

Ravnik & Associates, Inc.

CIVIL ENGINEERING & LAND-USE PLANNING

May 4, 2012

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

RECEIVED

MAY 04 2012

SKAGIT COUNTY
PDS

Re: Public Comment Submittal to Planning Department & Planning Commission
for James Ritchie Comprehensive Plan Amendment PL 11-0239
Tract within the Residential Plat of Skagit Beach at 14983 Channel Drive (P69432)

Dear Staff & Commission Members:

James Ritchie submitted a Comprehensive Plan Amendment, CPA, application packet to Skagit County by way of the attached packet of information from his land use attorney, John T. Blanchard, dated July 11, 2011. This proposal requests a change in zoning from Ag-NRL to Rural Reserve.

On Tuesday November 8, 2011, a public hearing was conducted before the Board of County Commissioners who supported Mr. Ritchie's CPA proposal. At this public hearing, additional information prepared by my office was also submitted to the Commissioners in further support of Mr. Ritchie's proposal. This particular packet is titled "James Ritchie CPA - PL 11-0239"

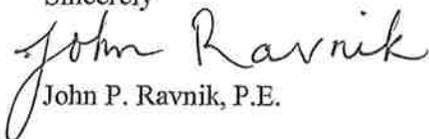
The two enclosed packets clearly detail the legal basis by which Mr. Ritchie's property should and must be zoned Rural Reserve, and also details the physical reasons why Mr. Ritchie's property has not been and is not Ag-NRL.

During the period of time when the Commissioners were considering the various CPAs, public comments were submitted. Enclosed is a letter dated November 22, 2011, from Mr. Ritchie to the Board of County Commissioners. Within this letter, the various public comments submitted in response to Mr. Ritchie's CPA are addressed.

It is very clear that the only legal use of the Ritchie property is for residential purposes. It is very clear that the soil conditions on the property, and the property's use for many decades, does not qualify as Ag-NRL. In as much as this process is titled Comprehensive Plan Amendments, in Mr. Ritchie's case, it is simply a correction in zoning designation that should have occurred in 1972 when the Plat of Skagit Beach itself was classified as Rural Reserve and recorded.

At such time as the Planning Commission deliberates on this matter, I will be present and available to address any questions and concerns they may have.

Sincerely


John P. Ravnik, P.E.

Enclosures: James Ritchie CPA prepared by John T. Blanchard, dated July 11, 2011 (18 pp)
James Ritchie CPA - PL 11-0239(13 pp)
James Ritchie letter dated November 22, 2011 (2 pp)

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L A W O F F I C E S O F
J O H N T . B L A N C H A R D

Attorney – Advocate – Business Advisor

July 11, 2011

Mr. Gary R. Christensen, AICP
Director, Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

Dear Mr. Christensen:

Petition for Map Amendment -- James Ritchie Lot

On behalf of James F. Ritchie, this is a petition for a Map Amendment to the Skagit County Comprehensive Plan, with respect to Mr. Ritchie's lot (the "Lot"), located at 14983 Channel Drive, LaConner (formerly designated as 1505 Channel Drive), and legally described on Exhibit A hereto.

As set forth herein, there are many reasons supporting this change, foremost among them that the Lot's current zoning designation – Ag-NRL – is the result of historical oversight, that the Lot has been designated and taxed as a residential lot for years, that the Lot is geographically a part of a platted residential neighborhood, and that the Lot is wholly unsuitable for agricultural use.

I. Background

The Lot – Acquisition and History

The Lot is a narrow, irregularly shaped parcel, approximately five acres in size (see sketch, Exhibit B). It is geographically and legally a part of the Skagit Beach Community ("SBC") plat, a residential neighborhood platted originally in 1964, located alongside of the Swinomish Channel, approximately five miles North of LaConner. The initial SBC platting process divided the SBC property into Tracts A – F. Subsequent replatting of SBC created small individual residential lots which mostly consisted of high value lots along the waterfront or across the street with a view of the water. What remained after the SBC tract carving was done, were two parcels of land that were residual pieces at the edge of the plat, located in the lowlands behind the dike and high value waterfront and water view lots.

At the time of platting and development, the Tracts/Lots of SBC were converted from "Ag-NRL" (Agricultural – Natural Resource Land, which restricts use to agricultural related uses) to "RRv" (Rural Reserve, which specifically allows residential development) as a part of

the SBC platting process. However, for reasons unknown the zoning designation of the two parcels purchased by Mr. Ritchie, comprising a small residual portion of the SBC plat, were omitted from the zoning redesignation process. Most likely this was due to administrative error or simple neglect, as at that time the Lot and its adjacent counterpart parcel were essentially low-lying and low value pieces left over after the waterfront and other high value lots were rezoned. In other words, the SBC founders either simply forgot, or didn't really care much about these small leftover parcels at the outskirts of their plat, representing a negligible portion of the overall plat value. Bottom line, their attention at the time, and that of the County, was focused on the high value SBC tracts and lots.

Mr. Ritchie has owned the Lot since 1989, when he and his wife purchased two parcels of land, consisting of approximately six acres on the "lowland" side of the Skagit Beach Community. These parcels are Parcel A (residual portions of Tracts A and E) and Parcel B (residual portions of Tracts A and F). Mr. Ritchie purchased the property with the intention of selling off Parcel B as a residential lot (which he subsequently did) and retaining the Lot (Parcel A) for future construction of a residence. At the time he purchased the property, both Parcels A and B were designated as Ag-NRL for zoning purposes. However, prior to purchasing the two lots, he inquired of his seller and of Skagit County authorities as to the potential of developing both lots as residential. He was told that despite the property's Ag-NRL designation, Skagit County policy at the time did permit development of Ag-NRL property as residential. Based on those assurances, Mr. Ritchie proceeded with his purchase of the parcels.

The Lot is bounded on three sides by the Skagit Beach Community, or aspects of it. To the West is Channel Drive which serves the waterfront and waterview residences of Skagit Beach Community, to the South is Channel Drive and more residences across the street, and to the North are more SBC residences. Ironically, there is a "cutout" in the middle of the West boundary of the Lot, which is a two acre parcel of commercial property(not owned by Mr. Ritchie), which serves as a boat and RV storage area. On the East is a small creek ditch and dirt road which separates the Lot from a large agricultural area on the other side. This indirect "adjacency" to Ag land is the only "connection" of this Lot to agriculture – which by the way is exactly the same "connection" shared by multiple residences in the Skagit Beach Community.

