



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

LR24-01

RECEIVED

JUN 07 2023

SKAGIT COUNTY

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

Submitted By

Name	Tanya Moore	Organization	WA State Parks & Recreation Commission	
Address	1111 Israel Rd./PO Box 42650	City, State	Olympia, WA	Zip 98504-2650
Email	tanya.moore@parks.wa.gov	Phone	360-902-8602	

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	No site address	City, State	Anacortes, WA	Zip	98221
Parcel No(s)	19610	Existing Zone	Rural Reserve		
Acreage	77.85	Requested Zone	Public Open Space of Regional/Statewide Import		

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.

Change the zoning from Rural Reserve (RR) to Public Open Space of Regional/Statewide Importance (OSRSI).

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

The adjusted parcel is now held by WA State Parks & Recreation Commission and has been incorporated into the boundary of Deception Pass State Park.

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

The adjusted parcel is now held by WA State Parks & Recreation Commission and has been incorporated into the boundary of Deception Pass State Park.

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

Changing the zoning on this parcel complies with the community vision to preserve the high quality of life that includes providing for recreational needs, environmental protection and protection & conservation of forest lands.

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

No impacts are anticipated to be caused by the change.

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

There is no planned development for this parcel besides hiking trails.

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

Spring 2020 WSPRC applied for the grant through RCO to purchase this property, the following submitted letters of support: Skagit Co. Board of Commissioners, Skagit Audubon Society, Skagit Land Trust, The Conservation Fund Skagit Co. Parks & Rec, Whidbey Camano Land Trust, Save South Fidalgo

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 rezone complies with the Land Use Designation for State Parks & Recreation Areas

9. *Population forecasts and distributions.*

If you are proposing an urban growth area boundary change, describe how it is supported by and dependent on population forecasts and allocated urban population distributions, existing urban densities and infill opportunities, phasing and availability of adequate services, proximity to designated natural resource lands, and the presence of critical areas.

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

N/A

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

- (A) A change in circumstances pertaining to the Comprehensive Plan or public policy.*
- (B) A change in circumstances beyond the control of the landowner pertaining to the subject property.*
- (C) An error in initial designation.*
- (D) New information on natural resource land or critical area status.*

N/A

Notices

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 or to Planning & Development Services at the address above.

P10474

P122042

P19605

P19629

19658

NEW

P19610

P19607

NEW

P19605

P19610

P118064

Washita Road





202212130039

12/13/2022 12:57 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_22-0463

Applicant Name: Rebecca Claus

Property Owner Name: Hoehn Road, LLC

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

P#(s): 19584, 19558, 19606; 340122-1-002-003-0008, 340122-0-032-0005, 340123-2-001-0007; within a Ptn. of the SE ¼ of the NE ¼, lying North of the County Road, known as Cougar Gap Road within Sec. 22; and a Ptn of the North ½ of the NW ¼ of Sec . 23, all in Twp. 34, Rge. 1, E.W.M.

Lot Size: approximately 87.5 ac

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 Rural Reserve zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

