



# 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

LR23-01

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.

RECEIVED

JUL 18 2022

## Submitted By

|         |                      |              |                         |
|---------|----------------------|--------------|-------------------------|
| Name    | James L. Dunlap      | Organization | SKAGIT COUNTY<br>PDS    |
| Address | P.O. Box 172         | City, State  | La Conner, WA Zip 98257 |
| Email   | jmd@dunlaptowing.com | Phone        | 360-466-3931            |

## 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 | 11316 and 11320 Conner Way                   | City, State    | La Conner, WA Zip 98257 |
| Parcel No(s) | P-15190 , P-15173, P-15174, P-15175, P-95578 | Existing Zone  | AG-NRL                  |
| Acreage      | 21.0 +/- Acres                               | Requested Zone | RRv                     |

## 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.  
See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

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.*

See attached

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.*

See attached

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.*

See attached

## 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.

**OWNERSHIP CERTIFICATION**

I, James L. Dunlap, 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 Comprehensive Plan Amendment and that the statements, answers and information submitted presents 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 172  
City, State, Zip: La Conner, WA 98257  
Phone: (360) 466-3931

Signature(s):  
*James L. Dunlap*

for: \_\_\_\_\_  
(corporation or company name, if applicable)

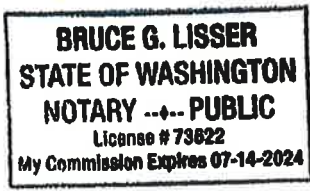
**ACKNOWLEDGMENT**

STATE OF WASHINGTON     )  
  ss.    )  
COUNTY OF SKAGIT     )

On this day personally appeared before me James, L. Dunlap, 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 purpose therein mentioned.

GIVEN under my hand and official seal the 18<sup>th</sup> day of July, 2022.

*[Signature]*  
NOTARY PUBLIC in and for the State of Washington residing at Maunt Ucnor  
My Commission Expires: 7-14-24



**OWNERSHIP CERTIFICATION**

I, Karen Dunlap, 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 Comprehensive Plan Amendment and that the statements, answers and information submitted presents 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 172  
City, State, Zip: La Conner, WA 98257  
Phone: (360) 466-3931

Signature(s):

Karen Dunlap  
\_\_\_\_\_

for: \_\_\_\_\_  
(corporation or company name, if applicable)

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
  ) ss. )  
COUNTY OF SKAGIT )

On this day personally appeared before me Karen Dunlap, 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 purpose therein mentioned.

GIVEN under my hand and official seal the 18<sup>th</sup> day of July, 2002.

[Signature]  
NOTARY PUBLIC in and for the State of Washington residing at Mount Vernon  
My Commission Expires: 7-14-24

**BRUCE G. LISSER**  
**STATE OF WASHINGTON**  
**NOTARY PUBLIC**  
License # 73622  
My Commission Expires 07-14-2024

**OWNERSHIP CERTIFICATION**

I, James L. Dunlap, 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 Comprehensive Plan Amendment and that the statements, answers and information submitted presents 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 172  
City, State, Zip: La Conner, WA 98257  
Phone: (360) 466-3931

Signature(s):

*[Handwritten Signature]*

for: Dunlap Family Trust 3  
(corporation or company name, if applicable)

**ACKNOWLEDGMENT**

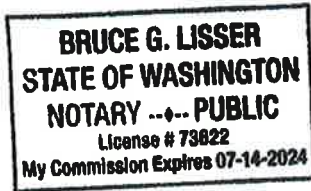
STATE OF WASHINGTON )  
  ss. )  
COUNTY OF SKAGIT )

On this day personally appeared before me James L. Dunlap, 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 purpose therein mentioned.

GIVEN under my hand and official seal the 18<sup>TH</sup> day of July, 2022.

NOTARY PUBLIC in and for the State of Washington residing at Marv Johnson

My Commission Expires: 7-14-24



## OWNERSHIP CERTIFICATION

I, Sybil Jensen, 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 Comprehensive Plan Amendment and that the statements, answers and information submitted presents 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: 11320 Conner Way  
City, State, Zip: La Conner, WA 98257  
Phone: (360) 466-3419

Signature(s):

Sybil Jensen

for: \_\_\_\_\_  
(corporation or company name, if applicable)

### **ACKNOWLEDGMENT**

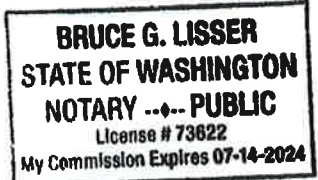
STATE OF WASHINGTON    )  
  ss. )  
COUNTY OF SKAGIT    )

On this day personally appeared before me Sybil Jensen, 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 purpose therein mentioned.

GIVEN under my hand and official seal the 18th day of July, 2002.

Bruce G. Lisser  
NOTARY PUBLIC in and for the State of Washington residing at Mount Vernon

My Commission Expires: 7-14-2L



# OWNERSHIP CERTIFICATION

I, Thomas Jensen, 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 Comprehensive Plan Amendment and that the statements, answers and information submitted presents 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: 16808 Warren Street

City, State, Zip: La Conner, WA 98257

Phone: (360) 466-3586

Signature(s):

Thomas Jensen

for: \_\_\_\_\_  
(corporation or company name, if applicable)

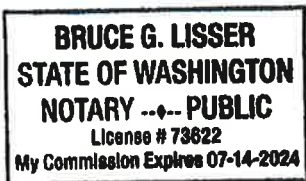
## ACKNOWLEDGMENT

STATE OF WASHINGTON )  
  ss. )  
COUNTY OF SKAGIT )

On this day personally appeared before me Thomas Jensen, 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 purpose therein mentioned.

GIVEN under my hand and official seal the 18<sup>th</sup> day of July, 2002.

[Signature]  
NOTARY PUBLIC in and for the State of Washington residing at Mount Vernon  
My Commission Expires: 7-14-24





## **Proposal Description**

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

This request is for a comprehensive plan amendment / re-zone of approximately 21.0 acres of uplands from AG-NRL to RRv. The property is not agricultural and this request is to have the zoning line follow the toe of the uplands consistent with other county mapped zoning lines. Boundary lines between the farmlands AG-NRL and the uplands RRv are typically delineated along the toe of the hill, see attached example IMAP printout.

The property is in multiple ownerships and parcel P-15175 and P-95578 may not technically meet the lot certification guidelines as being separate legal lots of record. Parcel P-15190 is a legal lot of record as it was originally created in 1960. Those three parcels are being included within this application which mostly covers parcels P-15173 and P-15174 as all of the property to the toe of the hill needs to be included for change to RRv. Upon completion of the Comprehensive Plan Amendment request, and if approved, all of the properties with the exception of P-15190, will need to be included within a subdivision to properly create legal lots. The status of the parcels P-15175 and P-95578 is not part of this request and per the recorded lot certificate were included within the larger lot as one legal parcel to conform with the application requirements and since this application is for the land use designation change, the status of parcels P-15175 and P-95578 will be taken care of with a later CaRD subdivision..

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

The property is not agricultural in nature and the land owners wish to allow other family members the opportunity to build on the upland (non-farmable) portion of the ownership.

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

To be consistent with past practice for the AG-NRL zoning designation, the toe of the slope of the uplands has generally been designated as the line between AG-NRL and RRv (see attached IMap), the request does not confer special privileges to the applicant and is only asking for consistency with respect to the demarcation of the zoning line between the agricultural area and the uplands.

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

The proposal maintains the farmland and provides developable land in the non-farmable uplands as well as providing open space buffer (utilizing the CaRD subdivision process) between the natural resource lands, AG-NRL, and the urban setting of the Town of La Conner.

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

Additional residential dwellings will require public services including police and fire as well as public and private utilities. Access will be to existing county roads and no new roads will be required to be constructed.

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

Being allowed to utilize the RRv zoning density will allow additional homesites, all of which will avoid constructing in both the agricultural land, but more importantly, they will be out of the floodplain in the upland portion of the ownership.

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

A pre-application meeting was held with the county staff, but there have been no public reviews.

**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.**

This request complies with the following Comprehensive Plan land-use designation criteria found in Chapter 2, Chapter 3 and Chapter 4 as follows:

Chapter 2 speaks mainly to the urban growth issues, policy 26-1.2 CaRD land divisions will be utilized upon approvals of the Comprehensive Plan Amendment to properly create the existing parcels, eliminate any zoning line conflicts and insure the properties meet the requirements of the subdivision process and provide transitional open space between the natural resources lands and the Town of La Conner, thereby creating a rural buffer which is a major component of the comprehensive plan. Since the only realistic way to develop the property after the zoning change is through the CaRD process, the ability to create and provide permanent open space is guaranteed.

Chapter 3 is more pertinent to this request and speaks to the ability to allow "land uses which are compatible and in keeping with the protection of important rural landscape features, resources and values". This application is very fitting with this statement as it honors the agricultural land, infill on the uplands and allows for a transition between the agricultural lands and the urban setting of the Town of La Conner. The statement "rural areas preserve historic and cultural structures and landscapes, retain open spaces, protect designated natural resource lands and identified critical areas and minimize service demands and costs on county government" fits this application request.

Utilizing a CaRD subdivision will provide additional open space opportunities as well as long term protection to the agricultural lands that may not be available without the land use designation change as there would be no incentive to do so. Based upon the ownership and the existing home sites (which were not properly created through the subdivision process) the entire ownership will need to be part of a future CaRD land division process. The land division will be able to properly create the existing tracts P-15190 and P-15175. Those two of the parcels as currently described will need to be modified to insure that their boundaries do not cross into the AG-NRL zone. As previously mentioned, the CaRD process will be able to utilize the overall density of the property, the AG-NRL density as well as the RRv density and should be able to yield approximately 6 additional building sites. The sites would be P-15190 as it currently exists, P-95578 and P-15175 correctly created using the CaRD process, and then the additional lots that would be allowed using the RRv density as well as the AG-NRL density, should be a total of 6 but that will be determined during the land division process at a future time..

Chapter 4 Goal A "Maintain land use designation criteria and densities for agricultural natural resources lands. Designate and map long term commercially significant resource lands accordingly."

The land being requested to be placed in the RRv zone has a soil type of Fidalgo-Lithic Xerochrepts – Rock Outcrop Complex, 3-30 percent slope, see attached USDA soils map and text supporting the fact that the area this request does not have agricultural soils.

Since the soils do not have long term commercially significant agricultural properties, per Policy 4A-1.1a, the area should not have been included as AG-NRL lands. This request is not only consistent with the policy within the Comprehensive Plan, but is consistent with past land designation mapping procedures.

Since this area does not create an isolated island within the agricultural lands but lies adjacent to the Town of La Conner, it should not have been mapped with the AG-NRL designation.

#### **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.**

N/A

**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.**

The additional three residential site that would be created with future a future subdivision as previously mentioned is insignificant in the big picture with respect to future population forecasts, this will be a small infill and actually will more than likely be limited to areas for family members to construct homes in the future.

This question seems to be more applicable to large areas being proposed for significantly large developments.

**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.**

The existing AG-NRL appears to be an error with respect to the original designation. Based upon previously mentioned county mapping for the limits of the AG-NRL, it was mapped along the toe of the uplands, since this property was probably in a single ownership at the time of the last Comprehensive Plan update, it may have been overlooked.

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

**LISSER & ASSOCIATES, PLLC**  
320 Milwaukee Street / P.O. Box 1109  
Mount Vernon, Washington 98273-5461  
Phone: (360) 419 - 7442  
Fax: (360) 419 - 0581  
bruce@lisser.com

LR23-01

RECEIVED

JUL 18 2022

SKAGIT COUNTY  
PDS

DATE July 19, 2022

FACSIMILE

TRANSMITTAL

To: Jenn Rogers  
From: Bruce G. Lisser  
Re: Dunlap Comp Plan LR23-01

Via: Hand Delivered  
Fax: (360) 419-0581  
Sheet 1 of (includes cover sheet)

AS REQUESTED URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY

Jenn,

I submitted the above reference application but to say that the portal was limiting with respect to the information I believe is necessary for a complete application is an understatement.