In 1997 Mr. Ritchie sold the adjacent lot, Parcel B, and with full compliance and cooperation of Skagit County, the purchaser of that adjacent lot built a residence on it. This adjacent lot was zoned Ag-NRL at the time, and continues to be so designated on the Skagit County Comprehensive Plan Map.

Prior to 2010, it was Skagit County's policy to allow small isolated parcels of Ag-NRL land be developed as residential, without the necessity of seeking a Map Amendment or zoning change. In 2010, Skagit County changed this policy and now requires a Map Amendment to convert the zoning designation of such parcels to RRv. This Petition is consistent with this new County policy.

In this Petition, Mr. Ritchie seeks a minor Map Amendment to reflect the same “RRv” land use designation for the Lot (Parcel A) as Skagit County granted for other lots in Skagit Beach Community. This new designation will simply allow the same use for this Lot as Skagit County allowed for other SBC lots, and for the immediately adjacent lot (Parcel B), once owned by Mr. Ritchie and now being used solely for residential purposes.

Skagit County Designation and Taxation of the Lot

Skagit County designates and taxes this Lot as residential “Household SFR Outside City.” (See Exhibit C). The Lot is and has for years been taxed under Levy Code 1595, which applies to a Neighborhood Designation of “Platted Lots, Other Improvements.” That is a totally separate and vastly different designation than would apply to agricultural property, as well as a much higher and more costly tax rate.

Skagit County Lot Certification

In 2004 Mr. Ritchie applied to Skagit County for a “Lot Certification” for the Lot. As part of that process, Mr. Ritchie proposed and the County approved a specific plan for development of the Lot as residential. (Please note that the Site Plan attached to the Lot Certification documents -- Exhibit D hereto – clearly shows the location of a “Proposed Residence” on a portion of the Lot.) In addition, the County required a Critical Area Review for the Lot, and approved same, again for residential purposes. On July 2, 2004 Mr. Ritchie’s Lot Certification application was granted by Skagit County, and the Lot was officially certified as a residential lot. (Exhibit D). The Lot is now certified by Skagit County as a “lot of record,” Lot Certification #PL04-0495, and is developable under SCC 14.16.850(4) Development of Lots of Record. That ordinance specifically allows construction of one primary residence and one accessory building on the Lot. Skagit County has also approved the Lot for a septic system.

Unsuitability of the Lot for Agricultural Use

This Lot is totally unsuitable for agricultural use. It is too small and irregularly shaped to be commercially viable. It is essentially inaccessible for farm machinery, and is nearly surrounded by residences. It has a two acre commercial parcel jutting into its center. Its soil consists primarily of spoils dredged from the Swinomish Channel, which Mr. Ritchie is advised is unsuitable for agriculture. Because of its adjacency to what has been designated as a fish-bearing stream, approximately 40% of its area must be dedicated to setback.

II. Legal Criteria for Map Amendment

The following addresses each of the applicable provisions of Skagit County Code 14.08 governing Petitions to amend the Comprehensive Plan. This Petition is a Petition for a Map Amendment not associated with Urban Growth Area boundary modification. Map Amendments must comply with criteria established for both Policy Amendments, and Map Amendments.

(4) Submittal Requirements for Comprehensive Plan Policy and Map Amendments.

(a) **Policy Amendment Criteria**

(i) A detailed statement of what is proposed to be changed and why.

This Petition proposes that the Skagit County Comprehensive Plan Map be amended to reflect the zoning designation for the Lot as “RRv” rather than its current (and incorrect) designation as “Ag-NRL.” This change should be made for several reasons:

- To correct a historical error in the designation of this Lot.
- To synchronize the Lot’s zoning designation with its Skagit County tax and usage designation as residential.
- To reflect the Lot’s geographical inclusion in the Skagit Beach Community neighborhood.
- In the interest of fairness and equity.

(ii) A statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented.

There will be no adverse impacts if this Lot is redesignated as RRv. There is no “loss” to the agricultural community as the Lot has not been used for agricultural production and is unsuitable for agricultural use. The Lot is already located in the midst of an established residential community, thus its use as residential will be consistent with its neighborhood. Skagit County has already certified and approved the Lot as residential, and only one residence can be built on it, thus the infrastructure of the County will not be materially impacted.

(iii) A demonstration of why existing Comprehensive Plan policies should not continue to be in effect or why existing policies no longer apply.

Mr. Ritchie is not requesting that existing Comprehensive Plan policies be changed, or should not be applied. This is not about a change of policy, albeit it appears that Skagit County has in fact changed its policies from the time the County allowed the similarly designated adjacent Parcel B to be developed as residential. This is about a simple amendment in the Map designation for this Lot, to correct an error and prevent an injustice.

The designation of this Lot as agricultural is an historical anomaly, and an error that deserves correction. Continuation of its Ag-NRL designation would compound that error, legally compromise the County which has certified and taxed the Lot for residential use, and would not further the County’s policy goal of preventing random and unwarranted conversion of productive agricultural lands. This “conversion” is neither random nor unwarranted. And,

continuing the current agricultural designation for the Lot would be a gross injustice to Mr. Ritchie.

(iv) A statement of how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.

Correction of the Map Designation error for this Lot will not violate or be inconsistent with the vision, goals and objectives of the Skagit County Comprehensive Plan. Even viewed in its current zoning designation as Ag-NRL, the Comprehensive Plan does contemplate limited residential development in agricultural areas:

In cases where some residential use is allowed on natural resource lands, development will occur in a manner that minimizes both the amount of land converted to non-resource uses, and the associated impacts to long-term management of the natural resources. Skagit County Comprehensive Plan, Natural Resources Lands Element.

Granting this Petition for a small, isolated parcel clearly complies with this goal of minimizing impacts to long-term management of natural resources. Moreover, granting this Petition does not conflict with the Comprehensive Plan's stated goal of preserving agricultural land:

Lands within designated agricultural resource areas should remain in large parcels and ownership patterns conducive to commercial agricultural operations and production. Skagit County Comprehensive Plan, Natural Resources Lands Element.

