



# Comprehensive Plan/Zoning Map Amendment Request

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

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SKAGIT COUNTY  
PDS

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	NIELSEN BROTHERS, INC.	Organization	Logging and Forest Land Management	
Address	P.O. BOX 2789/100 PINE STREET	City, State	BELLINGHAM, WA	Zip 98227
Email	DarcieN@NielsenBrothers.net	Phone	360-671-9078	

## Request Type

Choose one of the following:

- Site-specific map amendment, as defined in SCC 14.08.020(6), but NOT to a commercial/industrial designation.
- Site-specific map amendment to a commercial/industrial designation per SCC 14.08.020(7)(c)(iii).

## Required Submittals

All map amendments and rezones:

- Fees
- 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	25046 STATE ROUTE 20	City, State	SEDRO WOOLLEY, WA	Zip	
Parcel No(s)	121598 & 39243	Existing Zone	Agriculture-Natural Resource Land (Ag-NRL)		
Acreage	11.89	Requested Zone	Natural Resource Industrial (NRI)		

## Property Interest

Are you the owner of the subject property?

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

## Proposal Description

Please answer the questions that are applicable to your suggestion. You may answer questions on a separate sheet if needed.

1. Describe your proposed amendment.

PLEASE SEE ATTACHED PETITION

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

PLEASE SEE ATTACHED PETITION

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

PLEASE SEE ATTACHED PETITION

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

PLEASE SEE ATTACHED PETITION

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

PLEASE SEE ATTACHED PETITION

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

PLEASE SEE ATTACHED PETITION

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

PLEASE SEE ATTACHED PETITION

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.*

PLEASE SEE ATTACHED PETITION

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.*

PLEASE SEE ATTACHED PETITION

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.*

PLEASE SEE ATTACHED PETITION

## 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.



## **NIELSEN BROTHERS, INC.**

### **SKAGIT COUNTY COMPREHENSIVE PLAN/ZONING MAP AMENDMENT**

#### **PETITION**

**July 31, 2019**

#### **Applicant:**

**Nielsen Brothers, Inc. (NBI) has been conducting logging operations and managing forest lands primarily in the northwest corner of Washington State for over 30 years. NBI custom harvests over 65 MMBF annually on both public and private lands. The NBI operations facility located on SR-20 just east of Sedro Woolley is the company's forest-industry equipment maintenance shop and storage yard and has been since June of 2000. Of NBI's 65 full time employees, 40 reside in Skagit County and the NBI shop facility is the deployment base for their work in the forests and at the shop.**

#### **1. Describe your proposed amendment.**

Comprehensive Plan and Zoning Map amendment: Change Agriculture-Natural Resource Lands (Ag-NRL) designation to Natural Resource Industrial (NRI) for 11.89 acres located at 25046 State Route 20 (SR-20) just east of Sedro Woolley.

The southerly 5.77 acre parcel contains the main operations facilities including an approximate 4800 sq.ft. maintenance shop building with a small office, 6000 sq.ft. Quonset hut, 1200 sq.ft. Quonset hut, four 20x40 containers, and numerous pieces of heavy equipment used in logging operations or as spare parts for repair. Culverts and pipes used in building logging roads and bridges, as well as stockpiles of gravel and other materials for road building are stored on the property. With the exception of a small orchard surrounding the well on the parcel, the site has a graded gravel surface with drainage ditches along the west, south, and east property lines. The second 6.12 acre parcel abuts SR-20 and provides the access driveway and also contains the septic tank and mound system that serve the site.

NBI is interested to expand the current shop building to create larger work bays and make other improvements to the drainage and operational layout of the site including installation of a zero-discharge closed loop water recycling wash rack for heavy equipment. However, in May 2019 NBI was informed by the Skagit County Planning Department that the current natural resource based industrial use of the property is considered "non-conforming" in the Ag-NRL zone, and as such, no enlargement, alteration, expansion or change is allowed. This came as a surprise as the County granted NBI a building permit for a commercial addition/remodel of the shop building in November 2000 and a commercial site grading permit in March 2002 for placement of 4,500

cubic yards of fill material, the forest resource based industry use on the site was clearly recognized by the County as ‘conforming’ at that time.

The Natural Resource Industrial (NRI) zone would be an appropriate classification for the NBI property given its current use. According to the County Plan, the NRI designation is “intended to support the production of agricultural, forest, and aquatic products by allowing processing facilities, limited direct resource sales, and limited natural resource support services. Examples of typical NRI uses include saw mills, agricultural or forest industry equipment maintenance...” The Ag-NRL zone is no longer appropriate for the NBI site given the existing intensive forest resource based non-farm use as well as a substantial change in circumstances regarding the surrounding area as further discussed below.