Attached please find what I consider to be a complete application packet for the application as follows:

- 1) Completed and signed application
- 2) Map of proposed limits of Comprehensive Plan Map change from AG-NRL to RRv
- 3) SEPA Checklist
- 4) Lot of record certifications for underlying property AF 202200714068 and 20020714069
- 5) Pre-development meeting notes
- 6) Imap with ownership highlighted
- 7) Zoning map
- 8) Example of map showing consistency of this application request, zoning boundary along toe of hill
- 9) Assessors' print out and vesting deed and or subdivision guarantee information
- 10) Aerial photograph of site
- 11) Specific site photographs and map key
- 12) Copy of portion of the USDA Soils map and printout of specific soil type in area of request
- 13) Copy of a firmette of the flood plain map, showing site in Zone C

I believe that this additional information will be very helpful in your review and based upon my on line application yesterday, was not able to include everything into your system for review.

Please let me know if you need any additional information for your file prior to the July 30<sup>th</sup> submittal deadline.

Thank you,

  
Bruce G. Lisser

Job # 08-070  
E/Forms/Transmittal-bgl

## Bruce Lisser

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**From:** donotreply <donotreply@co.skagit.wa.us>  
**Sent:** Tuesday, July 19, 2022 9:30 AM  
**To:** bruce@lisser.com  
**Subject:** Payment Requested for Application: LR23-01

Hello Bruce Lisser,

You have a payment request in regard to application **LR23-01** in the amount of **\$5660.93**. The reason for the payment: **Initial Application Fee.**

[Please Click Here to make your payment](#)

Please know that action by our department may be placed on hold until payment is received.

Thank you,

Skagit County Planning & Development Services

## Bruce Lisser

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**From:** donotreply <donotreply@co.skagit.wa.us>  
**Sent:** Monday, July 18, 2022 4:51 PM  
**To:** bruce@lisser.com  
**Subject:** Your request, FS-Case-13028342, has been received

Bruce Lisser,

Thank you for submitting your application to Skagit County Planning & Development Services. Your application, **FS-Case-13028342**, has been received. It is in queue to be reviewed by a Permit Technician for application completeness before it can move on to further review by our department. Most applications take 1-3 days. However, please be aware building, floodplain, and grading permit review can take up to 3 weeks depending on submittal volume. Once the application is accepted, you will receive a new file number and payment will be required, if applicable.

**Application Type:** Comprehensive Plan Map Amendment/Rezone Request  
**Submitted Date:** 07/18/2022 04:50 PM  
**Owner:** James and Karen Dunlap  
**Parcel #:** 95578  
**Address:** P.O. Box 172 La Conner, WA 98257

To view your request or check status, please [sign in to your account](#) and go to "[MyRequests](#)".

Thank you,

Skagit County Planning & Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
[pds@co.skagit.wa.us](mailto:pds@co.skagit.wa.us)  
[360-416-1320](tel:360-416-1320)

Your reference number is FS-Case-13028342.

Thank you for submitting Planning & Development Services Application Submission

details:

| Your name    | Your email address | Your address | Your phone number | Are these details correct? |
|--------------|--------------------|--------------|-------------------|----------------------------|
| Bruce Lisser | bruce@lisser.com   | , , ,        |                   | Yes                        |

**Application type:** Comprehensive Plan Map Amendment/Rezone Request

**Does the location of your project have a parcel number?:** Yes

**Parcel Lookup:**

**Parcel No. (from tax statement):** 95578

**Property address (if different than mailing address):** P.O. Box 172 La Conner, WA 98257

**Property Owner:** James and Karen Dunlap

**Upload your completed application below.:** SIGNED APPLICATION.pdf

**upload 1:** AREA OF REZONE REQUEST.pdf, SITE PHOTOS.pdf

**Payment Provider Name:** Lisser & Associates, PLLC

**Payment Provider Email :** bruce@lisser.com

**Payment Provider Phone:** 360-419-7442

**How will this application be paid?:** Check

**Would you like to provide any additional information to assist in your application::** I will hand deliver a complete application packet as your portal does not allow enough attachments to properly support the application. Should have the ability to add the SEPA.

Your process may seem great in theory but it is very weak with respect to being able to provide what I consider the necessary information for a complete application packet.

Bruce

**sigBox:** I have read the above information and understand the next steps.



## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background***

1. Name of proposed project, if applicable:  
**Dunlap, et al, Comprehensive Plan Amendment/Re-zone**
2. Name of applicant:  
**James L. Dunlap**

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

**James L. Dunlap, Applicant**  
**PO Box 172**  
**La Conner WA 98257**  
**Phone: (360) 466-3931**

**Contact:**

**Bruce G. Lisser, P.L.S.**  
**Lisser & Associates, PLLC**  
**PO Box 1109**  
**Mount Vernon WA 98273**  
**Phone: (360) 419-7442**

4. Date checklist prepared:

**July 12, 2022**

5. Agency requesting checklist:

**Skagit County Planning & Development Services**

6. Proposed timing or schedule (including phasing, if applicable):

**This is a Skagit County Planning process which will run from August 2023 through July 2024.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**Future projects will be dependent upon approval of requested Comprehensive Plan Amendment change.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**None required for the land-use designation.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**None known.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Skagit County approval for Comprehensive Plan Amendment and associated zoning change.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The Property is located at 11316 and 11320 Conner Way in La Conner, Skagit County and is associated with Assessor's Parcel Numbers P-15190, P-15173, P-15174, P-15175 and P-95578. The property is in Section 1, Township 33 North, Range 2 East, W.M., The area of the requested map change is approximately 21.0 acres. Currently the property has two residences, several sheds, barn and out buildings, gravel driveways. The property is part of a large farmstead that has historically been in the Dunlap ownership. If the land-use change is approved a future application for a CaRD development on the property will be**

submitted for approval which will include creating legal lots for parcels P-15175 and P-95578 together with the ability for additional residential sites based upon total acreage and allowable density. The subdivision will also set aside the farmland and create rural open space tracts. This SEPA is dealing with the change in land-use request only. See attached maps and aerial photos for a better understanding of the site and its features.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The parent property is described as being portions of Government Lots 2, 3 and 4, Section 1, Township 33 North, Range 2 East, W.M. and is specifically identified by Skagit County Assessor's Parcel Nos. P-15173, P-15174, P-15175, P-15177, P-15182 and P-95578. The re-zone site is located at 11316 and 11320 Conner Way, La Conner WA 98257.

## **B. Environmental Elements**

### **1. Earth**

a. General description of the site:

(circle one): Flat, rolling, hilly, steep **SLOPES**, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

**10 – 20%+/-**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**USDA Soils Survey of Skagit County shows the following soil types within the requested re-zone is mapped as having 55-Fidalgo-Lithic Xerochrepts – Rock outcrops complex 3 to 30% slopes**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**None noticed.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**None with this application.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Yes, this application is limited to a change in land-use designation, no work will be performed in conjunction with the approval therefore no erosion will occur.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Not known at this time, no development plans have been prepared for this site.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**None with this land-use application.**

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

**None, this application is only for a change in land-use designation.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None known.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**None proposed.**

## 3. Water

### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**Not within the 21.0+/- acre re-zone site, the parent parcel is surrounded on two sides by tidelands.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**Not with this land-use application.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None proposed with this land-use application.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**The area being requested for the re-zone change is out of the floodplain, the remainder of the property is within Zone A-7, elevation 8 per FIRM Map 530151/0425/C dated January 3, 1985.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No**

### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**No**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the

number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None with this land-use application.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Precipitation which permeates into ground.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**Not likely, there is no development.**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**None proposed at this time.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**None proposed at this time.**

#### 4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: **ALDER, MAPLE**, aspen, other

evergreen tree: **FIR, CEDAR**, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

**None with this land-use application**

c. List threatened and endangered species known to be on or near the site.

**None known**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**None proposed**

e. List all noxious weeds and invasive species known to be on or near the site.

**None known or researched as a part of this land-use application**

#### 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **HAWK, HERON, EAGLE, SONGBIRDS**, other:

mammals: **DEER**, bear, elk, beaver, other:

fish: bass, **SALMON**, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

**Salmon**

- c. Is the site part of a migration route? If so, explain.

**Entire property is within the Pacific Flyway, no migratory waterfowl have been observed on this site.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**None proposed with this land-use designation change request.**

- e. List any invasive animal species known to be on or near the site.

**None known or observed**

## **6. Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**None with this land-use application**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**No**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**None proposed with this land-use application change request**

## **7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

**No**

- 1) Describe any known or possible contamination at the site from present or past uses.

**None known**

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**There are no known hazardous chemicals or transmission lines in the vicinity of this project.**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**None proposed.**

- 4) Describe special emergency services that might be required.

**None known as a part of this land-use change request, a higher density will impact the need for emergency services, typical with any rural residential development**

- 5) Proposed measures to reduce or control environmental health hazards, if any:

**None proposed, if land-use application is approved, any measures will be presented with a development plan.**

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**Road traffic to north, farm equipment to south, boat traffic to west**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**None, if the land-use application is approved, this will be addressed with a development application.**

- 3) Proposed measures to reduce or control noise impacts, if any:

**None proposed with this land-use change request**

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**Site: Two single family residences, sheds, barn, outbuildings, forest land.**

**West: gravel drive and Swinomish Channel**

**North: Town of La Conner**

**East: Agriculture land**

**South: Agriculture land and tidelands**

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**Not the 21+/- acres being requested for re-zone.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**No**

- c. Describe any structures on the site.

**See attached site map.**

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

**Not as a part of the re-zone request.**

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

**AG-NRL**

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

**Natural Resource Lands, AG**

- g. If applicable, what is the current shoreline master program designation of the site?

**Not known or researched as it is not applicable to the re-zone site.**

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**Not known.**

- i. Approximately how many people would reside or work in the completed project?

**If the area is re-zoned to RRv, using a CaRD development of the re-zoned site together with the contiguous AG-NRL property there could be 5 - 6 residences on the property.**

- j. Approximately how many people would the completed project displace?

**None**

- k. Proposed measures to avoid or reduce displacement impacts, if any:  
**None with the land-use application, utilization of a CaRD subdivision process will help mitigate impacts.**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**None proposed with this land-use change request.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
**None proposed with this land-use change request.**

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**No units are being proposed or provided with this land-use request.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
**None**
- c. Proposed measures to reduce or control housing impacts, if any:  
**None with this application, if approved the ability to create building sites will more than likely utilize the CaRD process.**

## **10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
**None proposed at this time.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**None**
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
**None at this time.**

## **11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**This application will not produce any light or glare.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**Not applicable.**
- c. What existing off-site sources of light or glare may affect your proposal?  
**None observed.**
- d. Proposed measures to reduce or control light and glare impacts, if any:  
**None.**

## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Town of La Conner, Pioneer Park and boating**
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
**Not applicable.**



- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**None.**

### **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

**None known.**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**None observed.**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**None observed.**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**None proposed with this land-use change request.**

### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

**Property is accessed via Pioneer Parkway**

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

**No**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

**Not applicable, no project is proposed with this land-use application.**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**Not applicable.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**Not pertinent to this application.**

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

**No**

h. Proposed measures to reduce or control transportation impacts, if any:

None proposed, any project mitigations will take place with a development application.

**15. Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not at this time.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed, any project mitigations will take place with a development application.

**16. Utilities**

a. Circle utilities currently available at the site:

**ELECTRICITY, NATURAL GAS, WATER, REFUSE SERVICE, TELEPHONE,**  
sanitary sewer, **SEPTIC SYSTEM**, other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not known at this time as no site development application can be submitted until the land-use change has been approved.