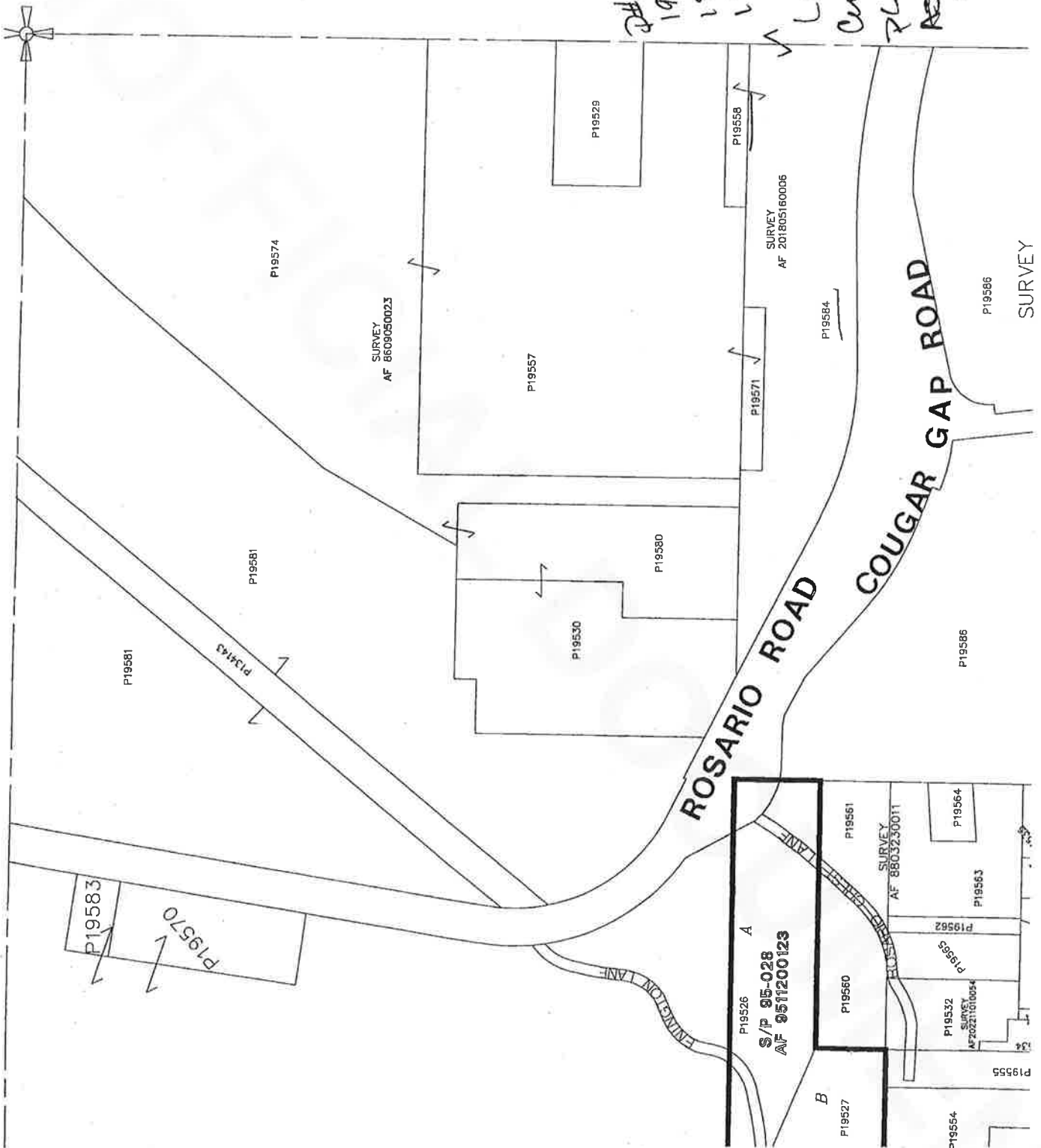
IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii) and therefore IS eligible to be considered for development permits.

