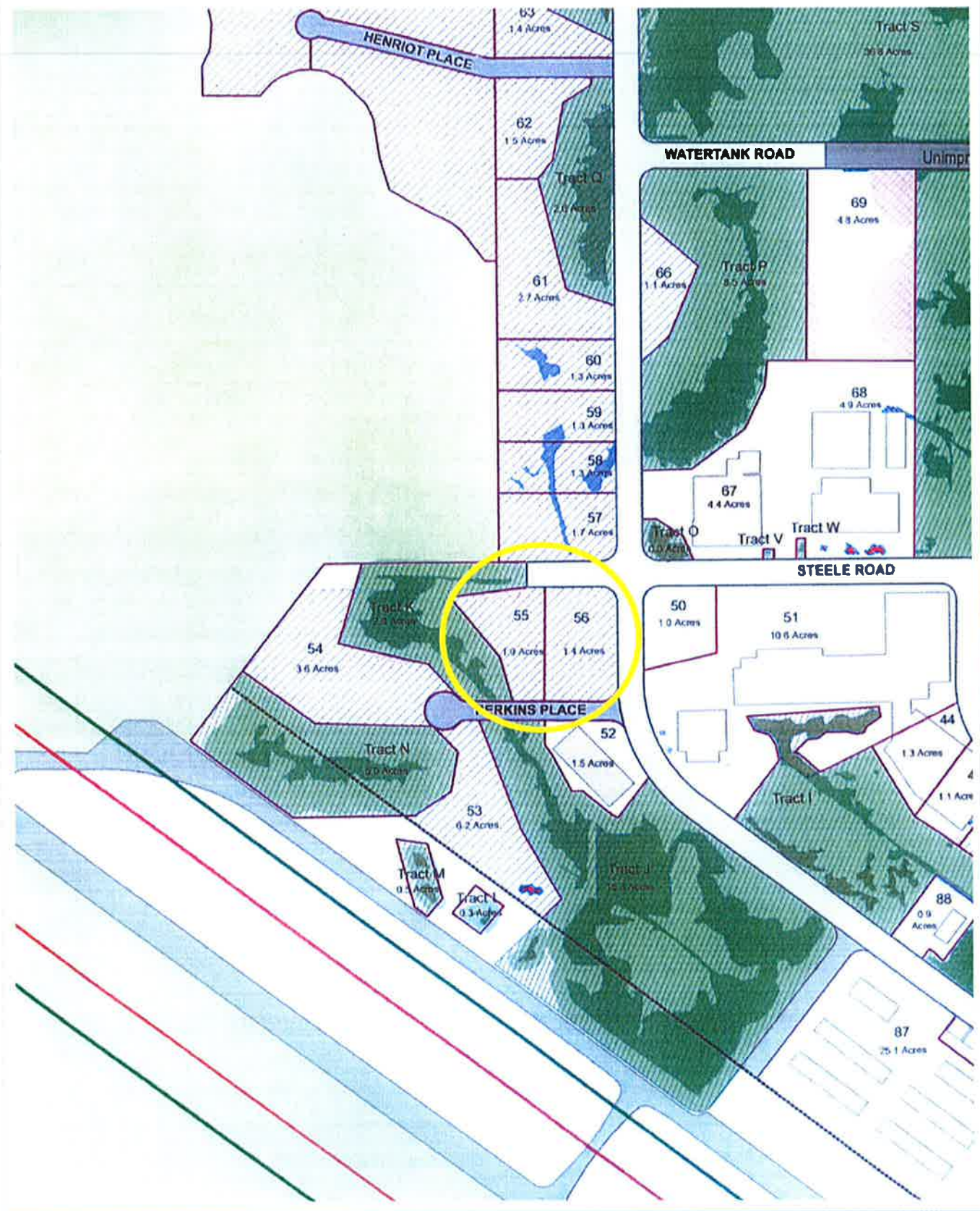
- FRONT: 35 FEET.
- SIDE: NONE IF ADJACENT TO OTHER COMMERCIAL/INDUSTRIAL ZONING DESIGNATIONS, AND 35 FEET IF ADJACENT TO OTHER ZONING DESIGNATIONS.
- REAR: NONE WHERE THE REAR YARD IS ON THE AIRFIELD SIDE OF THE BUILDING, IN OTHER CASES, A DISTANCE OF UP TO A MAXIMUM OF 35 FEET EXCEPT WHEN SAID REAR LINE ABUTS A BR-1, BR-M OR IRI ZONE. SETBACKS SHALL THEN BE A MINIMUM OF 35 FEET.
- ACCESSORY: SAME AS PRINCIPAL BUILDING, CANOPIES OR GASOLINE PUMPS MAY BE SETBACK WITHIN 15 FEET FROM THE STREET RIGHT-OF-WAY.
- SETBACKS FROM IRI LANS SHALL BE PROVIDED PER SSC 14.16.01(4)(7).

**BUILDING SETBACKS IN AVE ZONE**

- ALL SETBACKS SHALL CONFORM TO FAA STANDARDS.
- SETBACKS FROM IRI LANS SHALL BE PROVIDED PER SSC 14.16.01(4)(7).







Port of Skagit Lots 55 and 56 Rezone Request  
 July 31, 2016  
 EXHIBIT C Wetland Map