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signer \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

*[Handwritten Signature]*  
*BRUCE G. LISSER*  
*LISSER & ASSOCIATES, PLLC*  
*DATE SIGNED JULY 14, 2022*

**D. Supplemental sheet for nonproject actions**

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not applicable to this land-use application

Proposed measures to avoid or reduce such increases are:

**None proposed**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

**Not applicable to the land-use application**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**None proposed**

3. How would the proposal be likely to deplete energy or natural resources?

Not applicable to the land-use application

Proposed measures to protect or conserve energy and natural resources are:

**None proposed**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

**Not applicable to the land-use application**

Proposed measures to protect such resources or to avoid or reduce impacts are:

**None proposed**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**Not applicable to the land-use application**

Proposed measures to avoid or reduce shoreline and land use impacts are:

**None proposed**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**Not applicable to the land-use application**

Proposed measures to reduce or respond to such demand(s) are:

**None proposed**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**Not applicable to the land-use application**



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Skagit County Auditor

LR23-01  
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Return Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_18-0341

Applicant Name: James Dunlap

Property Owner Name: James Dunlap/Sybil Jenson/ & Gretchen McCauley

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 15173, 15174, 15175, 15177, 15182, 95578; 330201-0-003-0021, 330201-0-04-0012, 330201-0-004-0137, 330201-0-006-0002, 330201-0-013-0003, 330201-0-004-0202; within a Ptn of the N 1/2 of Sec. 1, Twp. 33, Rge 2. All Parcels as a single unit.

Lot Size: approximately 91 acres (with 2 existing houses)

**1. CONVEYANCE**

X **IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

**IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

**2. DEVELOPMENT**

X **IS**, the minimum lot size required for the Agricultural-Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

**IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) and therefore IS eligible to be considered for development permits.

Authorized Signature: \_\_\_\_\_

Date: 7/13/2022

See attached map for Lot of Record boundaries.





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07/14/2022 01:52 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

Return Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES  
**LOT OF RECORD CERTIFICATION**

File Number: PL\_22-0352

Applicant Name:   Bruce Lisser, PLLS

Property Owner Name:   Thomas & Mary Jenson Trust

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s):    15190; 330201-0-019-0007; within a Ptn of the NE ¼ of the NW ¼ of Sec. 1, Twp. 33, Rge 2.

Lot Size:   approximately 2 acres

**1. CONVEYANCE**

X **IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

**IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

**2. DEVELOPMENT**

**IS**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X **IS NOT**, the minimum lot size required for the    Agricultural-Natural Resource Land    zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature:   

Date:    7/13/2022

See attached map for Lot of Record boundaries.





# Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273  
office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

LR23-01

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## Pre-Development Notes: Long Range Planning

**To:** Bruce Lisser for James Dunlap

**From:** PDS – Jenn Rogers, Long Range Planning

**Date:** 6/30/2022

**Re:** Comprehensive Plan Amendment

**Location:** 11316 Conner Way (P15173 & P15174)

### Long Range Comments:

A request to rezone a parcel would require a Comprehensive Plan zoning map amendment request. The form is due by July 29, 2022, at 4:30pm to Skagit County Planning & Development Services. The process to complete a map rezone will entail an initial review by the Board of County Commissioners to decide whether to include the map amendment request on the annual docket. This process will occur in the spring of 2023.

If the petition is included in the docket, the request will move to Planning Commission review. The Planning Commission typically evaluates docket petitions from the summer through fall. The Planning Commission will hear recommendations from staff on whether to recommend approval of the petition and then a public hearing will be held. Prior to the public hearing, a SEPA analysis will be completed. A SEPA checklist and determination are not required when submitting a map rezone request. Staff will coordinate with the applicant after the petition is docketed to move through the SEPA process.

The Planning Commission will approve a recommendation to the Board of County Commissioners on which petitions should be approved or denied in the late fall or early winter. Then the Board will deliberate on final approval for petitions. Final approval for the 2023 docket is estimated late winter of 2024.

Staff would recommend the applicant evaluate applying for a rezone request to the Rural Reserve zone for the proposed uses. Information which would be helpful for the application would include notes on soil type, water resources, and detailed plans for the intended new development. Long range staff are also available for additional meetings prior to submitting an application if the applicant would like to discuss other questions and concerns.

County Staff:

Jenn Rogers

360.416.1336 [jrogers@co.skagit.wa.us](mailto:jrogers@co.skagit.wa.us)





# Office of the Fire Marshal

Planning & Development Services ▪ 1800 Continental Place ▪ Mount Vernon WA 98273  
office 360-416-1842 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/firemarshal

**Date:** June 30, 2022

**Project:** Rezone AG-NRL for lot development

**Address:** 11316 Conner Way La Conner

The project may require water line extensions and with water extension fire flow requirements may apply.

Fire flow for one and two-family dwellings shall meet the minimum of 1,000 gallons per minute (GPM) of flow to comply with the 2018 International Fire Code (IFC) Appendix B, Section B105. Fire flow reduction to 500 GPM would be allowed if all dwelling units were protected by Automatic Residential Fire Sprinklers.

Fire Apparatus access roads and public streets providing access to buildings in accordance with IFC Section 503 shall be provided with one or more fire hydrants, as determined by IFC Section C102.1. Where more than one fire hydrant is required, the distance between fire hydrants shall be in accordance with Sections C103.2 and C103.3.

Gates serving private roads or driveways are required to have a means of emergency vehicle access. This will require the installation of a Knox padlock for a chained gate or a Knox Key Switch for any automatic gate. Padlocks and switches can be ordered directly from Knox Corporation to match the responding fire department key code.

Additional fire code requirements may be identified at the time of building permit application.

**Please contact me for further assistance or any questions that you have with your project.**

**Sincerely,**

**Bonnie LaCount**  
*Deputy Fire Marshal*

**Skagit County Planning & Development Services**  
1800 Continental Place  
Mount Vernon, WA 98273  
Direct 360-416-1842

## **Pre-Development Notes**

**To:** Bruce Lisser for James Dunlap

**From:** PDS – Brannon McNellis

**Date:** 06/30/2022

**Re:** Comp Plan Amendment

**Location:** 11316 Conner Way (P15173 & P15174)

Development applications are subject to water review requirements outlined in SCC 14.24 and SCC 12.48. These parcels appear to be within the service area of the LaConner public water system. Public water is considered the best water source available. It is recommended that you contact the water system purveyor, to ensure sufficient water is available for any development that you expect to pursue in the future.

Please be aware that these parcels are located within a Seawater Intrusion Area, as defined in SCC 14.24.380. Development that proposes the use of a groundwater well, would be subject to the conditions outlined in SCC 14.24.380.

***NOTE:*** Skagit County Planning and Development Services comments on SCC 12.48 are limited to water availability. Skagit County Public Health Department will comment on all other issues related to SCC 12.48.

***SCC 14.16.840:*** Parameters for noise, light and vibration thresholds shall be observed.

***Chapters 173-200 and 173-201A WAC:*** Project shall observe state levels and requirements to avoid degradation for water quality in ground and surface waters. No direct discharge to wetlands or surface waters is allowed without a Dept. of Ecology permit.

If you have questions, please contact our department.

Thank you,

Brannon McNellis

Associate Planner

Email: [brannonm@co.skagit.wa.us](mailto:brannonm@co.skagit.wa.us)

Phone: (360) 416-1398



# Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273  
office 360-416-1320 ▪ pdsstormwater@co.skagit.wa.us ▪  
www.skagitcounty.net/stormwaterpermitting

## Pre-Application\Pre-Development Memo (Stormwater)

To: Lisser for Dunlap  
From: Andrew Wargo, Skagit County Planning, Stormwater Review Technician  
Project Description: CaRD Short Plat/Rezone  
Project Location: Conner Way  
Date: June 30, 2022

All new and replaced impervious surfaces must meet all applicable stormwater requirements in place at time of development application. Stormwater management and temporary erosion control requirements are currently:

- Washington Department of Ecology 2019 Stormwater Management Manual for Western Washington (SWMM)
- Low Impact Development Technical Guidance Manual for Puget Sound (2012 Edition)
- FAA\WSDOT Aviation requirements for stormwater facilities (if applicable)
- Skagit County Code Section 14.32 and 14.34

A drainage plan prepared by an engineer licensed in the State of Washington will be required if impervious hard surface square foot, cubic yardage, or land disturbance trigger thresholds are met. The drainage plan must meet requirements specified by the SWMM and Skagit County Code.

A permit will be required for road or driveway construction.

Proposed lot configuration should consider onsite stormwater management requirements.

This property is located within the NPDES (National Pollutant Discharge Elimination System) Permit boundary. Low Impact Development (LID) techniques will be required to be incorporated into the project design if impervious\hard surface square foot trigger thresholds are met.

This property is located within the floodplain, which requires Low Impact Development (LID) techniques be incorporated into the design per Skagit County Code Section 14.34.150(2). A floodplain development permit will be required.

Because of the proximity of Skagit County Regional Airport, all proposed stormwater facilities shall incorporate all applicable Federal Aviation Administration (FAA) and Washington State\WSDOT requirements for stormwater facilities near airports.

The following two notes shall be added to the proposed plat:

- All runoff from impervious surfaces and roof drains must be directed to not adversely affect adjacent properties and must comply with stormwater requirements at the time of development.

**Additional requirements may be identified during review of permit documents.**

**A geotechnical assessment and report may be required if a stormwater facility is installed on or near a slope steeper than 15 percent.**

**Test pit(s) may be required to confirm the feasibility of stormwater infiltration or bio-retention facilities.**

**Please contact me at 360-416-1319 or [awargo@co.skagit.wa.us](mailto:awargo@co.skagit.wa.us) with any questions.**



# Planning & Development Services

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1800 Continental Place ▪ Mount Vernon, Washington 98273  
office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