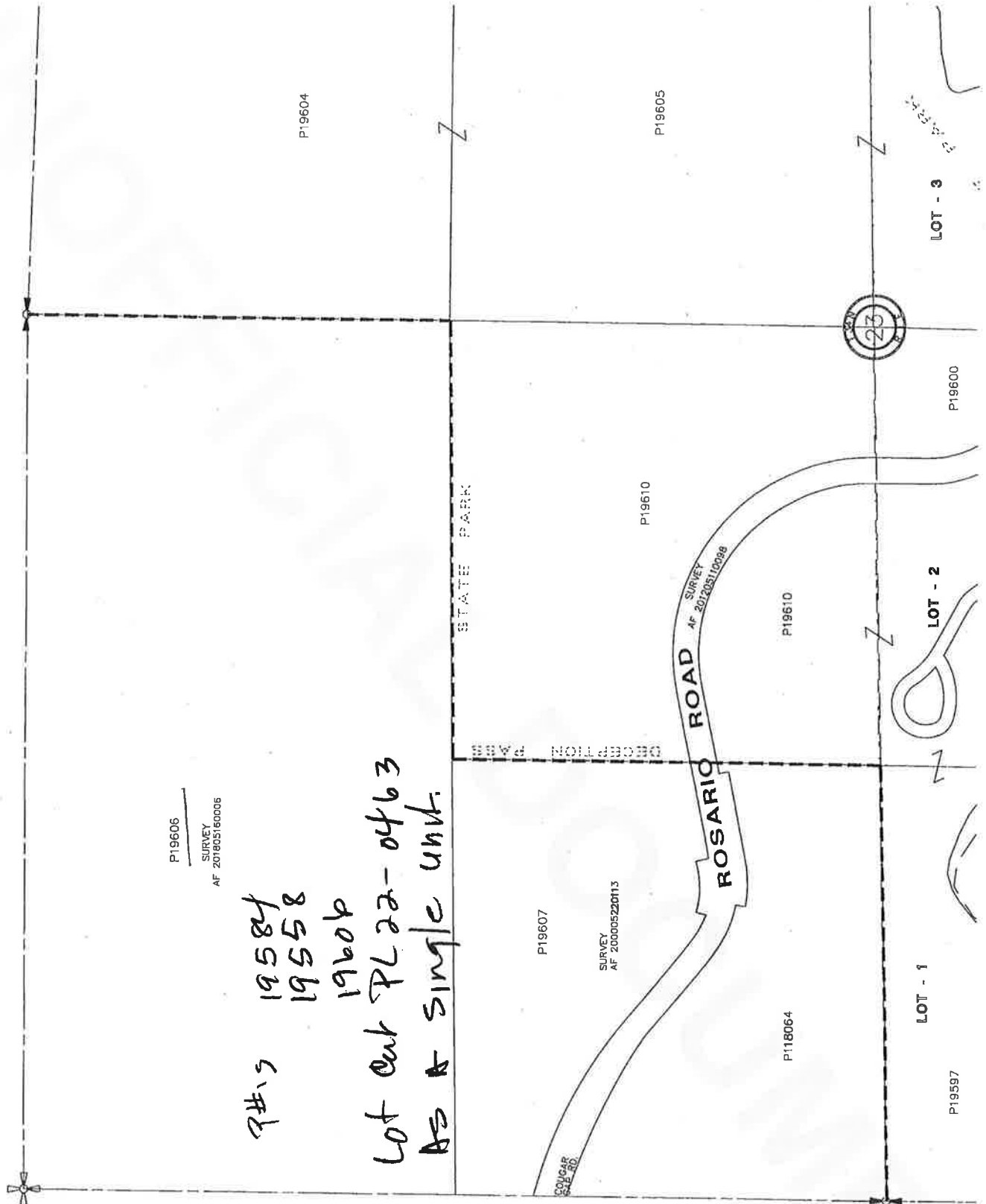
Authorized Signature: *Grace Roder*

Date: 12/13/2022

See attached map for Lot of Record boundaries.

P19584
 19584
 19558
 19606
 Lot
 Out. Location
 P19584-4163
 AS A SINGLE
 unit.





P19606
SURVEY
AF 201805160006

P# 13
19584
19558
19606
Lot cut PL 22-0463
As a single unit.

P19607

SURVEY
AF 200005220113

P19610

ROSARIO ROAD
SURVEY AF 20120310098

P118064

P19610

LOT - 1

LOT - 2

LOT - 3

P19597

P19600

23



202301260044

01/26/2023 02:30 PM Pages: 1 of 11 Fees: \$213.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20235303
JAN 26 2023

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Amount Paid \$ 0
Skagit Co. Treasurer
By *KD* Deputy

Statutory Warranty Deed
(Boundary Line Adjustment)

207082-CT

Grantor: Hoehn Road LLC
Grantee: State of Washington Parks & Recreation Commission
Legal Description: ptn N 1/2 NW 1/4 23-34N-1EWM
Assessor's Property Tax Parcel or Account Nos.: P19606; P19610
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 21st day of DECEMBER 2022, between Hoehn Road LLC, a Washington limited liability company, Grantor, and The State of Washington, Parks and Recreation Commission, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P19606, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P19610, more particularly described in the attached Exhibit B.
- c. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of Grantor's property, described in the attached Exhibit C, to be incorporated into Grantee's property.
- d. The adjusted description of Grantor's property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantee's property is set forth in the attached Exhibit E.

f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby convey and warrant to grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This boundary adjustment is not for the purposes of creating an additional building lot.

DATED: Dec 21, 2022.

HOEHN ROAD LLC

By: Robert S. Claus

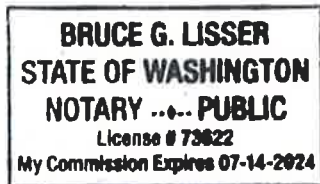
Robert S. Claus

(Printed name)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 21st day of Dec, 2022, before me personally appeared Robert S. Claus, to me known to be a governor or manager of Hoehn Road LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing at MARSH VERNON.
My commission expires: 7-14-24
Name: BRUCE G. LISSER

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby convey and warrant to grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This boundary adjustment is not for the purposes of creating an additional building lot.