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

The “non-conforming” status of the existing resource-based use severely limits the ability of NBI to make substantive improvements to the property and protect their investment. The property clearly has not been in agricultural use for quite some time and is not suitable for farm uses in the future given the site and surrounding conditions. Over the past nearly 20 years, NBI has utilized the site for the maintenance, repair, and storage of \$15,000,000 worth of heavy equipment including yarders, loaders, processors, skidders, dozers, rock crushers, road builders, commercial vehicles, work trucks, trailers, steel containers, and miscellaneous items. With direct east/west access to SR-20 and nearby north/south access to Highway 9, the NBI shop facility is ideally located between the major forest resource lands where NBI works and the lumber mills where the logs are delivered. As well, the site has proximity to nearby support services in Sedro Woolley, Burlington, and Mt. Vernon.

The Hansen Creek Reach 5 Channel Restoration Project is located adjacent to the NBI property on the east and south and engages approximately 200 acres in total. In 2016, NBI sold the 25 acre parcel to the east to Puget Sound Energy; this property is now a key part of the restoration project. Access to the Hansen Creek project lands is gained through an easement running through NBI property. The restoration project effectively removes all of these lands from being “agricultural resource lands of long term commercial significance” as agricultural uses would conflict with the restored wildlife habitat. Further, the parcels west of NBI border the Urban Growth Area of Sedro Woolley and are generally less than 20 acres in size with agricultural uses limited to low intensity livestock grazing and hay production. The Cascade Trail, a 22.5-mile, multipurpose county trail that parallels SR-20 from the east edge of Sedro-Woolley to Concrete, runs along the north NBI property line. Properties to the northwest (north of SR-20) are within the City of Sedro Woolley. The 700+ acres directly north of SR-20 encompass the Northern State Recreational Area and are zoned Urban Reserve Public-Open Space (URP-OS). Given these circumstances, rezoning the 11.89 acres from Ag-NRL to NRI will have minimal impact on surrounding properties or the rural character of the area.

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

The Ag-NRL plan and zoning designation for the NBI property (and surrounding areas) is no longer appropriate as the current use, parcel size, location characteristics, and surrounding uses effectively eliminate these lands from qualifying as long term commercially viable agricultural

lands. While the two soil types (Minkler and Sumas silt loams) on the NBI property are considered “prime farmland soils” they only became prime for farming when the riparian forest was cleared and the land was artificially drained, as evidenced by the numerous dikes, ditches and stream channelization that have occurred in the area beginning in the 1930/40s. The adjacent channel restoration project seeks to restore the natural functions of the Hansen Creek drainage basin including relocating the creek to its pre-channelized location and installing a riparian buffer and wetland planting zone adjacent to NBI property.

With regards to the other Agricultural Resource Lands designation criteria under policy 4A-1.1 of the Comprehensive Plan:

- the NBI property is not within the 100-year floodplain as adopted by FEMA;
- the property is not in a current-use tax assessment program derived from the Open Space Taxation Act, RCW 84.34 as it pertains to agriculture (it is in a tax category for lumber & wood products);
- the land is not currently in agricultural use nor has it been within the preceding ten + years;
- the existing land uses are not primarily agricultural and there are substantial financial commitments to non-farm uses on the NBI property and adjacent properties;
- the property is not within a diking or drainage district that is oriented to enhancing agricultural operations, including drainage improvement and flood control;
- the adjacent lands are not primarily in agricultural use - they are being restored to their pre-drained natural state for salmon habitat enhancement;
- land uses in the area do not demonstrate a pattern of landowner capital investment in agricultural operational improvements (such as irrigation, drainage, manure storage, barn refurbishing, enhanced livestock feeding techniques, agricultural worker housing, etc.), in fact NBI has a significant non-farm capital investment in the property including \$15,000,000 worth of logging equipment that is routinely maintained on the site, also, the neighboring Hansen Creek restoration project is a \$3,028,500 non-farm public investment;
- while the land is not already characterized by urban growth since it is a natural resource-based use, it is in close proximity to the urban growth area of the City of Sedro Woolley.

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

##### Vision Statements:

- *Support economic opportunities: This plan strives to promote a strong and diverse economy for Skagit County residents through policies and programs that promote new business opportunities, increase family wage jobs and create a predictable regulatory environment for businesses and citizens. Sustainable economic development efforts will focus on providing all communities with a balance of jobs and housing and helping communities with redevelopment or new economic initiatives.*
- *Protect and conserve agriculture, forest and mineral resource lands: Natural resource lands, such as farms and timber lands, provide economic, social, cultural and environmental benefits. This plan ensures that these areas, including mineral resource lands, continue to be viable today and into the future.*



### Envision Skagit 2060:

- Protect and sustain Skagit County's Natural Resource Lands and industries, and its environmental resources and open spaces, which contribute significantly to the County's economy and unique quality of life.
- Support rural communities and economies, maintain rural character, and discourage urban sprawl into rural lands.