## PREDEVELOPMENT/PREAPPLICATION

### MEETING NOTES

**DATE:** June 30, 2022

**FILE NUMBER:** Predevelopment

**APPLICANT:** Dunlap & Jenson

**CONTACT:** Bruce Lisser

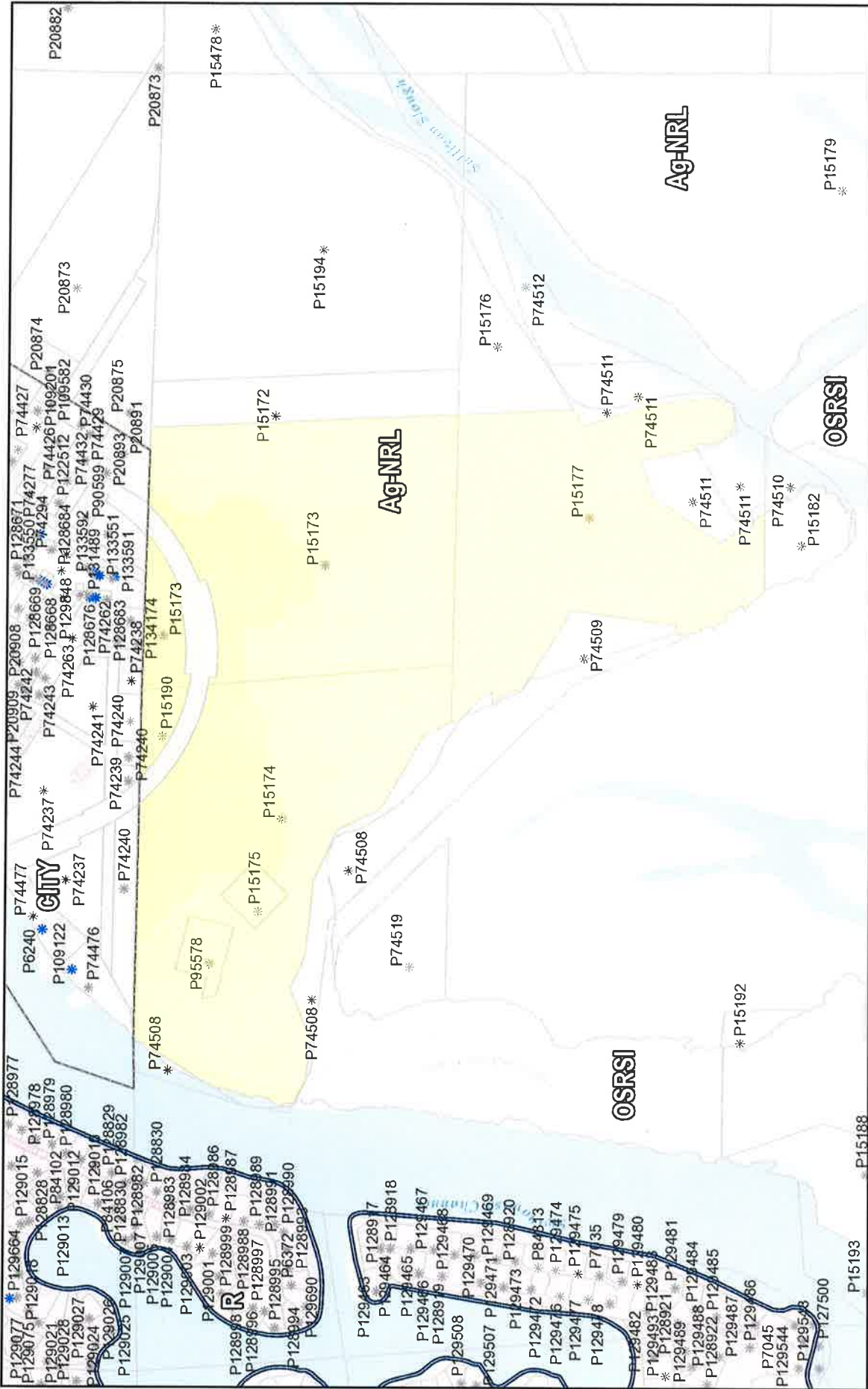
**STAFF COMMENTS:** Standard critical areas review will be required prior to submittal of the land division or any future development application. Limited review has been completed on P95578 (PL18-0235) and P15175 (BP00-0925). A preliminary map review indicates the presence of wetlands, hydric soils, steep slopes, flood hazard (Zone A7), moderate to high liquefaction potential soils.

A portion of the site is located within a Rural shoreline area.

**COUNTY STAFF:**

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Leah Forbes  
360.416.1337 – leahf@co.skagit.wa.us

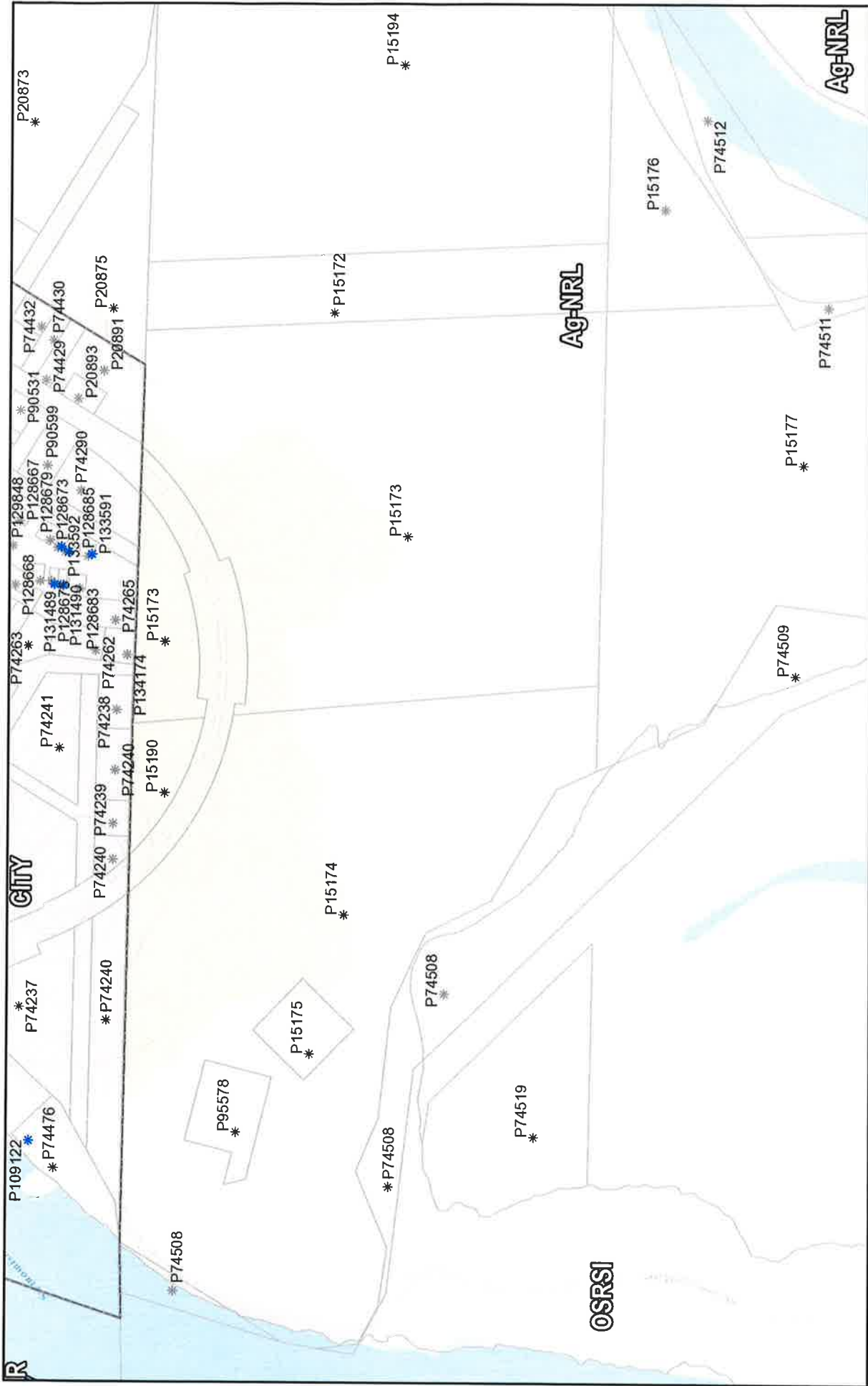


June 22, 2022

**Legend**

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

**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.

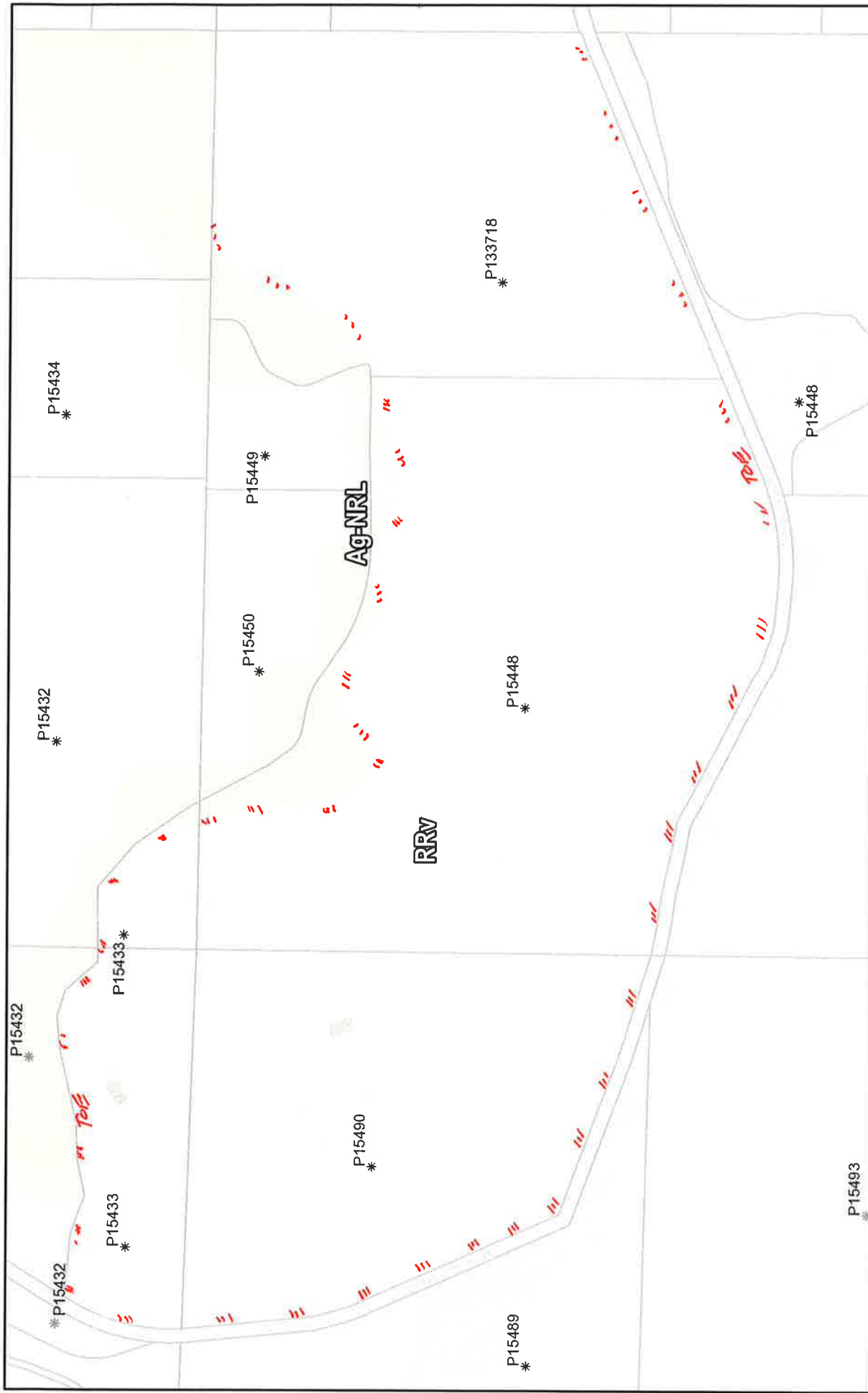


July 11, 2022

**Legend**

- County Boundary
- Incorporated Areas
- Airport Environs Overlay [AEO]
- UGA Areas
- Tax Parcel Numbers
- Building Only Accounts
- Guemes Island Overlay
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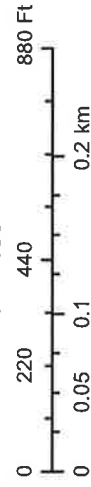
July 11, 2022

**EXAMPLE OF ZONING ALONG TOE**

**Legend**

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

1" = 400'



**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.



Details for Parcel: P15190



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 **P15190** XrefID **330201-0-019-0007** Quarter **NE** Section **01** Township **33** Range **02**

Owner Information **JENSON THOMAS/MARY TRUST**  
 16808 WARREN ST  
 LA CONNER, WA 98257

Site Address(es) \_

Map Links  
[Open in iMap](#)  
 Assessor's Parcel Map:  
[PDE](#) | [DWF](#) | [DWG](#)

Current Legal Description [Abbreviation Definitions](#)

(2.0300 ac) TAX 6 TPN GOVERNMENT LOTS 2 & 3, SECTION 1, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., BAAT WH IS S 89-31-18 E 748.80FT FR N1/4 C SEC 1 TH S 37-07-52 S ALG CRV TO RGT HAV RAD OF 818.51FT DIST OF 749.61FT TH ALG NLY LI SD CO RD R/W TO N LI SEC 1 TH E ALG N LI S DSEC 1 TAP 30FT E OF N1/4 C SD SEC NLY AT R/A DIST OF 40FT TO NLY LI SD RD R/W & POB TH NWLY ALG TH SELY IN STRT LI TPB

2021 Values for 2022 Taxes\*

Building Market Value \$ .00  
 Land Market Value +\$4,600.00  
 Total Market Value \$4,600.00  
 Assessed Value \$4,600.00  
 Taxable Value \$4,600.00