The Comp Plan policy against conversion of agricultural lands is targeted at "large parcels" conducive to "commercial agricultural" production. Certainly this small irregular parcel nestled in a residential area does not fall within that target. This is further demonstrated by the Comp Plan definition of "Agricultural Resource Lands"

Agricultural Resource Lands are those lands with soils, climate, topography, parcel size, and location characteristics that have long-term commercial significance for farming. Skagit County Comprehensive Plan, Agricultural Resource Lands Element.

It is without question that the Lot involved with this Petition does not fall within the Comp Plan's vision and definitions for agricultural preservation, as it never has been used for farming and has no characteristics suitable for commercial farming.

Conversely, the Lot does fit well within the Comprehensive Plan's vision and goals for "Rural Reserve" properties, which is the specific designation for the remainder of the Skagit Beach Community of which this Lot is a part.

The rural element shall permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and uses. Skagit County Comprehensive Plan, Rural Element.

The "Rural" designation and applicable policies clearly contemplates some residential development.

Home occupations that do not significantly change or impact neighborhood character shall be permitted. (CPP 5.2)

In this instance, there is no adverse impact on the neighborhood by granting this Petition. The Lot is already a part of the Skagit Beach Community, and allowing one residence on it – a parcel of approximately five acres – would result in far less density and County services demands than for the other lots in SBC which are much smaller. Moreover, creating a setback of approximately 40% of this Lot would also serve the Comprehensive Plan goals of preserving and protecting wildlife.

(v) A statement of how adopted functional plans and Capital Facilities Plans support the change.

Because the Lot is already a part of Skagit Beach Community, a Map Amendment for this Lot would not impact the existing Capital Facilities Plans. Water and electrical service are already in place for this community and for this Lot. Adding one residence to those services will not adversely impact the facilities. The Lot has been determined to "perk" for a septic system, and will not impact existing sewer facilities. Skagit County has approved a septic system for this Lot. Channel Drive – the road that provides access to the Lot, is not a thoroughfare and serves only Skagit Beach Community. Adding one residence to this access road will not adversely impact traffic on the road.

(vi) A statement of how the change affects implementing development regulations in SCC Title 14 and the necessary changes to bring the implementing development regulations into compliance with the plan.

This proposed minor Map Amendment will not affect development regulations. It will merely correct an erroneous designation for this Lot.

(vii) A summary of any public review of the recommended change.

Of course, this proposed Map Amendment will be subject to the standard public process for such modifications to the Skagit County Comprehensive Plan. Mr. Ritchie has discussed this Petition with several community groups and has not received any objection to it.

(b) Map Amendment Criteria

(i) A detailed statement describing how the map amendment complies with Comprehensive Plan land use designation criteria.

This Map Amendment would change the designation of the Lot from Ag-NRL to RRv. As shown above, this Lot does *not* meet Ag-NRL designation criteria, as it has not been used for agriculture, and is unsuitable for commercial agricultural use because of its small size, irregular shape, inclusion in the Skagit Beach Community, poor soils, and lack of access for farm equipment and operations. Conversely, it is perfectly suitable for the RRv designation, as that is the existing designation of the other lots in Skagit Beach Community, which are used for residential purposes.

(ii) Any proposed urban growth area boundary changes shall be 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.

This criterion is not applicable as the Lot is not in an Urban Growth Area.

(iii) Any proposed rural areas and natural resource land map designation changes shall be supported by and dependent on population forecasts and allocated non-urban population distributions, existing rural area and natural resource land densities and infill opportunities.

This criterion is essentially not applicable as we are requesting a Map Amendment for a single lot, which would accommodate one single family residence. According to Skagit County statistics, each single family residence in Skagit County consists of 2.3 persons. Thus, adding one residence is a negligible factor.

(iv) Any proposed natural resource land map designation changes shall recognize that natural resource land designations were intended to be long-term designations and shall further be dependent on 1 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.

This Map Amendment deals with item (c), as it is a correction of an error in the initial designation. Other tracts/lots in Skagit Beach Community, generally similarly situated, were initially designated as Ag-NRL and subsequently redesignated as RRv. This Map Amendment simply asks that the designation for this Lot be modified to be consistent with other Skagit Beach Community lots.

III. Summary and Arguments for Map Amendment

This Map Amendment is essentially a correction of an historical error and inappropriate initial designation for this Lot. As a part of the Skagit Beach Community, this Lot is and always has been a residential parcel, and not a part of commercial or even “hobby” agricultural endeavor. It is a small, irregularly shaped lot bounded on three sides by residences, with a commercial parcel taking a divot from its middle. It is separated from the adjacent agricultural property by a dirt road and a fish bearing stream. It is wholly unsuitable for any manner of realistic agricultural use, albeit if it were put to commercial agricultural use, Skagit County would then be confronted with neighbor protests in allowing incompatible agricultural use in the midst of an established residential neighborhood.

Skagit County has certified this Lot as a residential lot and for years has collected taxes on this parcel as a residential lot. Skagit County has issued permits for utilities for the Lot, and has allowed an immediately adjacent lot, formerly owned by Mr. Ritchie, to be developed as a residential lot, notwithstanding its Ag-NRL zoning designation. Legally, Skagit County has no basis for refusing the same residential treatment for this Lot.

In requesting this Map Amendment, Mr. Ritchie does not ask for any manner of special treatment. He asks only the same treatment as Skagit County has afforded other lots in the Skagit Beach Community neighborhood – Map redesignation to RRv.

As a policy, Mr. Ritchie understands and applauds Skagit County’s efforts to preserve farmlands, particularly preventing the wholesale conversion of productive agricultural land to residential subdivisions or strip malls. However, all policies must be carefully applied to produce the intended result and prevent inequities. This is one of those instances wherein leaving this Lot as agricultural will do nothing to advance the desired agricultural preservation policy, and will do great harm to Mr. Ritchie, who has consistently “played by the rules” with respect to the acquisition and development of the Lot as a residential parcel.

Mr. Gary Christensen
Petition for Map Amendment
Page 9

The Lot has never been used for agriculture, and thus there will be no “loss” if it is allowed to be used for the purpose Skagit County has deemed appropriate – i.e. residential. If this designation error is not corrected, and the Lot remains designated Ag-NRL, then the Lot will be nonproductive and essentially useless. The Skagit County Comprehensive Code seeks to designate properties for an appropriate balance between County land use goals and potential usefulness of land. It utilizes many land use designations in this task. “Useless” is not and should not be one of those designations.