Consistent with the community vision, amending the Plan and Zone to NRI for the subject property supports and retains economic opportunities and helps promote a strong and diverse economy. The protection and sustainability of Natural Resource Lands requires viable resource-based industries and support services – while many others have come and gone, NBI has been in the business of managing forest lands in the Pacific Northwest for over 30 years, surviving the ups and downs of the industry and the evolving regulatory complexity. Of the 65 million board feet of timber NBI harvests annually, three quarters of it is processed in Skagit County. NBI provides 40 family-wage jobs and does business with many other forestry-related and heavy equipment businesses in Skagit County. NBI's commitment to the industry supports rural communities and economies, and forest vitality.

### Goals and Policies

The NBI proposal complies with Countywide Planning Policies (CPPs) 2.4, 2.5, and 2.6 with regards to rural commercial and industrial development in that the forest resource-based use is not urban in scale or character, nor does it require the extension of urban services. NBI is an already developed forest resource-related industry that is consistent and compatible with rural and resource land character.

In accordance with Goal 3C-2, the NBI proposal supports the rural economy by fostering opportunities for rural-based employment and natural resource related industries. Policy 3C-2.2 requires that the proposed designation must:

- a) be consistent with existing rural character – the existing NBI facility is a resource-based industry that, by its nature, is consistent with rural character and incompatible with urban areas;
- b) not create conflicts with surrounding agricultural, forest, and mineral resource lands and practices – as the existing NBI facility is a resource-based use it has not and will not create conflicts with surrounding resource lands and practices as these lands are primarily rural in use or are being restored as natural habitat and not used as resource lands; and
- c) provide for the protection of critical areas, frequently flooded areas, and surface water and ground water resources, including sole source aquifers - NBI proposes to significantly upgrade its operations facility on the site including drainage improvements such as installing a closed loop water recycling system for its equipment washing and water saving measures such as roof catchment which will help protect critical areas and surface and ground water resources.

The NBI proposal is consistent with Goal 3C-5 and associated policies 3C-5.1, and 5.2, as the existing operation on the site is a forestry-based industry support service and this would be a

permitted use in the NRI zone. With regards to policy 3C-5.3 and 5.4 the intent here seems to be that NRI zones be located within Rural areas as the preferred category, with Resource Lands being of less preference. The NBI forest industry use has been in operation on the site since 2000, with the County issuing permits related to the current use in 2000 and 2002; the surrounding lands are characterized by rural uses and densities which are not consistent with sustaining agricultural resource lands for long term commercial significance. The NBI use is compatible with the rural character evident in the area and has minimal adverse impacts on surrounding lands which are generally not in intensive resource use and most in fact will be restored to a pre-drained natural state. As well, priority consideration is to be given to sites with prior industrial activity and site improvements, while NBI already has a significant investment in the site, with NRI zoning it can be more efficiently utilized by allowing for improvements to the layout and drainage systems.

With regards to Policy 3C-5.5 – this policy does not appear to have been implemented in practice. Furthermore, as the NBI parcels and surrounding properties are not in nor have they been in agricultural use for quite some time and are not viable for long term commercially farming due to existing development and the Hansen Creek habitat restoration project, this policy should not be viewed as coercive in light of all the other policies that support resource-based uses.

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

There will be no impact to the geographic area by a change of designation from Ag-NRL to NRI as NBI has been operating out of the site for nearly 20 years with minimal complaint or concerns voiced by neighbors. Only positive impacts are anticipated as the existing use on the site will be recognized as conforming within the zone and enhancements can be made to improve site functionality, storm drainage, and aesthetics.

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

As there would be no change to the existing use of the property and the forest resource based use is not urban in scale or character, nor does it require the extension of urban services, the County's functional plans and Capital Facilities Plans would not be impacted by a change of designation from Ag-NRL to NRI.

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

No public review of this request has occurred.

**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.**

As noted in No.4 above the change from Ag-NRL to NRI generally complies with the criteria noted in the Rural element. The NRI designation would not remove designated natural resource



lands from production as the existing forestry related use has been in place for nearly 20 years on the property and prior to that the lands in the area were only used marginally for grazing and hay production after being deforested and artificially drained in the 1930/40s.

With regards to the Natural Resource Lands element, as explained in detail in No. 3 above, the Ag-NRL zoning is no longer appropriate as the current use, parcel size, location characteristics, and surrounding uses disqualify the NBI property (and neighboring properties) as long term commercially viable agricultural lands.