DATED: Dec. 22, 2022.

HOEHN ROAD LLC

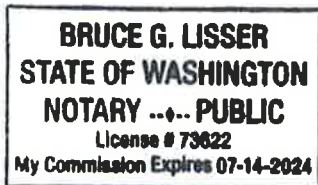
By: J E Claus

JAMES E. CLAUS
(Printed name)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 22nd day of Dec., 2022, before me personally appeared James E. Claus, to me known to be a governor or manager of Hoehn Road LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington,
residing at Hoehn Road.
My commission expires: 7-14-24
Name: BRUCE G. LISSER

Exhibit "A"

**Hoehn Road, LLC, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-19584, ~~P-19610~~ and P-19606)
P-19558**

Parcel "A"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 34 North, Range 1 East of W.M., lying Northerly of the County Road commonly known as the Cougar Gap Road, as it existed on May 5, 1955,

EXCEPT the North 40 feet of the East 300 feet of the West 680 feet.

ALSO EXCEPT any portion lying within Rosario Beach Road.

Parcel "B"

The South 40 feet of the East 300 feet of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 34 North, Range 1 East, W.M.

Parcel "C"

The North 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East of W.M.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situated in the County of Skagit, State of Washington.



Exhibit "B"

**State of Washington Parks and Recreation Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-19610)**

The Southeast 1/4 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

EXCEPT Rosario Road right-of-way.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



Handwritten signature and date: 12-20-02

Exhibit "C"

**Portion of Hoehn Road, LLC, Parcel
(Skagit County Assessor's Parcel Number P-19606)
To be Boundary Line Adjusted into
State of Washington Parks and Recreation Parcel
(Skagit County Assessor's Parcel Number P-19610)**

The North 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

EXCEPT the South 857.00 feet (as measured perpendicular to the South line) of
the West 279.00 feet (as measured perpendicular to the West line of said
subdivision).

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens,
leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 3,389,603+/- sq ft, 77.8 acres

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above described parcel will be combined or aggregated with contiguous property to the south
(P-19610) owned by the grantee.

The above described property has a land use designation of RRv (Rural Reserve) and the parcel it
is being attached to is designated OSRSI (Public Open Space of Regional/Statewide Importance).

No development permit will be granted on the property until such time as the land use designation
is changed to OSRSI, to insure it is compatible with the current land use designation on parcel
P-19610, through the Comprehensive Plan Amendment process

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Maia Roder
Title: Senior Planner

Date: 12/27/2022



12-20-22

Exhibit "D"

**Hoehn Road, LLC, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-19584, ~~P-19610~~ and a Portion of P-19606)
*P-19558***

Parcel "A"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 34 North, Range 1 East of W.M., lying Northerly of the County Road commonly known as the Cougar Gap Road, as it existed on May 5, 1955,

EXCEPT the North 40 feet of the East 300 feet of the West 680 feet.

ALSO EXCEPT any portion lying within Rosario Beach Road.

Parcel "B"

The South 40 feet of the East 300 feet of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 34 North, Range 1 East, W.M.

Parcel "C"

The South 857.00 feet (as measured perpendicular to the South line) of the West 279.00 feet (as measured perpendicular to the West line) of the North 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situated in the County of Skagit, State of Washington.

Containing 436,177+/- sq ft, 10.0 acres



Exhibit "E"

**State of Washington Parks and Recreation Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-19610 and a Portion of P-19606)**

The Southeast 1/4 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

TOGETHER WITH the North 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

EXCEPT the South 857.00 feet (as measured perpendicular to the South line) of the West 279.00 feet (as measured perpendicular to the West line of said subdivision).

ALSO EXCEPT Rosario Road right-of-way.