Please do the right thing for the County and for Mr. Ritchie. Amend the Comp Plan Map to appropriately designate this Lot with the rest of Skagit Beach Community as “RRv.”

Very truly yours,

John T. Blanchard
John@JTBAvocate.com

Enclosures

Exhibit A – Lot Legal Description
Exhibit B – Sketch Showing Lot Location and Skagit Beach Community
Exhibit C – Skagit County Residential Tax Statement for the Lot
Exhibit D – Skagit County Lot Certification for the Lot

cc: Jim Ritchie

Exhibit A to Petition for Map Amendment

Legal Description of Lot

SKAGIT BEACH NO 1, (DR19) TRACT E LESS PORTION TO PLAT OF SKAGIT BEACH #5. ALSO EXCEPT THAT PORTION OF TRACT E, "PLAT OF SKAGIT BEACH NO 1", LYING NORTHERLY OF THE NORTH LINE OF LOT 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" AND "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON, AND THE EXTENSION OF SAID NORTH LINE EASTERLY TO THE EASTERLY LINE OF SAID TRACT "E".

EXHIBIT B TO MAP AMENDMENT PETITION SKETCH/LOCATION OF LOT



Select Region

Select View

iMap

Search by

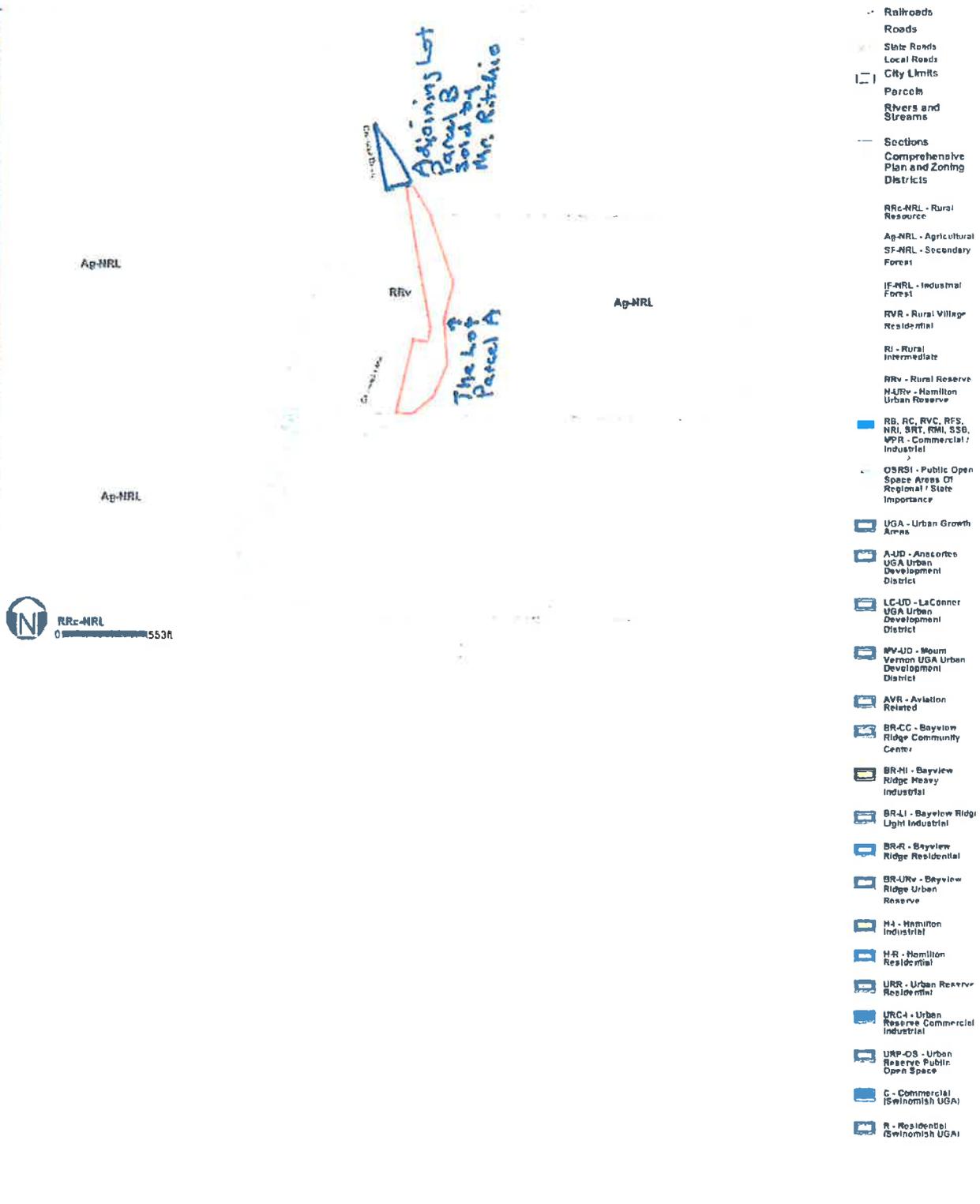
Section

Parcel Number

Address

Well ID

Road Name



- VIEW LAYERS
- Railroads
 - Roads
 - State Roads
 - Local Roads
 - City Limits
 - Parcel
 - Rivers and Streams
 - Sections
 - Comprehensive Plan and Zoning Districts
 - RRc-NRL - Rural Reserve
 - Ag-NRL - Agricultural
 - SF-NRL - Secondary Forest
 - IF-NRL - Industrial Forest
 - RVR - Rural Village Residential
 - RI - Rural Intermediate
 - RRv - Rural Reserve
 - HURv - Hamilton Urban Reserve
 - RB, RC, RVC, RES, NR, SRT, RMI, SSG, MPR - Commercial / Industrial
 - OSRSI - Public Open Space Areas of Regional / State Importance
 - UGA - Urban Growth Areas
 - A-UD - Anacortes UGA Urban Development District
 - LC-UD - LaConner UGA Urban Development District
 - MV-UD - Mount Vernon UGA Urban Development District
 - AVR - Aviation Related
 - BR-CC - Bayview Ridge Community Center
 - BR-HI - Bayview Ridge Heavy Industrial
 - BR-LI - Bayview Ridge Light Industrial
 - BR-R - Bayview Ridge Residential
 - BR-URv - Bayview Ridge Urban Reserve
 - H4 - Hamilton Industrial
 - H-R - Hamilton Residential
 - URR - Urban Reserve Residential
 - URC4 - Urban Reserve Commercial Industrial
 - URP-OS - Urban Reserve Public Open Space
 - C - Commercial (Swinomish UGA)
 - R - Residential (Swinomish UGA)