Sale Information

Deed Type QUIT CLAIM DEED  
 Sale Date 2003-01-23  
 Taxable Selling Price \$ .00  
 Sale requires NRL disclosure ([more info](#))

2022 Property Tax Summary

2022 Taxable Value \$4,600.00  
 General Taxes \$44.04  
 Special Assessments/Fees +\$38.50  
 Total Taxes \$82.54

[Pay Property Taxes Online](#)

\* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

|   |  |                                |      |
|---|--|--------------------------------|------|
| *Assessment Use Code  | (920) TREES  | <a href="#">WAC 458-53-030</a> |      |
| Neighborhood  | (27LCXSLAND) LACONNER CONWAY EXCESS RESIDENTIAL LAND |                                |      |
| Levy Code   | 1560   | Fire District                  |      |
| School District   | SD311  | Exemptions                     |      |
| Utilities   |  | Acres                          | 2.03 |
| <b>Improvement 1 Attributes Summary</b>                                       |  |                                |      |
| 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   |  |                                |      |
| <b>For additional information on individual segments see Improvements tab</b> |  |                                |      |

\* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

\* 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.**



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Skagit County Auditor  
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WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.  
P.O. BOX 727  
ANACORTES, WA 98221

**QUIT CLAIM DEED**

THE GRANTORS, THOMAS V. JENSON, aka THOMAS JENSON, and MARY M. JENSON, aka MARY JENSON, aka MARY MARGARET JENSON, husband and wife, in consideration of One Dollar, convey and quitclaim unto THOMAS V. JENSON and MARY M. JENSON, as Trustees of the "Thomas and Mary Jenson Trust" dated the 8th day of March, 1999, the GRANTEES, the following described real property located in Skagit County, Washington, together with any and all after acquired title to said property:

**Abbreviated Legal Description:**

Parcel 1: That portion of Lots 2 and 3, Section 1, Township 33, North, Range 2 East, W.M. lying northerly of the County Road known as Pioneer Parkway, described as follows: Legal continued on page 2.

Assessor's Tax Parcel No. 330201-0-019-0007, P15190.

Parcel 2: Tract 25, SNEE-OOSH, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County. Legal continued on page 2.

Assessor's Tax Parcel No. 4016-000-025-0005, P69629.

DATED this 23 day of January, 2003.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 3440  
JAN 24 2003

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

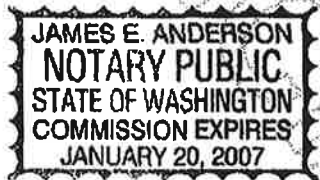
THOMAS V. JENSON

MARY M. JENSON

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that THOMAS V. JENSON and MARY M. JENSON signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 1/23/03



James E. Anderson  
Notary Public in and for the State  
of Washington, residing at: \_\_\_\_\_  
ANACAPTES  
My appointment expires: 1/20/03  
JAMES E. ANDERSON  
(Printed Name)

Legal Description continued:

Parcel 1:  
Beginning at a point that is south 89°31'18" East 748.80 feet from the north quarter corner of said Section One thence South 37°07'52" west along a curve to the right having a radius of 818.51 feet, a distance of 749.61 feet; thence northerly at right angles a distance of 40 feet to the northerly line of said County road right of way and the true point of beginning of this description; thence north-westerly along the northerly line of said County road right of way as conveyed to Skagit County by deed dated August 8, 1955 and recorded August 9, 1955 under auditor's file No. 522228 to the north line of said Section One; thence east along the north line of said Section One to a point 30 feet east of the north quarter corner of said Section One; thence southeasterly in a straight line to the true point of beginning.

Parcel 2:  
SUBJECT TO: Restrictions contained in deed from Snee-Oosh Land Co., a corporation, dated May 2, 1929, filed April 27, 1959, as File No. 579591, and recorded in Volume 301 of Deeds at page 613.

QUITCLAIM DEED - 2

  
200301240017  
Skagit County Auditor  
1/24/2003 Page 2 of 2 9:20AM

|  |  |
|--|--|
|  <b>First American Title™</b> | <b>Subdivision Guarantee</b>                               |
|  | ISSUED BY<br><b>First American Title Insurance Company</b> |
| <b>Guarantee</b>   | GUARANTEE NUMBER<br><b>5003353-0003128e</b>                |

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
a Nebraska corporation, herein called the Company

**GUARANTEES**

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

**First American Title Insurance Company**



Dennis J. Gilmore, President



Greg L. Smith, Secretary

For Reference:

**File #:** 21-11785-TO

**Loan #:** N/A

Issued By:

**Guardian Northwest Title & Escrow Company**

1301-B Riverside Drive, P.O. Box 1667

Mount Vernon, WA 98273

This jacket was created electronically and constitutes an original document

**SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE**

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
  - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
  - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
  - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
  - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
  - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
  - (c) The identity of any party shown or referred to in Schedule A.
  - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

**GUARANTEE CONDITIONS AND STIPULATIONS**

**1. Definition of Terms.**

The following terms when used in the Guarantee mean:

- (a) "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

**2. Notice of Claim to be Given by Assured Claimant.**

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

**3. No Duty to Defend or Prosecute.**

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party,

notwithstanding the nature of any allegation in such action or proceeding.

**4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.**

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

**5. Proof of Loss or Damage.**

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

**6. Options to Pay or Otherwise Settle Claims: Termination of Liability.**

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

**7. Determination and Extent of Liability.**

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and

Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

**8. Limitation of Liability.**

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

**9. Reduction of Liability or Termination of Liability.**

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

**10. Payment of Loss.**

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

**11. Subrogation Upon Payment or Settlement.**

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

**12. Arbitration.**

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

**13. Liability Limited to This Guarantee; Guarantee Entire Contract.**

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

**14. Notices, Where Sent.**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707** [Claims.NIC@firstam.com](mailto:Claims.NIC@firstam.com) Phone: 888-632-1642 Fax: 877-804-7606



**First American Title™**

## Subdivision Guarantee

ISSUED BY

**First American Title Insurance Company**

## Schedule A

GUARANTEE NUMBER

**5003353-0003128e**

Order No.: 21-11785-TO

Liability: \$2,000.00

Fee: \$750.00

Tax: \$65.25

Name of Assured: Lisser and Associates

Date of Guarantee: July 20, 2021

The assurances referred to on the face page hereof are:

1. Title is vested in: James L. Dunlap, Trustee of the James L. Dunlap Family Trust 3, dated October 19, 2010, as to an undivided ¼ interest; James L. Dunlap, as his separate property, as to an undivided ¼ interest; Sybil Jenson, as her separate property, as to an undivided ¼ interest; and in Thomas V. Jenson and Mary M. Jenson, Trustees of the Thomas and Mary Jenson Trust, dated March 8, 1999, as to an undivided ¼ interest.
2. That, according to the Public Records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.
3. The following matters are excluded from the coverage of this Guarantee:
  - A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
  - B. Water rights, claims or title to water.
  - C. Tax Deeds to the State of WA.
  - D. Documents pertaining to mineral estates.
4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.
5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.
6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

By: \_\_\_\_\_

Guardian Northwest Title & Escrow Company, 60-0021028  
1301 Riverside Drive  
Suite B  
Mount Vernon, WA 98273  
Authorized Countersignature



|  |  |
|--|--|
|  <b>First American Title™</b> | <b>Subdivision Guarantee</b>                               |
|  | ISSUED BY<br><b>First American Title Insurance Company</b> |
| <b>Schedule B</b>  | GUARANTEE NUMBER<br><b>5003353-0003128e</b>                |

File No.: 21-11785-TO

**RECORD MATTERS**

1. Taxes and assessments, if any, no search having been made therefore.
2. Said lands have been reclassified as Farm and Agricultural by Open Space Taxation Agreement, recorded 11/23/1971 as Auditor's File No. 761003 for tax purposes, notice of which is given by instrument as herein set forth. They will be subject to further taxation and interest thereupon as provided by chapter 84.34 and 84 R.C.W. upon withdrawal from such classification or change in use.  
  
A Notice of Continuance was recorded January 31, 2003 as Auditor's File No. 200301310204.
3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 10, 1955, as Auditor's File No. 514359.  
Affects: Government Lot 3
4. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Charles Anderson, et ux, recorded January 10, 1974 as Auditor's File No. 795468  
Affects: a Westerly portion of the subject property.
5. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to James Fellman, or assigns, recorded December 12, 1978 as Auditor's File No. 892922.  
Affects: a Westerly portion of the subject property.
6. Regulatory notice/agreement regarding Variance for subdivision purposes that may include covenants, conditions and restrictions affecting the subject property, recorded 04/14/1989 as Auditor's File No. 8904140020 .  
  
Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.
7. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to James L. Dunlap, et ux, recorded August 30, 1993 as Auditor's File No. 9308300046.  
Affects: an 18-foot wide strip of the subject property.
8. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to James L. Dunlap recorded August 30, 1993 as Auditor's File No. 9308300047.
9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded February 6, 2003 as Auditor's File No. 200302060018.  
Affects: subject property and other property
10. Question of the interpretation of the Exception for the East 3 chains of Government Lot 7 by reason of the East line of Government Lot 7 being an irregular water boundary line rather than a straight line.

|  |   |
|--|---|
|  <b>First American Title™</b> | <b>Subdivision Guarantee</b>  |
|  | <small>ISSUED BY</small><br><b>First American Title Insurance Company</b> |
| <b>Schedule C</b>  | <small>GUARANTEE NUMBER</small><br><b>5003353-0003128e</b>                |

File No.: 21-11785-TO

The land in the County of Skagit, State of Washington, described as follows:

Government Lots 2, 3, 4 and of Section 1, Township 33 North, Range 2 East, W.M. EXCEPT the six following described portions thereof:

- 1) The East 3 chains of Government Lots 2, 4 and 7, described on some deeds as "3 chains in width off the outside of said Lots 2, 4 and 7". ✓
- 2) That portion thereof conveyed to Skagit County for a road known as Pioneer Parkway by deed recorded August 9, 1955 as Auditor's File No. 522228. ✓
- 3) That portion thereof conveyed to Thomas Jenson, et ux, by deed recorded January 29, 1960 as Auditor's File No. 590470. ✓
- 4) That portion thereof conveyed to Susan Jensen by deed recorded July 18, 1990 as Auditor's File No. 9007180002. ✓
- 5) That portion thereof conveyed to James L. Dunlap, et ux, by deed recorded October 2, 1991 as Auditor's File No. 9110020002. ✓
- 6) Public road right-of-way, if any, known as Conner Way along Northwesterly and Westerly portions thereof.

|  |   |
|--|---|
|  <b>First American Title™</b> | <b>Subdivision Guarantee</b>  |
|  | <small>ISSUED BY</small><br><b>First American Title Insurance Company</b> |
| <b>Informational Notes</b>   | <small>GUARANTEE NUMBER</small><br><b>5003353-0003128e</b>                |

File No.: 21-11785-TO

1. Local Contact information:

John Milnor  
Guardian NW Title & Escrow  
1301B Riverside Drive  
PO Box 1667  
Mount Vernon, WA 98273  
PH 360-424-0115  
john.milnor@gnwttitle.com

## Bruce Lisser

---

**From:** Elaine Daws <Elaine.Daws@GNWTitle.com>  
**Sent:** Monday, August 02, 2021 10:13 AM  
**To:** jimd@dunlaptowing.com; Bruce@lisser.com; Kevin@lisser.com  
**Subject:** 21-11785  
**Attachments:** 21-11785 Subdivision Guarantee.pdf

Corrected Subdivision Guarantee is attached.