#### **9. Population forecasts and distributions.**

**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.**

As there will be no change in use of the property, the land map designation change to NRI does not affect the population forecasts or the non-urban population distributions nor does it change the existing rural areas and natural resource land densities as there are no residential uses currently or planned for the site.

#### **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.**

With regards to (B), a change of circumstances beyond the control of the landowner pertaining to the subject property seems to have occurred within the past 20 years as NBI was issued permits by the County to expand the shop building in 2000 and place 4500 cubic yards of fill on the site in 2002 to accommodate the natural resource-based use which has been in place ever since. Until recently, NBI was never advised that the use of the site for its shop and parts “boneyard” was not in compliance with the Ag-NRL zoning. This situation creates an undue hardship for NBI as it has a substantial investment in the property and given the nature of the use it is very difficult to relocate.

With regards to (D), there is substantive new information regarding the viability of agriculture natural resource lands for long term commercial use that affects NBI and adjacent properties. As noted previously, NBI was issued permits by the County to utilize the property for a natural-resource based industry nearly 20 years ago and the land has been altered to accommodate that use in a way that precludes future agricultural uses. Further, agricultural uses would not be compatible with the Hansen Creek Reach 5 Restoration Project which impacts approximately 200 adjacent acres. The restoration project will relocate 3600 feet of the creek in order to improve floodplain function, surface and groundwater connectivity, and restore the channel into a more complex natural configuration to improve habitat for several salmon species. The

restoration will include moving the channel to within 200' of NBI and installing over 40 acres of riparian forest and wetland plants between the creek and NBI property. Restoring critical habitat for salmon is a high priority for the State/Citizens and the Hansen Creek project has received public funding in support of this priority. This long term public investment to restore the Hansen Creek drainage basin to its natural function as a "critical area" effectively removes these properties from suitability as "long-term commercially significant agriculture lands," therefore; the Ag-NRL designation is no longer appropriate in this area and in fact it would allow uses that would negatively impact the critical habitat restored by the Hansen Creek project. The NRI zone will allow NBI to redevelop their site and install drainage improvements that will help further enhance the restoration project.

Attachments:

- Skagit County Parcel Map
- Assessor Parcel Data
- BLA/ Site Plan
- Surrounding Zoning
- Hansen Creek Reach 5 Restoration Project parcels
- Hansen Creek Project Overview and Key Map



Details for Parcel: P39243



**Jurisdiction:** SKAGIT COUNTY  
**Zoning Designation:** Skagit County - [Agricultural-Natural Resource Lands](#)  
[Recorded Documents](#) Documents scanned and recorded by the Auditor's office  
[Excise Affidavits](#) Document scans of excise affidavits  
[Septic System](#) Septic system information

<b>Parcel Number</b>	<b>XrefID</b>	<b>Quarter</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>
P39243	350517-0-001-0004	SW	17	35	05
<b>Owner Information</b>	<b>Site Address(es)</b>	<b>Map Links</b>			
NIELSEN BROTHERS INC	25046 STATE ROUTE 20	<a href="#">Open in iMap</a>			
PO BOX 2789	[Old Address: 2294 HWY 20]	Assessor's Parcel Map:			
BELLINGHAM, WA 98227	Skagit County, WA (Jurisdiction, State)	<a href="#">PDF</a>   <a href="#">DWF</a>			
	<a href="#">Zip Code Lookup</a>   <a href="#">Site Address Information</a>				

**Current Legal Description** [Abbreviation Definitions](#)

THAT PORTION OF LOT 1 SHORT PLAT#94-014 AF#9408050002 DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE NORTH 89 EAST, 535 FEET; THENCE NORTH 3 WEST, 470 FEET; THENCE SOUTH 89 WEST, 535 FEET; THENCE SOUTH 3 EAST, 470 FEET TO THE POINT OF BEGINNING.

**2018 Values for 2019 Taxes\***

Building Market Value \$85,800.00  
 Land Market Value +\$213,600.00  
 Total Market Value \$299,400.00  
 Assessed Value \$299,400.00  
 Taxable Value \$299,400.00

**Sale Information**

Deed Type EASEMENT  
 Sale Date 2016-10-26  
 Sale Price \$5,000.00  
 Sale requires NRL disclosure ([more info](#))

**2019 Property Tax Summary**

2019 Taxable Value \$299,400.00  
 General Taxes \$2,870.64  
 Special Assessments/Fees +\$275.00  
 Total Taxes \$3,145.64

\* Effective date of value is January 1 of the assessment year (2018)