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**EXHIBIT C TO MAP AMENDMENT PETITION
PROPERTY TAXED AS RESIDENTIAL**



**Skagit County
Treasurer's Office**
Treasurer: Katie Jungquist

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Record Searches May 30, 2007

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Details](#)

[Improvements](#)

[Land
Segments](#)

[Account
History](#)

[Sales
History](#)

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[By Parcel Number](#)

[By Xref ID](#)

[By Address](#)

[Assessor Search](#)

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2007 Real Estate Tax Statement

Account Number	Owner Information	Site Address
Parcel ID: P69432 Xref ID: 4008-000-016-0006	RITCHIE JAMES FRANK 5912 BROADVIEW AVE NE TACOMA, WA 98422	14983 CHANNEL DR LA CONNER, WA 98257

Property Description

SKAGIT BEACH NO 1, (DR19) TRACT E LESS PORTION TO PLAT OF SKAGIT BEACH #5. ALSO EXCEPT THAT PORTION OF TRACT E, "PLAT OF SKAGIT BEACH NO 1", LYING NORTHERLY OF THE NORTH LINE OF LOT 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" AND "E" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON, AND THE EXTENSION OF SAID NORTH LINE EASTERLY TO THE EASTERLY LINE OF SAID TRACT "E".

2007 First Half Taxes DUE by APRIL 30	\$881.91
2007 Second Half Taxes DUE by OCTOBER 31	\$881.91

2007 Tax Distribution

District	Rate	Tax
SKAGIT COUNTY	1.3206	\$211.57
COUNTY ROAD	1.6227	\$259.96
STATE LEVY	2.1725	\$348.03
SCHOOL DISTRICT 311	3.9239	\$628.61
PORT DISTRICT 2	0.0999	\$16.00
FIRE DISTRICT 13	0.6397	\$102.48
CEMETERY DISTRICT 1	0.0571	\$9.15
LACONNER LIBRARY DISTRICT	0.354	\$56.71
CONSERVATION FUTURES FUND	0.0469	\$7.51
MEDIC 1 SERVICES	0.25	\$40.05
Special Assessment		Tax
CLEAN WATER SHELLFISH PROTECTION DISTRICT		\$21.55
DRAINAGE DISTRICT 19		\$62.20
Current Tax Total		\$1,763.82

2007 Tax Summary

Levy Code:	1595
Levy Rate:	10.4873
Land Market Value:	\$139,800.00
Building Market Value:	\$20,400.00
Total Market Value:	\$160,200.00
Taxable Value:	\$160,200.00
General Tax:	\$1,680.07
Special Assessment:	\$83.75
Late Filing Penalty:	\$0.00
2007 Total Tax:	\$1,763.82
2007 Tax Paid:	\$881.91

First half tax paid after April 30th requires interest plus penalty on full amount
Second half becomes delinquent after OCTOBER 31st
TAX OF LESS THAN \$50.00 MUST BE PAID IN FULL



- Assessors Home
- By Parcel ID
- By Xref ID
- By Site Address
- Treasurers Home
- Tax Statement Search
- Web Skagit

Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
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Parcel Number	XrefID	Quarter	Section	Township	Range
P69432	4008-000-016-0006	01	13	34	02

[Zoom to this Parcel on iMap](#) [View Map of this Section](#)

Owner Information	253-927-0418	Site Addresses
RITCHIE JAMES FRANK		14983 CHANNEL DRIVE
5912 BROADVIEW AVE NE		[Old Situs] 1505 CHANNEL DR
Tacoma, Wa 98422		LaConner, WA 98257

2007 Value Breakdown

Building Market Value	\$20,400.00
Land Market Value	\$139,800.00
Total Market Value	\$160,200.00
Assessed Value	\$160,200.00
Taxable Value	\$160,200.00

[View Value History](#)

2007 Property Tax Summary

2007 Taxable Value	\$160,200.00
General Taxes	\$1,680.07
Special Assessments	\$83.75
Total Taxes	\$1,763.82

[View Tax Statement](#)

Legal Description

SKAGIT BEACH NO 1, (DR19) TRACT E LESS PORTION TO PLAT OF SKAGIT BEACH #5. ALSO EXCEPT THAT PORTION OF TRACT E, "PLAT OF SKAGIT BEACH NO 1", LYING NORTHERLY OF THE NORTH LINE OF LOT 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" AND "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON, AND THE EXTENSION OF SAID NORTH LINE EASTERLY TO THE EASTERLY LINE OF SAID TRACT "E".

Levy Code	Neighborhood			
1595	PLATTED LOTS; OTHER IMPROVEMENTS			
City District	School District	Fire District	Utilities	
Skagit County	SD311	F13	WTR-P	
Year Built	Acres	Living Area	Number Of Rooms	Bdms
Construction Style	Foundation	Exterior Walls	Roof Covering	Roof Style
Interior Finish	Floor Covering	Floor Construction	Plumbing	
Appliances	Heat-AirCond		Fireplace	
Sale Deed Type	Sale Date	Sale Price		
QUIT CLAIM DEED	4/18/2005	\$.00		

[View Sales History](#)

Return Name & Address



200702260195
Skagit County Auditor

2/26/2007 Page 1 of 2 1:24PM



Mr. James F. Ritchie
5912 Broad View Ave NE
Tacoma, WA 98422

PLANNING & PERMIT CENTER

LOT of RECORD CERTIFICATION

200 WEST WASHINGTON STREET - MOUNT VERNON, WA 98273 - (360) 336-9410



Lot Certification File Number: PL04-0495

Applicant Name: James F. Ritchie

Grantee/Property Owner's Name: same

Having reviewed the information provided by the applicant, I hereby find that the parcel(s) bearing Assessor's Account Number(s):

4008-000-016-0006 P# 69432

Rural Reserve (10 acres)

See attached legal description and map for certified lot of record boundaries.