---

Sent from 

**Confidentiality Notice:**

Unless otherwise indicated, email transmission is not a secure form of communication and your reply may not be encrypted. The information contained in this message is proprietary and/or confidential. If you are not the intended recipient, please: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

Details for Parcel: P95578



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

|   |  |   |                      |                       |                    |
|---|--|---|----------------------|-----------------------|--------------------|
| <b>Parcel Number</b><br>P95578  | <b>XrefID</b><br>330201-0-004-0202   | <b>Quarter</b><br>01  | <b>Section</b><br>33 | <b>Township</b><br>02 | <b>Range</b><br>02 |
| <b>Owner Information</b><br>DUNLAP JAMES L & DUNLAP KAREN D<br>BOX 172<br>LA CONNER, WA 98257 | <b>Site Address(es)</b><br>11316 CONNER WAY<br>[Old Address: 1324 CONNER WAY]<br>Skagit County, WA (Jurisdiction, State)<br><a href="#">Zip Code Lookup</a>   <a href="#">Site Address Information</a> | <b>Map Links</b><br><a href="#">Open in iMap</a><br>Assessor's Parcel Map:<br><a href="#">PDF</a>   <a href="#">DWF</a>   <a href="#">DWG</a> |                      |                       |                    |

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

(1.1400 ac) PTN GOVERNMENT LOT 3, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., DAF: BAT STONE MONUMENT ON N LI OF SD SEC; TH N 56-30-30 E, 320 FT; TH S 36-01-50 E, 237 FT; TH S 13-55-50 E, 180 FT; TH S 35-36-50 W, 84 FT TPB; TH S 14-10-20 W, 208 FT; TH N 75-49-40 W 304.5 FT; TH N 14-10-20 W, 66.4 FT; TH S 75-49-40 E, 98.5 FT; TH N 14-10-20 E, 141.6 FT; TH S 75-49-40 E, 208 FT TPOB

**2021 Values for 2022 Taxes\***

Building Market Value \$450,600.00  
 Land Market Value +\$244,100.00  
 Total Market Value \$694,700.00  
 Assessed Value \$694,700.00  
 Taxable Value \$694,700.00

**Sale Information**

Deed Type QUIT CLAIM DEED  
 Sale Date 1991-10-02  
**Taxable Selling Price** \$28,000.00  
 Sale requires NRL disclosure ([more info](#))

**2022 Property Tax Summary**

2022 Taxable Value \$694,700.00  
 General Taxes \$7,168.56  
 Special Assessments/Fees +\$118.00  
**Total Taxes** \$7,286.56  
[Pay Property Taxes Online](#)

\* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

|   |   |                              |                                |
|---|---|------------------------------|--------------------------------|
| <b>*Assessment Use Code</b>   | (110) HOUSEHOLD SFR OUTSIDE CITY  |                              | <a href="#">WAC 458-53-030</a> |
| <b>Neighborhood</b>   | (20LCAGRES) LACONNER RESIDENTIAL AG (FOR RESIDENTIAL PARCELS IN AG AREAS) |                              |                                |
| <b>Levy Code</b>  | 1595  | <b>Fire District</b>         | F13                            |
| <b>School District</b>  | SD311   | <b>Exemptions</b>            |                                |
| <b>Utilities</b>  | *SEP, PWR, WTR-W  | <b>Acres</b>                 | 1.14                           |
| <b>Improvement 1 Attributes Summary</b>                                       |   |                              |                                |
| <b>Building Style</b>   | 1 & 1/2 STORY   |                              |                                |
| <b>Year Built</b>   | 1913  | <b>Foundation</b>            |                                |
| <b>Above Grade Living Area</b>  | 3,840 Square Feet   | <b>Exterior Walls</b>        | SIDING                         |
| <b>Finished Basement</b>  |   | <b>Roof Covering</b>         | COMP                           |
| <b>*Total Living Area</b>   | 3,840 Square Feet   | <b>Heat/Air Conditioning</b> | FORCED AIR                     |
| <b>Unfinished Basement</b>  |   | <b>Fireplace</b>             | SINGLE 2 STORY                 |
| <b>*Total Garage Area</b>   | 624 Square Feet   | <b>Bedrooms</b>              | 5                              |
| <b>Bathrooms</b>  | 3 FULL BATHS, HALF BATH   |                              |                                |
| <b>For additional information on individual segments see Improvements tab</b> |   |                              |                                |

\* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

\* 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.**

THIS SPACE PROVIDED FOR RECORDER'S USE:  
 JERRY MCINTURFF  
 SKAGIT COUNTY AUDITOR  
 91 OCT -2 AIO 08  
 RECORDED \_\_\_\_\_ FILED \_\_\_\_\_  
 REQUEST OF \_\_\_\_\_  
**9110020002**

5  
2  
700

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name..... James L. Dunlap  
 Address..... c/o Box 172  
 City, State, Zip..... LaConner, WA 98257

**Quit Claim Deed**

LPB-12

THE GRANTORS James Dunlap and Susan Jenson as tenants in common.  
 for and in consideration of Ten Dollars and other valuable consideration  
 conveys and quit claims to James L. and Karen D. Dunlap (H&W)

P-95578

the following described real estate, situated in the County of Skagit State of Washington,  
 together with all after acquired title of the grantor(s) therein.

That portion of Government Lot 3, Section 1, Township 33 North, Range 2 East, W.M.,  
 described as follows:

Beginning at the stone monument on the North line of said Section 1, thence  
 North 56° 30' 30" East 320.0 ft., thence  
 South 36° 01' 50" East 237.0 ft., thence  
 South 13° 55' 50" East 180.0 ft., thence  
 South 35° 36' 50" West 64 ft. to the True Point of Beginning, thence  
 South 14° 10' 20" West 208.0 ft., thence  
 North 75° 49' 40" West 304.5 ft., thence  
 North 14° 10' 20" West 66.4 ft., thence  
 South 75° 49' 40" East 96.5 ft., thence  
 North 14° 10' 20" East 141.6 ft., thence  
 South 75° 49' 40" East 208.0 ft. to the TPB

Enclosing an area of 49,671.6 sq.ft., or 1.14 acre.

#14229  
 SKAGIT COUNTY WASHINGTON  
 Real Estate Excise Tax  
 PAID

OCT 2 1991

Amount Paid \$ 428.40  
 Skagit County Treasurer  
 By: Deputy

Dated..... 19.....  
 James Dunlap (Individual)  
 Susan Jenson (Individual)

By..... (President)  
 By..... (Secretary)

STATE OF WASHINGTON }  
 COUNTY OF Skagit } ss.

On this day personally appeared before me  
 James Dunlap and Susan Jenson  
 to me known to be the individual 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  
 day of October 1991.  
 Notary Public in and for the State of Wash-  
 ington, residing at Mt. Vernon, WA  
 My appointment expires: 11/18/91

STATE OF WASHINGTON }  
 COUNTY OF } ss.

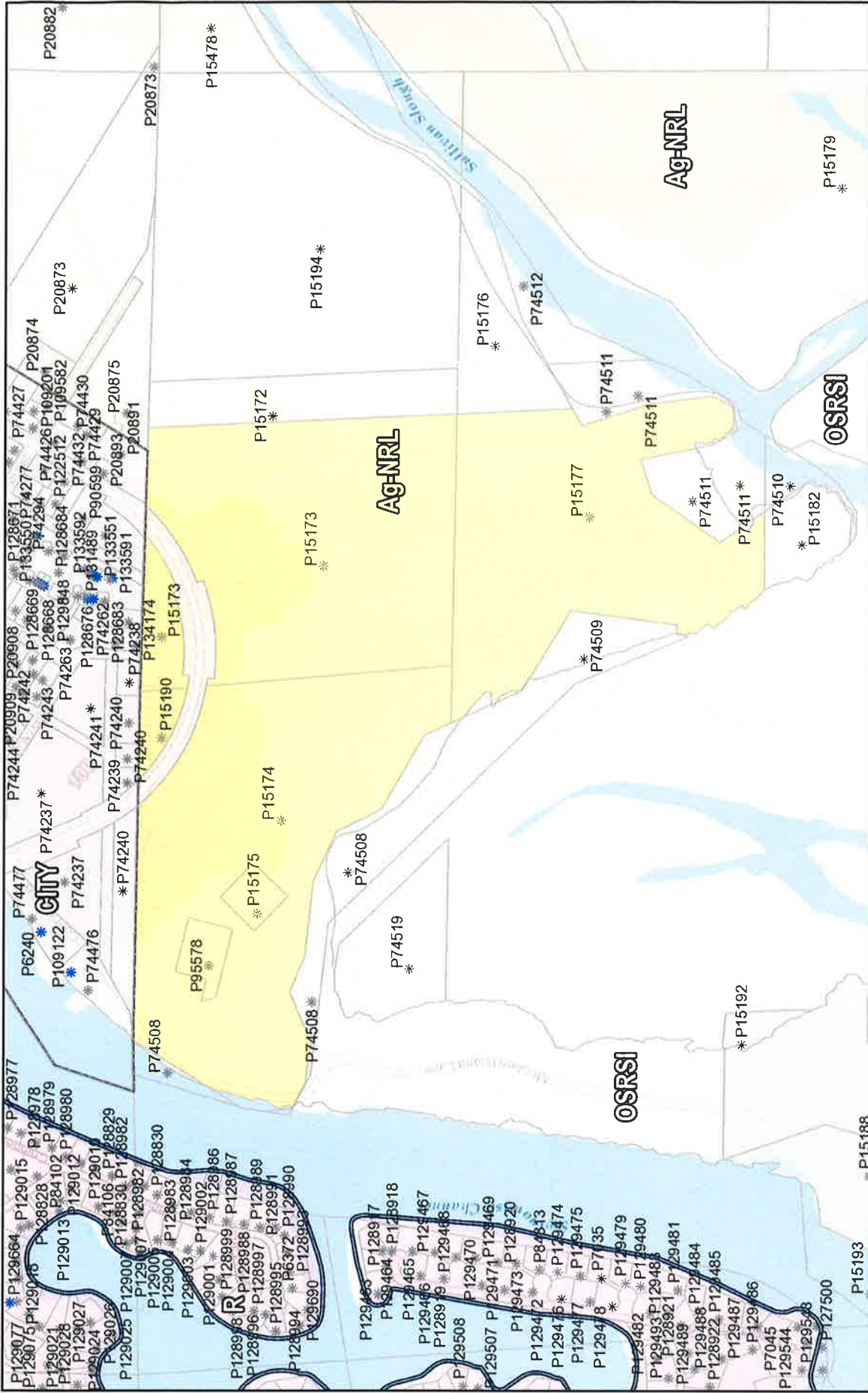
On this day of 19.....  
 before me, the undersigned, a Notary Public in and for the State of Wash-  
 ington, duly commissioned and sworn, personally appeared.....  
 and.....  
 to me known to be the .....President and.....Secretary,  
 respectively, of.....  
 the corporation that executed the foregoing instrument and acknowledged  
 the said instrument to be the free and voluntary act and deed of said corpora-  
 tion, for the uses and purposes therein mentioned, and on oath stated that  
 ..... authorized to execute the said instrument and that the seal  
 affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first  
 above written.

Notary Public in and for the State of Washington,  
 residing at.....  
 My appointment expires:.....