**Legal Description at time of Assessment**

<b>*Land Use</b>	(240) LUMBER & WOOD PRODUCTS			WAC 458-53-030
<b>Neighborhood</b>	(712SW) SEDRO WOOLLEY INDUSTRIAL BUILDING			
<b>Levy Code</b>	1335	<b>Fire District</b>	F08	
<b>School District</b>	SD101	<b>Exemptions</b>		
<b>Utilities</b>	*SEP, PWR, WTR-W	<b>Acres</b>	5.77	
<b>Improvement 1 Attributes Summary</b>				
<b>Building Style</b>	COMMERCIAL REAL PROPERTY			
<b>Year Built</b>	1996	<b>Foundation</b>		
<b>Above Grade Living Area</b>	4,776 Square Feet	<b>Exterior Walls</b>	SIDING	
<b>Finished Basement</b>		<b>Roof Covering</b>	METAL	
<b>*Total Living Area</b>	4,776 Square Feet	<b>Heat/Air Conditioning</b>		
<b>Unfinished Basement</b>		<b>Fireplace</b>		
<b>*Total Garage Area</b>		<b>Bedrooms</b>		
<b>Bathrooms</b>				

**For additional information on individual segments see Improvements tab**

\* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

\* Total living area includes above grade living area and finished basement area.

\* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

**Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.**

Details for Parcel: P121598



Jurisdiction: SKAGIT COUNTY

Zoning Designation: Skagit County - Agricultural-Natural Resource Lands

Recorded Documents Documents scanned and recorded by the Auditor's office

Excise Affidavits Document scans of excise affidavits

Parcel Number P121598 XrefID 350517-0-001-0100 Quarter Section Township Range SW 17 35 05

Owner Information NIELSEN BROTHERS 100 E PINE ST BELLINGHAM, WA 98225 Site Address(es) \_ Map Links Open in iMap Assessor's Parcel Map: PDF | DWF

Current Legal Description Abbreviation Definitions

(6.1200 ac) CU F&A #176 AF#750990 1972: THAT PORTION OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 94-014, APPROVED AUGUST 2, 1994 AND RECORDED AUGUST 5, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 95, UNDER AUDITORS FILE NO. 9408050002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 86-16-36 EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, FOR A DISTANCE OF 788.93 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SHORT PLAT 94-014; THENCE NORTH 0-12-29 WEST ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 767.69 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 1 OF SAID SHORT PLAT 94-014 AND THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 0-12-29 WEST 1181.02 FEET TO THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AND THE TERMINUS OF SAID LINE. ALSO EXCEPT THAT PORTION OF LOT 1 SHORT PLAT#94-014 AF#9408050002 DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE NORTH 89 DEGREES EAST, 535 FEET; THENCE NORTH 3 DEGREES WEST, 470 FEET; THENCE SOUTH 89 DEGREES WEST, 535 FEET; THENCE SOUTH 3 DEGREES EAST, 470 FEET TO THE POINT OF BEGINNING. SURVEY AF#201705040118

2018 Values for 2019 Taxes* Current Use	Sale Information	2019 Property Tax Summary
Building Market Value \$ .00	Deed Type WARRANTY DEED	2019 Taxable Value \$3,200.00
Land Market Value +\$46,600.00	Sale Date 2016-11-18	General Taxes \$30.68
Total Market Value \$46,600.00	Sale Price \$242,608.00	Special Assessments/Fees +\$10.00
Current Use Adj -\$43,400.00	Sale requires NRL disclosure (more info)	Total Taxes \$40.68
Assessed Value \$3,200.00		
Taxable Value \$3,200.00		

\* Effective date of value is January 1 of the assessment year (2018) Legal Description at time of Assessment

*Land Use (830) CURRENT USE FARM AN AG	WVAC 458-53-030	
Neighborhood (20SWRURAL) SEDRO WOOLLEY RURAL RESIDENTIAL		
Levy Code 1335	Fire District F08	
School District SD101	Exemptions	
Utilities	Acres 6.12	
Improvement 1 Attributes Summary		
Building Style SINGLE FAMILY RESIDENCE		
Year Built	Foundation	
Above Grade Living Area	Exterior Walls	
Finished Basement	Roof Covering	
*Total Living Area	Heat/Air Conditioning	
Unfinished Basement	Fireplace	
*Total Garage Area	Bedrooms	
Bathrooms		