_____ *IS*, a lot of record pursuant to Skagit County Code 14.16 Zoning Ordinance and in compliance with RCW 58.17.210.

XXX _____ *IS*, a substandard lot of record subject to SCC 14.16.850(4) Development of Lots of Record.

_____ *IS NOT*, a lot of record under the Skagit County Code 14.16 Zoning Ordinance and Subdivision codes and is not in compliance with RCW 58.17.210.

Grantor/Skagit County Planning & Permit Center

Date: 7/2/2004

Authorized Signature: _____

Title: Associate Planner



Assessors Home

Improvements	Land Segments	Account History	Sales History	Tax Statement	Permits	Print Version
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By Parcel ID

Parcel Number	XrefID	Quarter	Section	Township	Range
P69432	4008-000-016-0006	01	13	34	02

By Xref ID

By Site Address

[Zoom to this Parcel on iMap](#)

[View Map of this Section](#)

Treasurers Home

Tax Statement Search

in Skagit

Owner Information

253-927-0418
RITCHIE JAMES FRANK
5912 BROADVIEW AVE NE
Tacoma, Wa 98422

Site Addresses

14983 CHANNEL DRIVE
[Old Situs] 1505 CHANNEL DR
LaConner, WA 98257

2007 Value Breakdown

Building Market Value	\$20,400.00
Land Market Value	\$139,800.00
Total Market Value	\$160,200.00
Assessed Value	\$160,200.00
Taxable Value	\$160,200.00

[View Value History](#)

2007 Property Tax Summary

2007 Taxable Value	\$160,200.00
General Taxes	\$1,680.07
Special Assessments	\$83.75
Total Taxes	\$1,763.82

[View Tax Statement](#)

Legal Description

SKAGIT BEACH NO 1, (DR19) TRACT E LESS PORTION TO PLAT OF SKAGIT BEACH #5. ALSO EXCEPT THAT PORTION OF TRACT E, "PLAT OF SKAGIT BEACH NO 1", LYING NORTHERLY OF THE NORTH LINE OF LOT 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" AND "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON, AND THE EXTENSION OF SAID NORTH LINE EASTERLY TO THE EASTERLY LINE OF SAID TRACT "E".

Levy Code

1595

Neighborhood

PLATTED LOTS; OTHER IMPROVEMENTS

City District

Skagit County

School District

SD311

Fire District

F13

Utilities

WTR-P

Year Built

Acres

Living Area

Number Of Rooms

Bdms

Construction Style

Foundation

Exterior Walls

Roof Covering

Roof Style

Interior Finish

Floor Covering

Floor Construction

Plumbing

Appliances

Heat-AirCond

Fireplace

Sale Deed Type

QUIT CLAIM DEED

Sale Date

4/18/2005

Sale Price

\$.00

[View Sales History](#)

[Top](#)

[Back](#)

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EXHIBIT D TO MAP AMENDMENT PETITION LOT CERTIFICATION



SKAGIT COUNTY
The official web site for Skagit County Government

Home Quick Guide Departments & Offices Feedback Site Search

Record Searches May 30, 2007

Home
Quick Guide
Departments & Offices
Feedback
Site Search

Parcel ID: 00-00-00-00-00-00
Site Address: 14983 Channel Dr
City: La Conner
Applicant: Ritchie James F
14320 Channel Dr
La Conner WA
Phone:
Owner: Ritchie James F
14320 Channel Dr
La Conner WA
Phone:

Permit Number: PL04-0495
Permit Type: Land Use Approval
Permit Status: Microfilm
Composition: Lot Certification
Description: Tract E. Skagit Beach # 1
Valuation: \$.00
Application Date: 7/1/2004 12:00:00 AM
Approval Date:
Issue Date:
Completion Date:
Square Feet: 0

Approvals

Description	Action	Date
Grace- Project Mgr.	Approved	7/2/2004
Routing Assignment	Ready for review	7/2/2004
Routing Assignment	Does not apply	7/2/2004

Return Name & Address



200702260195

Skagit County Auditor

2/26/2007 Page

1 of

2 1:24PM



Mr. James F. Ritchie
5912 Broad View Ave NE
Tacoma, WA 98422

PLANNING & PERMIT CENTER

LOT of RECORD CERTIFICATION

200 WEST WASHINGTON STREET - MOUNT VERNON, WA 98273 - (360) 336-9410



Lot Certification File Number: PL04-0495

Applicant Name: James F. Ritchie

Grantee/Property Owner's Name: same

Having reviewed the information provided by the applicant, I hereby find that the parcel(s) bearing Assessor's Account Number(s):

4008-000-016-0006 P# 69432

Rural Reserve (10 acres)

See attached legal description and map for certified lot of record boundaries.

_____ *IS*, a lot of record pursuant to Skagit County Code 14.16 Zoning Ordinance and in compliance with RCW 58.17.210.

XXX *IS*, a substandard lot of record subject to SCC 14.16.850(4) Development of Lots of Record.

_____ *IS NOT*, a lot of record under the Skagit County Code 14.16 Zoning Ordinance and Subdivision codes and is not in compliance with RCW 58.17.210.

Grantor/Skagit County Planning & Permit Center

Date: 7/2/2004

Authorized Signature: _____

Title: Associate Planner



PLANNING & DEVELOPMENT SERVICES

1800 Continental Place Mount Vernon, WA 98273

Phone: (360) 336-9410 Fax: (360) 336-9416

Inspection Request Line (360) 336-9306

James Ritchie
5912 Broad View Ave. NE
Tacoma, Wa
98422

Invoice date: February 20, 2007

File number: M07-0022
M07-0022 Recording Fees
for Lot Cert

Date: 02-20-2007

Site address:

Fee Items:

Item#	Description	Account Code	Tot Fee	Paid	Prv. Pmts	Cur. Pmts
3700	Centennial Acct	690 2143700	2.00	.00	.00	.00
3701	State ArchivesA	690 2473700	2.00	.00	.00	.00
3702	State Housing T	690 2563700	3.80	.00	.00	.00
4120	State Recording	001 30201412	.70	.00	.00	.00
4121	Rec'd Legal Ins	001 30201412	6.00	.00	.00	.00
4127	Ending Homeless	396004127	5.88	.00	.00	.00
4128	State Homelessn	2363700	3.92	.00	.00	.00
4129	Commisioners O	310074139	1.00	.00	.00	.00
4136	Auditors O&M Fu	112 34800413	2.00	.00	.00	.00
4139	Records Fee Low	162 39100413	5.70	.00	.00	.00