9110020002

VOL 1015 PAGE 257

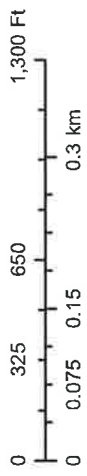


June 22, 2022

**Legend**

- County Boundary
- Incorporated Areas
- Airport Environs Overlay [AEO]
- UGA Areas
- \* 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]
- \* Mineral Resource Overlay [MRO]

1" = 600'



**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.

Details for Parcel: P15175



**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><br>P15175   | <b>XrefID</b><br>330201-0-004-0137  | <b>Quarter Section Township Range</b><br>01 33 02   |
| <b>Owner Information</b><br>JENSON SYBIL<br>11320 CONNER WY<br>LA CONNER, WA 98257 | <b>Site Address(es)</b><br>11320 CONNER WAY<br>[Old Address: 1325 CONNER WY]<br>Skagit County, WA (Jurisdiction, State)<br><a href="#">Zip Code Lookup</a>   <a href="#">Site Address Information</a> | <b>Map Links</b><br><a href="#">Open in iMap</a><br>Assessor's Parcel Map:<br><a href="#">PDF</a>   <a href="#">DWF</a>   <a href="#">DWG</a> |

**Current Legal Description** [Abbreviation Definitions](#)  
 (1.0000 ac) PTN GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LESS RD & PTN TAX 6 BAT STONE MON INITIAL PT OF TR 1 TH N 56-30-30 E 320FT TH S 36-01-50 E 237FT TH S 13-55-50 E 180FT TH S 35-36-50 W 64FT TH S 30-23-10 E 170FT TPOB TH S 44-06-50 W 208FT TH S 45-53-10 E 208FT TH N 44-06-50 E 208FT TH N 45-53-10 W 208FT TPB

|                                    |  |   |
|------------------------------------|--|---|
| <b>2021 Values for 2022 Taxes*</b> | <b>Sale Information</b>                                    | <b>2022 Property Tax Summary</b>          |
| Building Market Value \$249,300.00 | Deed Type QUIT CLAIM DEED                                  | 2022 Taxable Value \$492,300.00           |
| Land Market Value +\$243,000.00    | Sale Date 1998-08-10                                       | General Taxes \$5,080.02                  |
| Total Market Value \$492,300.00    | <b>Taxable Selling Price \$0.00</b>                        | Special Assessments/Fees +\$118.00        |
| Assessed Value \$492,300.00        | Sale requires NRL disclosure ( <a href="#">more info</a> ) | <b>Total Taxes \$5,198.02</b>             |
| <b>Taxable Value \$492,300.00</b>  |  | <a href="#">Pay Property Taxes Online</a> |

\* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

|   |   |                                |             |
|---|---|--------------------------------|-------------|
| <b>*Assessment Use Code</b>   | (110) HOUSEHOLD SFR OUTSIDE CITY  | <a href="#">WAC 458-53-030</a> |             |
| <b>Neighborhood</b>   | (20LCAGRES) LACONNER RESIDENTIAL AG (FOR RESIDENTIAL PARCELS IN AG AREAS) |                                |             |
| <b>Levy Code</b>  | 1595  | <b>Fire District</b>           | F13         |
| <b>School District</b>  | SD311   | <b>Exemptions</b>              |             |
| <b>Utilities</b>  | *SEP, PWR, WTR-W  | <b>Acres</b>                   | 1.00        |
| <b>Improvement 1 Attributes Summary</b>                                       |   |                                |             |
| <b>Building Style</b>   | ONE STORY   |                                |             |
| <b>Year Built</b>   | 1988  | <b>Foundation</b>              | CONCRETE    |
| <b>Above Grade Living Area</b>  | 1,890 Square Feet   | <b>Exterior Walls</b>          | SIDING      |
| <b>Finished Basement</b>  |   | <b>Roof Covering</b>           | COMP        |
| <b>*Total Living Area</b>   | 1,890 Square Feet   | <b>Heat/Air Conditioning</b>   | FORCED AIR  |
| <b>Unfinished Basement</b>  |   | <b>Fireplace</b>               | DIRECT VENT |
| <b>*Total Garage Area</b>   | 484 Square Feet   | <b>Bedrooms</b>                | 6           |
| <b>Bathrooms</b>  | FULL BATH   |                                |             |
| <b>For additional information on individual segments see Improvements tab</b> |   |                                |             |

\* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

\* 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.**



10-

SKAGIT COUNTY KATHY HILL, CLERK

9808100083

'98 AUG 10 AM 11

**AFTER RECORDING MAIL TO:**

Name SYBIL JENSON  
Address 304 Euclid Ave.  
City/State Montgomery, CA 93940

RECORDED... FILED...  
RECORD OF...

**Quit Claim Deed**

THE GRANTOR Sybil Jenson and Thomas Jenson  
Co trustees of Susan Jenson Trust  
for and in consideration of transfer from Trust



conveys and quit claims to Sybil Jenson, an unmarried person

the following described real estate, situated in the County of \_\_\_\_\_, State of Washington,  
together with all after acquired title of the grantor(s) therein:

*See attached  
GL 3 133-2*

224880  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

AUG 10 1998

Amount Paid \$ 0-00  
By: OOV Skagit County Treasurer Deputy

Assessor's Property Tax Parcel/Account Number(s): 330201-0-004-0137

*P-15175*

Dated August 10, 1998

Sybil Jenson  
Thomas Jenson

By \_\_\_\_\_ (President)  
By \_\_\_\_\_ (Secretary)

LPB-12 (11/96)

9808100083

BK1852PG0622

STATE OF WASHINGTON, } ss.

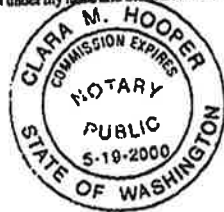
County of Shagit

ACKNOWLEDGMENT - Individual

On this day personally appeared before me April Jensen & Thomas Jensen 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 her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10<sup>th</sup> day of Aug, 19 98



Clara M. Hooper  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_  
My appointment expires 5-19-2000

STATE OF WASHINGTON, } ss.

County of \_\_\_\_\_

ACKNOWLEDGMENT - Corporate

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_

\_\_\_\_\_ and \_\_\_\_\_ to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_

9808100083

BK1852PG0623

Quit Claim Deed

178-17

THE GRANTOR James Dunlap (as tenant in common with Susan Jensen)

for and in consideration of Love and Affection

conveys and quit claims to Susan Jensen, an unmarried person

the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the grantor(s) therein.

That portion of Gov't Lot 3, Sec. 1, TWP 33N, R2E 4W, as shown on Plate 19, Tide and Shorelands of LeConner Harbor, Skagit County, Washington, dtd April, 1993, described as follows: Beginning at the stone monument which is the initial point for Tract No. 1 of Sec. 1, TWP 33N, R2E 4W, thence N 56° 30' 30" East 320.00 feet, thence S 36° 01' 50" East 237.00 feet, thence S 13° 55' 50" East 180.00 feet, thence S 35° 36' 50" West 64.00 feet, thence S 30° 23' 10" East 170.00 feet, to the True Point of Beginning, thence: S 44° 06' 50" West 208.00 feet, thence N 45° 53' 10" East 200.00 feet, thence N 44° 06' 50" East 208.00 feet, thence N 45° 53' 10" West 200.00 feet to the True Point of Beginning. Said area enclosing 43,264 sq. ft. or .593 acre.

Together with a non-exclusive easement for access over a strip of land lying within fifteen (15) feet either side of a line that is described as follows: Beginning at the initial point for Tract No. 1 of Sec. 1, TWP 33N, R2E 4W, thence N 56° 30' 30" East 320 feet to the True Point of Beginning, thence: S 36° 01' 50" East 237.00 feet, thence S 13° 55' 50" East 180.00 feet, thence S 35° 36' 50" East 64.00 feet, thence S 30° 23' 10" East 170.00 feet to the point of termination of this easement.

Dated JUL 18 1990. Notary Public for Skagit County, Washington. James Dunlap (Individual) and Susan Jensen (Individual) are the grantors. The deed is signed by James Dunlap and Susan Jensen.

STATE OF WASHINGTON COUNTY OF Skagit

STATE OF WASHINGTON COUNTY OF Skagit

On this day personally appeared before me James Dunlap to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_ and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and he each stated that \_\_\_\_\_ authorized to execute the said instrument, and that the said \_\_\_\_\_ Witness my hand and official seal herein attested the day and year first above written.

GIVEN under my hand and official seal this 18th day of July 1990. Notary Public in and for the State of Washington residing at 321 1/2 ... My appointment expires 9/30/91

Witness my hand and official seal herein attested the day and year first above written. Notary Public in and for the State of Washington residing at ... My appointment expires

9808100083

BK1852PG0624

0842 1998 0717 0105

Details for Parcel: P15173



Jurisdiction: SKAGIT COUNTY

Zoning Designation: Skagit County - [Agricultural-Natural Resource Lands](#)

[Excise Affidavits](#) Document scans of excise affidavits

Parcel Number P15173 XrefID 330201-0-003-0021 Quarter Section Township Range NE 01 33 02

Owner Information Site Address(es) \_  
 DUNLAP FAMILY TRUST 3  
 DUNLAP JAMES  
 JENSON SYBIL ET AL  
 PO BOX 172  
 LACONNER, WA 98257

Map Links  
[Open in iMap](#)  
 Assessor's Parcel Map:  
[PDF](#) | [DWF](#) | [DWG](#)

Current Legal Description [Abbreviation Definitions](#)  
 (31.9700 ac) CU F&A #223 AF#761003 1973: W 68RDS OF LT 2, SECTION 1, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LESS RD & PTN TAX 6

2021 Values for 2022 Taxes\* [Current Use](#)

Building Market Value \$.00  
 Land Market Value +\$127,900.00  
 Total Market Value \$127,900.00  
 Current Use Adj -\$68,700.00  
 Assessed Value \$59,200.00  
 Taxable Value \$59,200.00

Sale Information

Deed Type WARRANTY DEED  
 Sale Date 2020-05-13  
 Taxable Selling Price \$.00  
 Sale requires NRL disclosure ([more info](#))

2022 Property Tax Summary

2022 Taxable Value \$59,200.00  
 General Taxes \$610.89  
 Special Assessments/Fees +\$52.84  
 Total Taxes \$663.73

[Pay Property Taxes Online](#)

\* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

|                      |  |                                |       |
|----------------------|--|--------------------------------|-------|
| *Assessment Use Code | (830) CURRENT USE FARM AN AG                 | <a href="#">WAC 458-53-030</a> |       |
| Neighborhood         | (80LACC) LACONNER/CONWAY CURRENT USE AG LAND |                                |       |
| Levy Code            | 1595   | Fire District                  | F13   |
| School District      | SD311  | Exemptions                     |       |
| Utilities            |  | Acres                          | 31.97 |

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

\* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

\* 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: P15174



Jurisdiction: SKAGIT COUNTY  
 Zoning Designation: Skagit County - [Agricultural-Natural Resource Lands](#)  
[Excise Affidavits](#) Document scans of excise affidavits

Parcel Number **P15174** XrefID 330201-0-004-0012 Quarter Section Township Range  
 NW 01 33 02

Owner Information  
 DUNLAP FAMILY TRUST 3  
 DUNLAP JAMES  
 JENSON SYBIL ET AL  
 PO BOX 172  
 LACONNER, WA 98257

Site Address(es) \_

Map Links  
[Open in iMap](#)  
 Assessor's Parcel Map:  
[PDF](#) | [DWF](#) | [DWG](#)

**Current Legal Description** [Abbreviation Definitions](#)  
 (24.8500 ac) CU F&A #225 AF#781003 1973: PTN LT 3, SECTION 1, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., LESS RD & PTN TAX 6 EXC FDT BAT STONE MON INITIAL PT OF TR 1 TH N 56-30-30 E 320FT TH S 36-1-50 E 237FT TH S 13-65-50 E 180FT TH S 35-36-50 W 64FT TH S 30-23-10 E 170FT TOB TH S 44-06-50 W 208FT TH S 45-53-10 E 208FT TH N 44-06-50 E 208 FT TH N 45-53-10 W 208 FT TOB EXC: PTN GOV LT 3 DAF: BAT STONE MONUMENT ON N LI OF SD SEC; TH N 56-30-30 E, 320 FT; TH S 36-01-50 E, 180 FT; TH S 35-36-50 W, 64 FT TPB; TH S 14-10-20 W, 208 FT; TH N 75-49-40 W, 304.5 FT; TH N 14-10-20 W, 66.4 FT; TH S 75-49-40 E, 96.5 FT; TH N 14-10-20 E, 141.6 FT; TH S 75-49-40 E, 208 FT TPOB.