For additional information on individual segments see Improvements tab

\* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

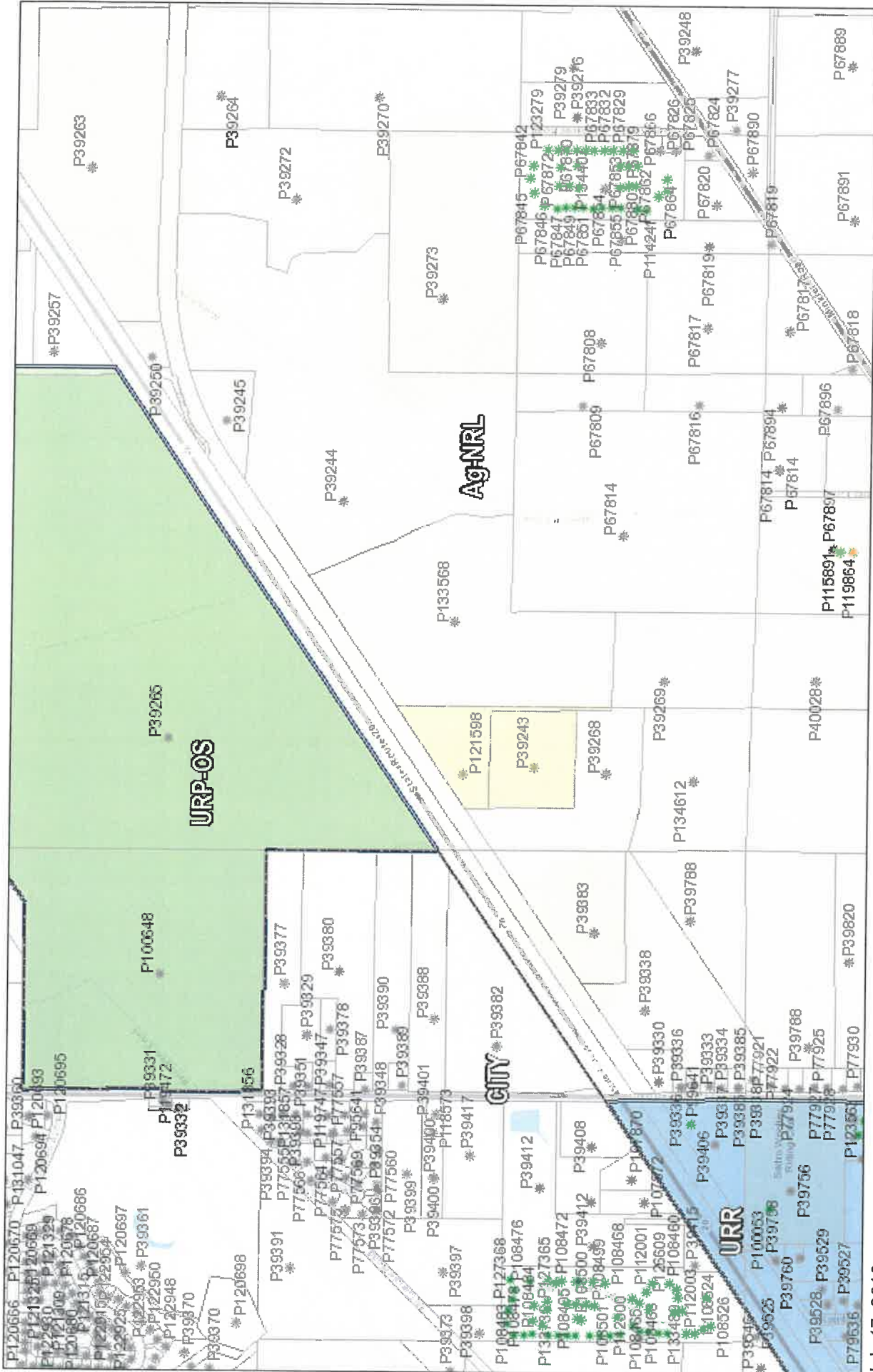
\* Total living area includes above grade living area and finished basement area.

\* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.