Total payments: \$0.00

Balance due: \$33.00

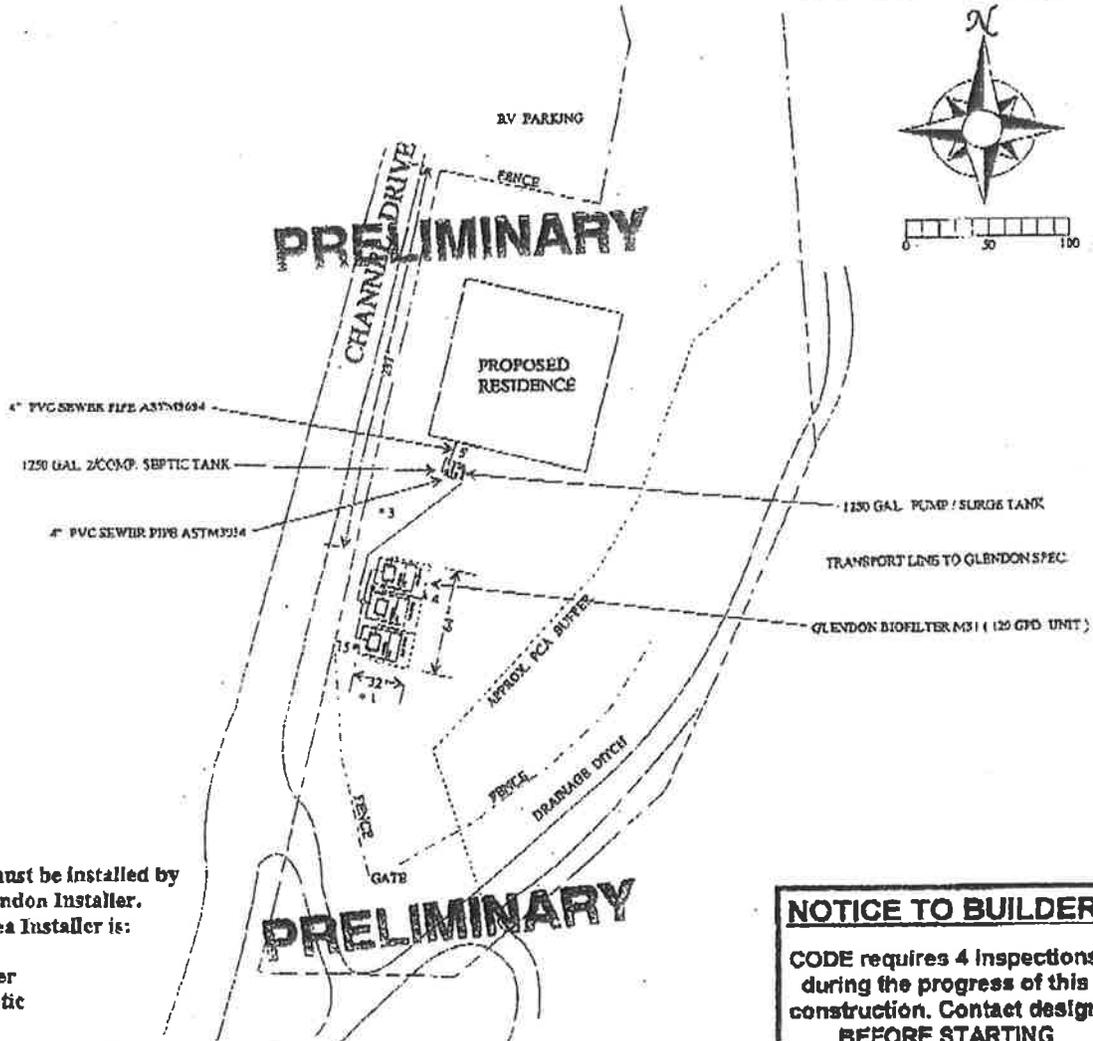
Please include your file number and remit to:

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA. 98273

attn: CG

pd

Note:
 This site map was developed by using existing resources and on site measurements.
It is not a legal survey.



This system must be installed by a licensed Glendon Installer. Your local area Installer is:

Dean Bannister
 Bannister Septic
 360 428 4949

NOTICE TO BUILDER!
 CODE requires 4 inspections during the progress of this construction. Contact designer **BEFORE STARTING** concerning time and fees. Failure to do this may invalidate your permit.

SITE, DESIGN AND CONSTRUCTION REQUIREMENTS NOT SPECIFICALLY MENTIONED HERE SHALL CONFORM TO APPLICABLE STATE AND COUNTY STANDARDS

**CALL BEFORE YOU DIG
 "IT'S THE LAW"
 RCW 19.122
 STATEWIDE: 1.800.424.5553**

Anderson Contracting
 22571 Mosier Road / PO Box 547
 (360) 856-2946 Sedro-Woolley, WA 98284 ANDERC*062BF

PROJECT NAME: James Ritchie
 SITE ADDRESS: 14963 CHANNEL DRIVE, LeCombe, WA 98357

PARCEL #	P69432	
ASSOR TAX #	4008-000-016-0006	
SUB. DIV.	SKAGIT BEACH NO.1	
SHT. FLT./CARD #		
BLK. #	WATER	PUD
LOT #	PTN TRACT E	
ACRES	5.6 AC. +/-	SCALE 1" = 100'
DATE	07/07	PAGE OF

James Ritchie CPA – PL11-0239

Property: 5.5 acres +/- comprising a portion of Tract's "A" & "E" in the Plat of Skagit Beach No. 1
(Property Plat Exhibit)

Dimensions: Length is approx 1,640 feet
Average width is approx 146 feet

Covenants limit property solely to single family use.
(Only way to change covenants would be for Jim Ritchie to purchase 60% of lots.)
(Covenants exhibit)

Property is part of Home Owner's Association responsible for road maintenance.
(Legal Description Exhibit)

Per Skagit County Assessor: Taxed by Skagit County Assessor as a Single Family
Residence Outside a City within a Rural LaConner
Residential area,

Financial Commitments to Residential development:

August 1989 – Purchased property from Skagit Beach Inc. after confirming with
Skagit County that property can support a single family residence.