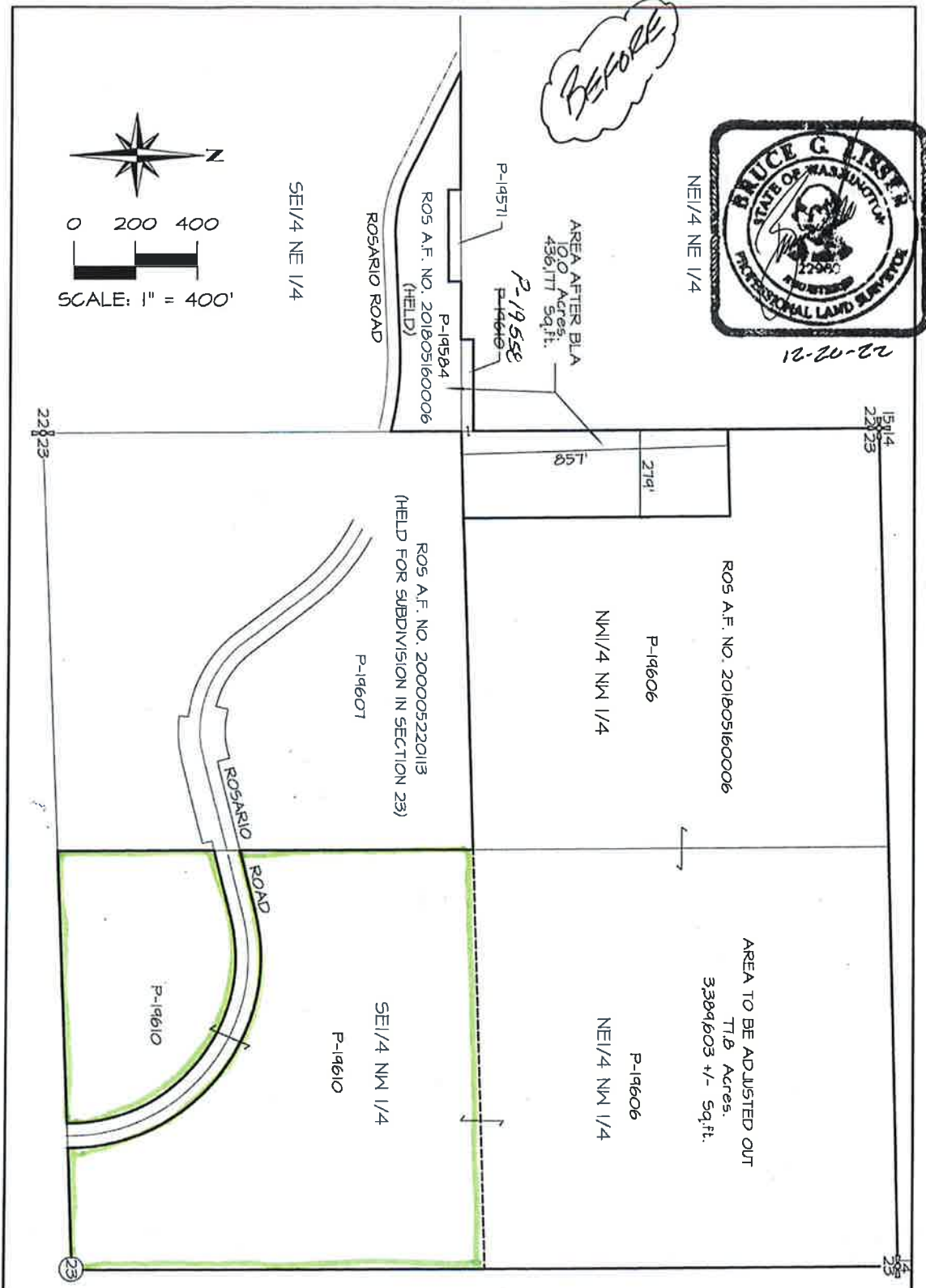
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



12-20-27

EXHIBIT "B"