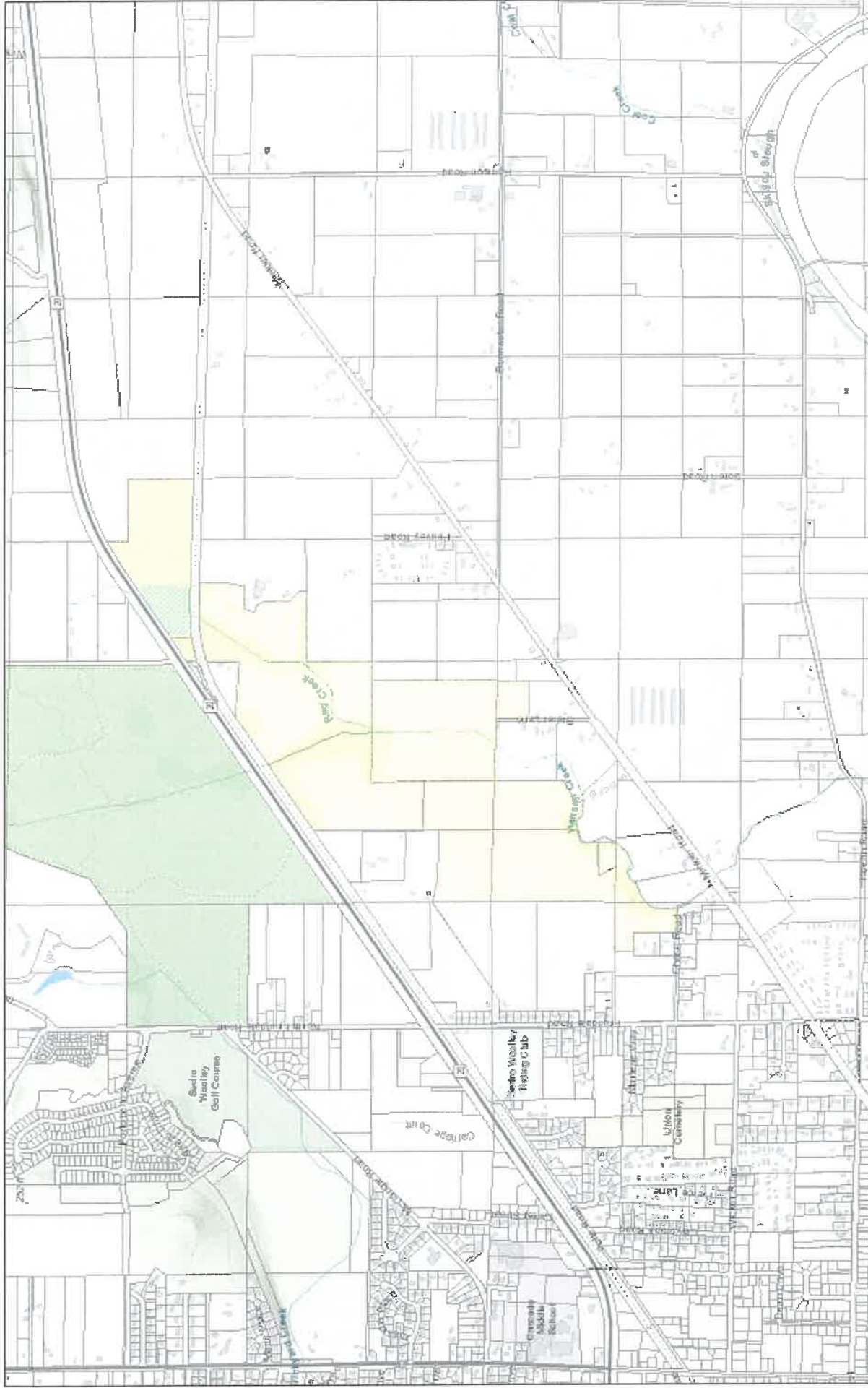
July 17, 2019

**Legend**

- County Boundary
- Incorporated Areas
- Airport Environs Overlay (AEO)
- UGA Areas
- Water
- Tax Parcel Numbers
- Dirt Accounts
- Senior Citizen Accounts
- Mobile Home Only Accounts
- Building Only Accounts
- Guemes Island Overlay
- Mineral Resource Overlay 1/4 Mile Buffer