**2021 Values for 2022 Taxes\*** [Current Use](#)

Building Market Value \$15,800.00  
 Land Market Value +\$99,400.00  
 Total Market Value \$115,200.00  
 Current Use Adj -\$66,900.00  
 Assessed Value \$48,300.00  
 Taxable Value \$48,300.00

**Sale Information**

Deed Type WARRANTY DEED  
 Sale Date 2020-05-13  
 Taxable Selling Price \$.00  
 Sale requires NRL disclosure ([more info](#))

**2022 Property Tax Summary**

2022 Taxable Value \$48,300.00  
 General Taxes \$498.38  
 Special Assessments/Fees +\$114.00  
 Total Taxes \$612.38

[Pay Properly Taxes Online](#)

\* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

|   |  |                       |                                |
|---|--|-----------------------|--------------------------------|
| *Assessment Use Code  | (830) CURRENT USE FARM AN AG                 |                       | <a href="#">WAC 458-53-030</a> |
| Neighborhood  | (80LACC) LACONNER/CONWAY CURRENT USE AG LAND |                       |                                |
| Levy Code   | 1595   | Fire District         | F13                            |
| School District   | SD311  | Exemptions            |                                |
| Utilities   |  | Acres                 | 24.85                          |
| <b>Improvement 1 Attributes Summary</b>                                       |  |                       |                                |
| Building Style  | MISC OUTBUILDINGS                            |                       |                                |
| Year Built  | 1960   | 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   |  |                       |                                |
| <b>For additional information on individual segments see Improvements tab</b> |  |                       |                                |

\* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

\* 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: P15182



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 **P15182** XrefID 330201-0-013-0003 Quarter SE Section 01 Township 33 Range 02

Owner Information **DUNLAP FAMILY TRUST 3**  
**DUNLAP JAMES**  
**JENSON SYBIL ET AL**  
 PO BOX 172  
 LACONNER, WA 98257

Map Links  
[Open in iMap](#)  
 Assessor's Parcel Map:  
[PDF](#) | [DWF](#) | [DWG](#)

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

(2.8500 ac) CU F&A #226 AF#761003 1973: TAX 2 BEG 12RDS W & 2640FT S OF NW C LT 1, TH S 840FT M/L TO MEAN LI TH NWLY TAP W FR POB TH E TPB BEING GV LT 7, SECTION 1, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.

**2021 Values for 2022 Taxes\*** [Current Use](#)

Building Market Value \$0.00  
 Land Market Value +\$11,400.00  
 Total Market Value \$11,400.00  
 Current Use Adj -\$11,100.00  
 Assessed Value \$300.00  
 Taxable Value \$300.00

**Sale Information**

Deed Type WARRANTY DEED  
 Sale Date 2020-05-13  
 Taxable Selling Price \$0.00  
 Sale requires NRL disclosure ([more info](#))

**2022 Property Tax Summary**

2022 Taxable Value \$300.00  
 General Taxes \$3.09  
 Special Assessments/Fees +\$11.00  
 Total Taxes \$14.09  
[Pay Property Taxes Online](#)

\* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

|   |  |                              |                                |
|---|--|------------------------------|--------------------------------|
| <b>*Assessment Use Code</b>   | (830) CURRENT USE FARM AN AG                 |                              | <a href="#">WAC 458-53-030</a> |
| <b>Neighborhood</b>   | (80LACC) LACONNER/CONWAY CURRENT USE AG LAND |                              |                                |
| <b>Levy Code</b>  | 1595   | <b>Fire District</b>         | F13                            |
| <b>School District</b>  | SD311  | <b>Exemptions</b>            |                                |
| <b>Utilities</b>  |  | <b>Acres</b>                 | 2.85                           |
| <b>Improvement 1 Attributes Summary</b>                                       |  |                              |                                |
| <b>Building Style</b>   | SINGLE FAMILY RESIDENCE                      |                              |                                |
| <b>Year Built</b>   |  | <b>Foundation</b>            |                                |
| <b>Above Grade Living Area</b>  |  | <b>Exterior Walls</b>        |                                |
| <b>Finished Basement</b>  |  | <b>Roof Covering</b>         |                                |
| <b>*Total Living Area</b>   |  | <b>Heat/Air Conditioning</b> |                                |
| <b>Unfinished Basement</b>  |  | <b>Fireplace</b>             |                                |
| <b>*Total Garage Area</b>   |  | <b>Bedrooms</b>              |                                |
| <b>Bathrooms</b>  |  |                              |                                |
| <b>For additional information on individual segments see Improvements tab</b> |  |                              |                                |

\* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

\* 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: P15177



Jurisdiction: SKAGIT COUNTY

Zoning Designation: Skagit County - [Agricultural-Natural Resource Lands](#)

[Excise Affidavits](#) Document scans of excise affidavits

Parcel Number  
P15177

XrefID  
330201-0-006-0002

Quarter Section Township Range  
NE 01 33 02

Owner Information  
DUNLAP FAMILY TRUST 3  
DUNLAP JAMES  
JENSON SYBIL ET AL  
PO BOX 172  
LACONNER, WA 98257

Site Address(es) \_

Map Links  
[Open in iMap](#)  
Assessor's Parcel Map:  
[PDF](#) | [DWF](#) | [DWG](#)

Current Legal Description [Abbreviation Definitions](#)  
(30.0200 ac) CU F&A #224 AF#761003 1973: LT 4 LESS, SECTION 1, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., E 12RDS

2021 Values for 2022 Taxes\* [Current Use](#)

Sale Information

2022 Property Tax Summary

Building Market Value \$ .00  
Land Market Value +\$120,100.00  
Total Market Value \$120,100.00  
Current Use Adj -\$73,900.00  
Assessed Value \$46,200.00  
Taxable Value \$46,200.00

Deed Type WARRANTY DEED  
Sale Date 2020-05-13  
Taxable Selling Price \$ .00  
Sale requires NRL disclosure ([more info](#))

2022 Taxable Value \$46,200.00  
General Taxes \$476.74  
Special Assessments/Fees +\$11.00  
Total Taxes \$487.74  
[Pay Property Taxes Online](#)

\* Effective date of value is January 1 of the assessment year (2021)

[Legal Description at time of Assessment](#)

|   |  |                       |                                |
|---|--|-----------------------|--------------------------------|
| *Assessment Use Code  | (830) CURRENT USE FARM AN AG                 |                       | <a href="#">WAC 458-53-030</a> |
| Neighborhood  | (80LACC) LACONNER/CONWAY CURRENT USE AG LAND |                       |                                |
| Levy Code   | 1595   | Fire District         | F13                            |
| School District   | SD311  | Exemptions            |                                |
| Utilities   |  | Acres                 | 30.02                          |
| <b>Improvement 1 Attributes Summary</b>                                       |  |                       |                                |
| 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   |  |                       |                                |
| <b>For additional information on individual segments see Improvements tab</b> |  |                       |                                |

\* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

\* 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.**

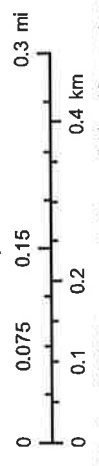


June 22, 2022

**Legend**

-  County Boundary
-  City Names
-  Road Labels
-  Hydro Labels
-  Regional Labels

1:9,028



**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.



SITE PHOTOS OF DUNLAP ETAL COMPREHENSIVE PLAN AMENDMENT CHANGE SITE

PHOTO NUMBER 1



PHOTO NUMBER 2



PHOTO NUMBER 3



PHOTO NUMBER 4



PHOTO NUMBER 5



PHOTO NUMBER 6



PHOTO NUMBER 7



PHOTO NUMBER 8





PHOTO NUMBER 9



PHOTO NUMBER 10



PHOTO NUMBER 11



PHOTO NUMBER 12



PHOTO NUMBER 13





APPROXIMATE



NATIONAL FLOOD INSURANCE PROGRAM

# FIRM FLOOD INSURANCE RATE MAP

SKAGIT COUNTY,  
WASHINGTON  
(UNINCORPORATED AREAS)

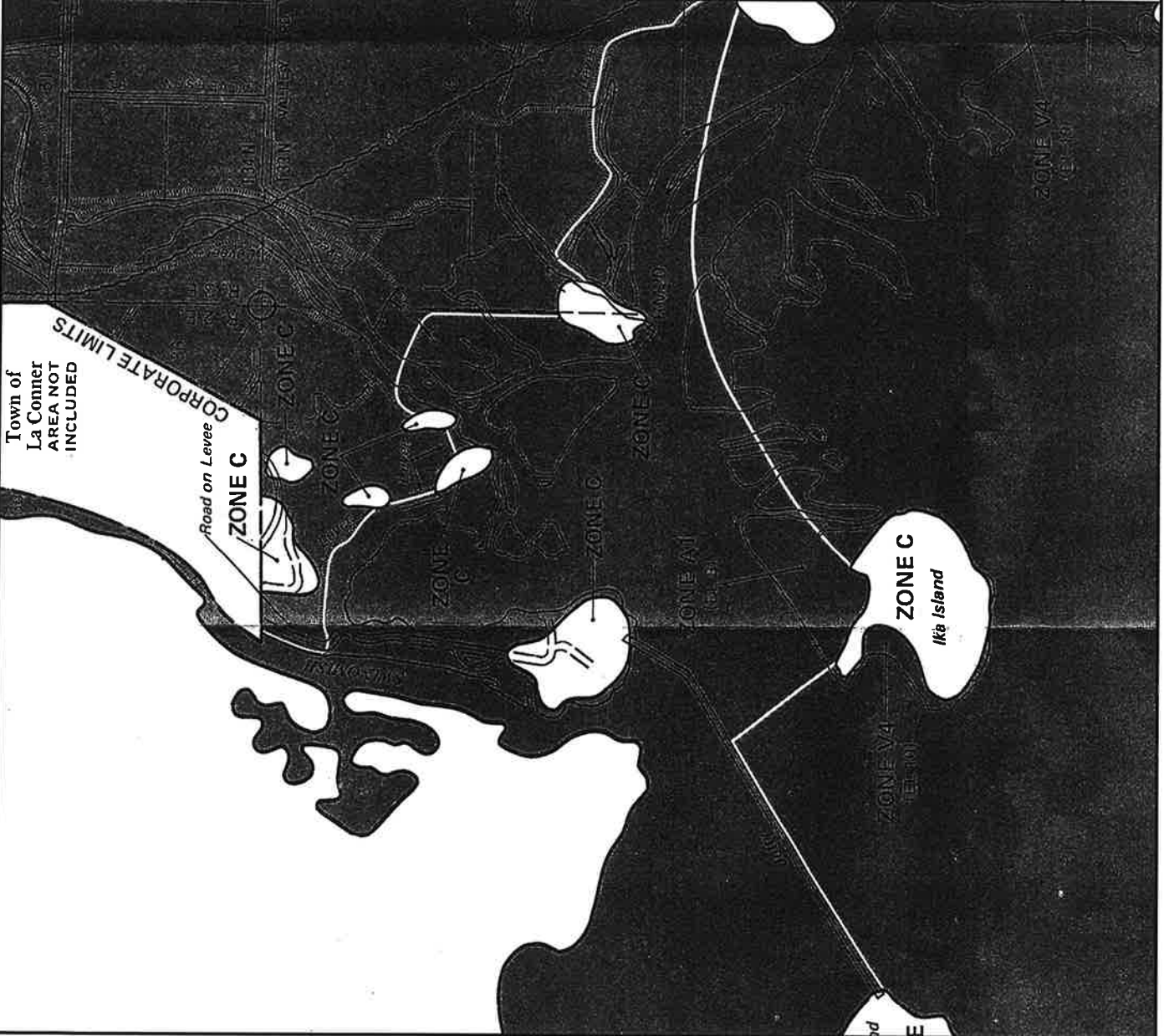
PANEL 425 OF 550  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
530151 0425 C

EFFECTIVE DATE:  
JANUARY 3, 1985



Federal Emergency Management Agency



This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.