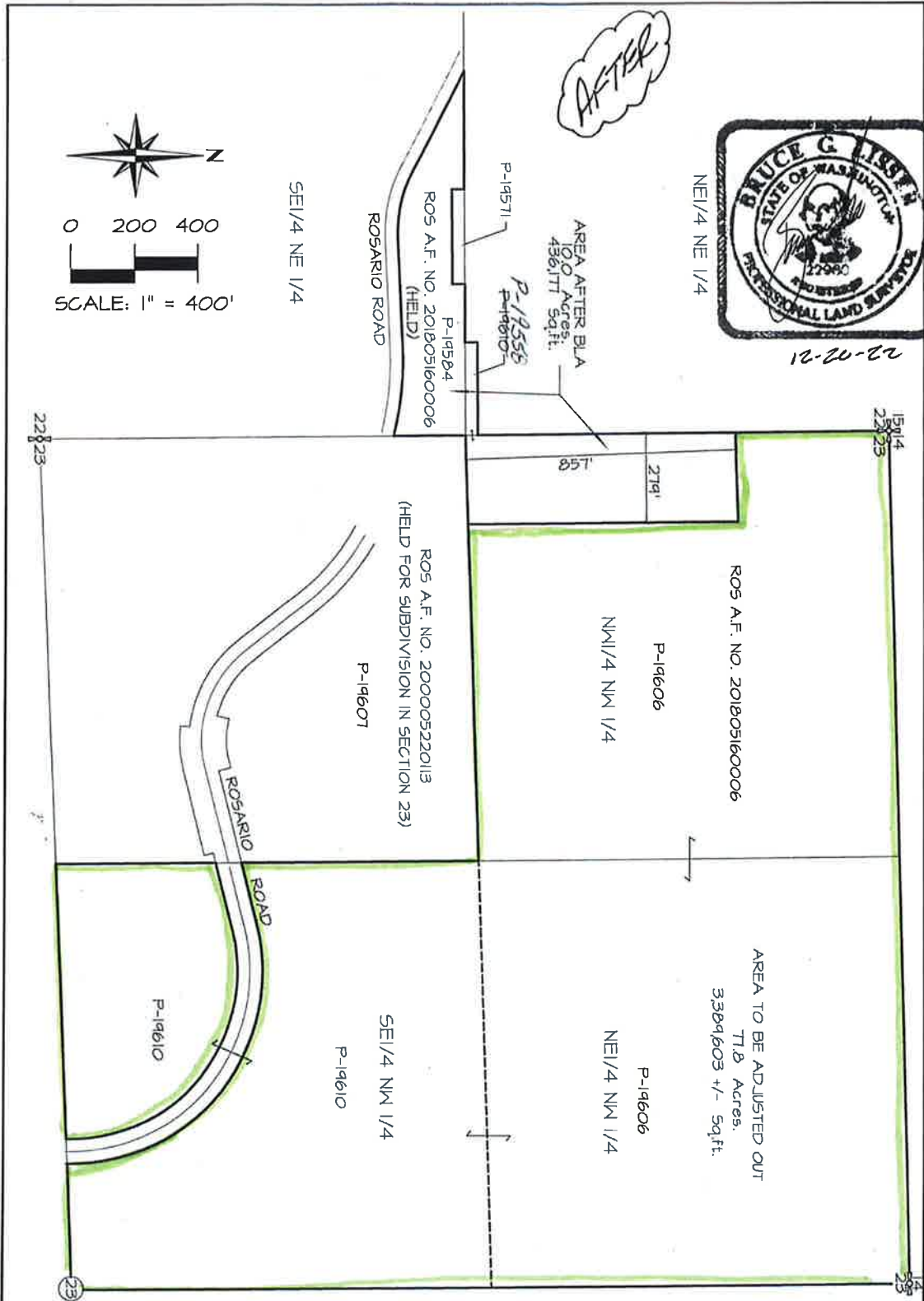
BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 IN A PORTION OF THE NE 1/4 OF SECTION 22, T. 34 N., R. 1 E., N.M.
 IN A PORTION OF THE NW 1/4 OF SECTION 23, T. 34 N., R. 1 E., N.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: HOEHN ROAD, LLC

SCALE: 1"=400'
 MERIDIAN: ASSUMED

LISSE & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273 360-419-7442

DEC. 20, 2022
 JOB NO. 22-136 BLA

EXHIBIT "I"