**Data Accuracy Warning:** All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.




# Hansen Creek Project parcels



July 18, 2019

1:18,056

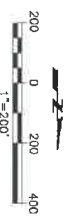
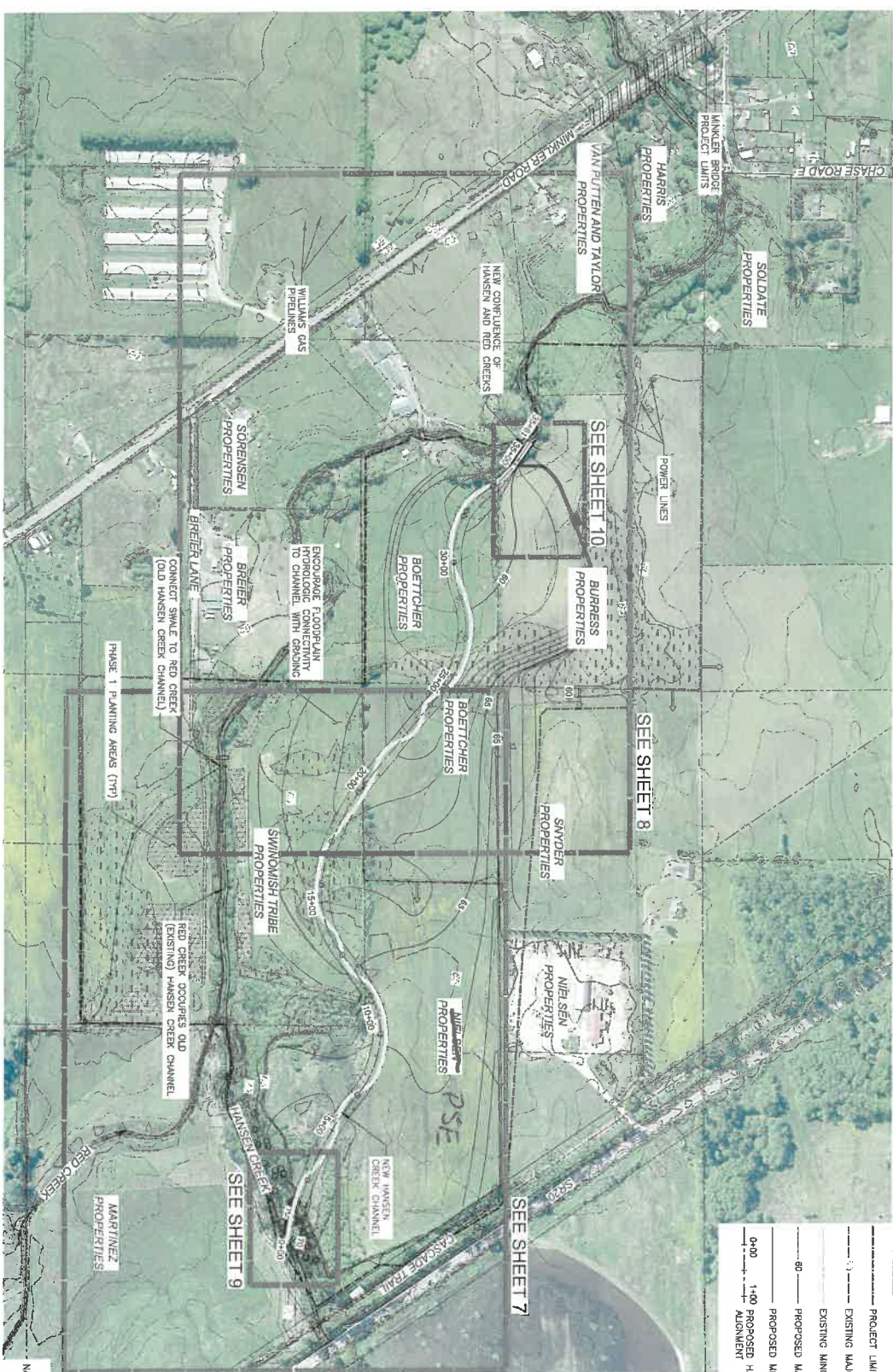
**Legend**

-  Tax Parcels
-  County Boundary
-  City Limits



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CALL 2 WORKING DAYS BEFORE YOU DIG  
1-800-424-5555  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



NAVD 88, NAVD 83

**LEGEND:**

	PROJECT LIMITS
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	0+00 - 1+00 PROPOSED HANSEN CREEK ALIGNMENT

**HANSEN CREEK REACH 5 CHANNEL RESTORATION PROJECT - DRAFT - 90% DESIGN**

PROJECT OVERVIEW AND KEY MAP

1"=80' SCALE BAR  
ADJUST SCALE ACCORDINGLY  
SHEET 6 OF 21

PROJECT NO: WA120328  
FED. AID NO:  
DESIGNED BY: CMA  
CHECKED BY: ME  
DRAWN BY: TDP  
APPROVED BY:  
PROJECT LOCATED NEAR:  
SEDRO-WOOLEY, WA  
SECTION 17, TOWNSHIP 35N RANGE 5E



NO.	REVISIONS	DATE

**SKAGIT COUNTY PUBLIC WORKS**

1800 CONTINENTAL PLACE  
MOUNT VERNON, WA 98273-5625  
(360) 336-9400 FAX (360) 336 9478

OWNERSHIP CERTIFICATION

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

Comp Plan Amendment and that the statements, answers and information submitted present the argument on behalf of this application and are, in all respects, true and correct to the best of my knowledge and belief.

Street Address: P.O. Box 2789 / 100 Pine St.

City, State, Zip: Bellingham, WA 98227

Phone: (360) 671-9078

Signature(s): [Handwritten Signature] Darce L. Nielsen

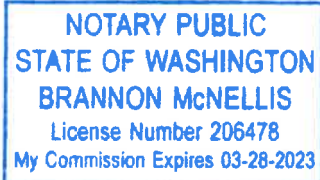
for: Nielsen Brothers, Inc  
(corporation or company name, if applicable)

ACKNOWLEDGMENT  
STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day personally appeared before me Brannon McNellis to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24 day of July, 2009



[Handwritten Signature]  
Notary Public in and for the State of Washington  
Residing at Burlington, WA  
My Commission Expires 03-28-2023