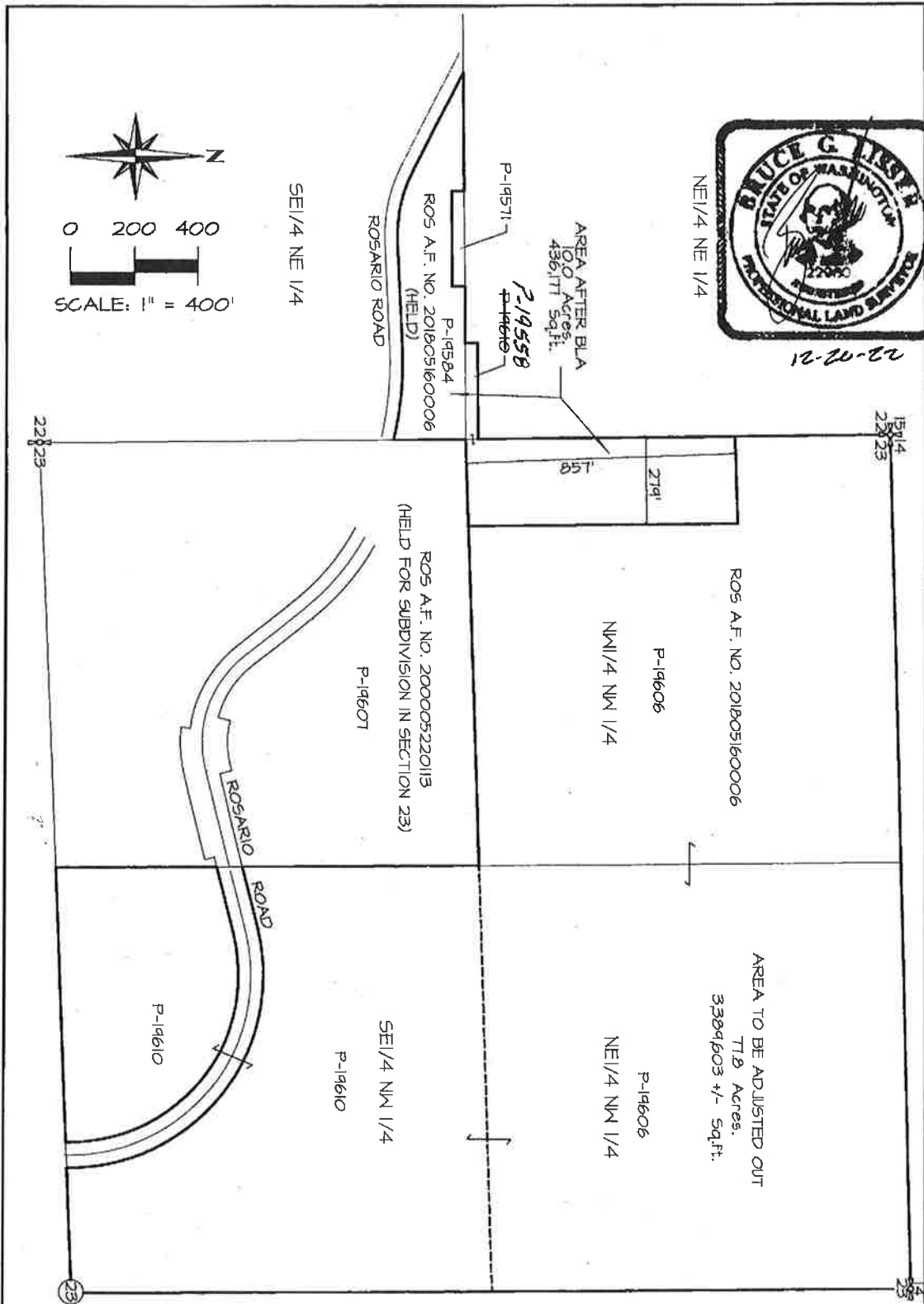
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 SKAGIT COUNTY, WASHINGTON
 FOR: HOEHN ROAD, LLC

SCALE: 1"=400'
 MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273 360-419-7442

DEC. 20, 2022
 JOB NO. 22-136 BLA

EXHIBIT II

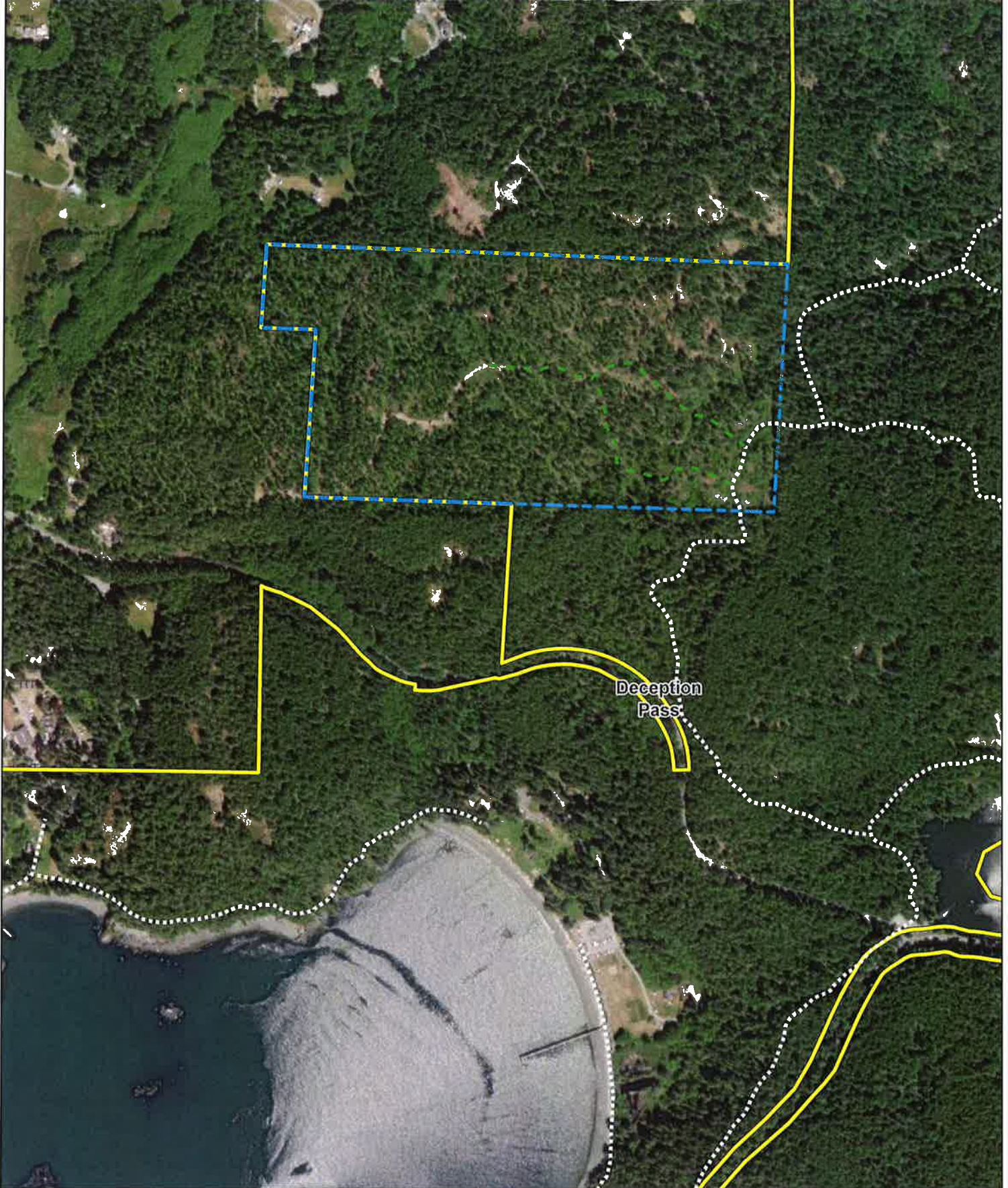


BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 IN A PORTION OF THE NE 1/4 OF SECTION 22, T. 34 N., R. 1 E., W.M.
 IN A PORTION OF THE NW 1/4 OF SECTION 23, T. 34 N., R. 1 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: HOEHN ROAD, LLC

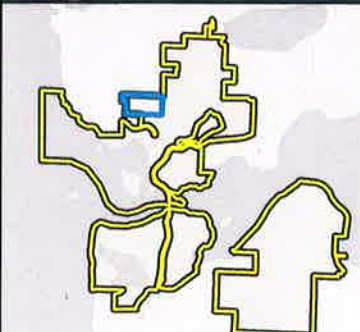
SCALE: 1"=400'
 MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273 360-419-7442

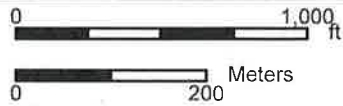
DEC. 20, 2022
 JOB NO. 22-136 BLA



Deception
Pass







Deception Pass State Park
P-47 Site Plan
Pass Lake Loop Trail



2023

Coordinate System: NAD 1983 HARN StatePlane Washington South FIPS 4602 Feet

Legend

-  Park Boundaries
-  P-47
-  Current Trails
-  Preliminary Trail Plan