July 2004 – Obtained Lot Certification for Residence

July 2007 – Onsite Critical Areas Review for Septic & Residence

August 2007 - Onsite Septic System Design

DESCRIPTION:

That portion of Tracts "A" and "E", "PLAT OF SKAGIT BEACH NO. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington, more particularly described as follows:

Beginning at the most Southerly corner of said Tract "E"; thence following the Easterly line of said Tract "E", the following courses and distances:

North 45°28'30" East 377.13 feet;

North 24°38'30" East 221.53 feet;

North 4°26'30" West 294.47 feet;

North 14°57' East 248.00 feet;

North 20°34' West 492.64 feet;

North 31°59' West to an intersection with the Easterly line of said Tract "A";

thence Southerly along the Easterly line of Tract "A" to its intersection with the Northerly line of Lot 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" & "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 10 of Plats, page 27, records of Skagit County, Washington;

thence North 79°30' East to the Northeasterly corner of said Lot 12; thence South 10°30' East along the Easterly line of said Div. No. 5, 927.59 feet;

thence South 10°21'10" West 91.48 feet;

thence North 79°38'50" West 100.00 feet to the East line of said Tract "A";

thence Southerly along the Easterly line of said Tract "A" to the Southerly line of said Tract "E";

thence South 76°45' East 17.30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

SUBJECT TO THE FOLLOWING:

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For:	Ingress and egress
In Favor Of:	Drainage District No. 19 of Skagit County
Recorded:	July 17, 1973
Auditor's No.:	638435
Affects:	Exact location undisclosed on the record

B. Construction and maintenance obligations as shown on the Plat of Skagit Beach No. 1, as follows:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of all the owners of all the lots of the plat and of any additional plats that may be served by these roads, streets and

In the event that the owners of any of these lots of this plat or any additional plats shall petition the County Commissioners to include these roads in the County road system, it is hereafter agreed by said lot owners that the roads involved shall first be constructed to prevailing County standards and to the County Engineer's approval by said lot owners."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated:	June 3, 1966
Recorded:	June 9, 1966
Auditor's No.:	683921
Executed By:	Skagit Properties, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE CORRECTED AS HERETO ATTACHED:

8908290061

VOL **839** PAGE **153**

Declaration Dated:	June 3, 1968
Recorded:	June 13, 1968
Auditor's No.:	714706
Executed By:	Skagit Properties Company

8/15/1995

**RESTRICTIVE COVENANTS, SKAGIT BEACH
No. 1 (REPLATTED AS SKAGIT BEACH NO. 1-
6 INCLUSIVE, ALSO KNOWN AS TRACTS A
THROUGH G) CONTAINED IN INSTRUMENTS
RECORDED UNDER AUDITOR'S FILES NOS.
***** AND *****, RECORDS OF SKAGIT
COUNTY, WA**

1. This addition is restricted to single family residential use only. No structure shall be erected, altered, placed or permitted on any lot other than one private, single family residence. ~~EST HOUSE~~
SHED
2. No structure of a temporary character, no trailer, basement, shack, garage, tent, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently, except only house-trailers which shall be permitted during the construction of any dwelling for a period not to exceed one (1) year. No second hand building shall be moved onto any lot for any purpose whatsoever.
3. Foundations of all buildings shall be continuous masonry or concrete construction. All exterior finishing must be completed within one year of the start of construction. No temporary material such as building paper, canvas, or like material, shall be used as exterior finishing or roughing.
4. All residences and appurtenant buildings shall conform in all respects to the applicable building, sanitary, plumbing, and electrical codes, and any other applicable codes and/or regulations of the County of Skagit, State of Washington. Furthermore, no septic tank lateral or any other excavation or ditching shall be installed through any dike below the line of extreme high tide as determined by officials of [REDACTED] Drainage District No. 19 and the Skagit County Engineer. Furthermore, no material alterations in the configuration of any dike, which in the opinion of said diking drainage ditch officials or said County Engineer, would endanger the diking system and create a risk of flooding shall be permitted. Any alteration of said diking system must be first approved in writing by said diking drainage official and said County Engineer prior to the initiation of any such alteration.
5. No fence, hedge, or obstruction shall be situated anywhere on any of the lots herein which obstructs the view of the adjacent lots.
6. No rubbish, trash, garbage or debris shall be permitted to accumulate on any lot or to be thrown, dumped, or disposed of on any lots vacant, or otherwise. All garbage, rubbish, or like materials, must be kept in covered containers and the burning of such shall be done in an incinerator designed for said purpose.

7. There shall be no commercial signs or activity or conduct which causes objectionable noise, odor, appearances or hazards.
8. No animals, livestock, or poultry of any kind shall be kept, raised or maintained on any lot, except that dogs, cats and other household pets may be kept provided they are so kept and maintained as household pets. It shall be the responsibility of the owners of said pets to maintain control of these animals and be responsible for any damage done to other Skagit Beach properties by said pets.
9. The exterior front foundation line of dwellings and accessory buildings shall be built no closer than twenty-five (25) feet from the front lot line nor less than twenty-five (25) feet from the rear lot line. No building shall be located less than eight (8) feet from any side lot line.
10. No residence less than 1250 square feet of living space shall be permitted on any lot. It shall be the intention and purpose of the covenants to insure that all dwellings shall be of a quality, workmanship and material as approved by the Architectural Control Committee. All residences shall be framed on site. The term "residence" shall include one residence building and a garage or carport.
11. The covenants and restrictions of this declaration shall run with and bind the land, and shall insure to the benefits of and be enforceable by the owner of any land subject to these restrictions, their representatives, heirs, successors, and assigns indefinitely, except that it shall be required that the Board of Trustees shall form a committee to review said covenants no less frequently than every ten (10) years. In any case, these covenants and restrictions shall continue in force unless an instrument signed by the owners of sixty (60) percent of the lots has been recorded, agreeing to change said covenants and restrictions in whole or in part; Provided, however, that no such agreement to change shall be effective unless made and recorded one year in advance of the effective date of such change, and unless written notice of the proposed agreement is sent to every owner at least ninety (90) days in advance of any action taken. Provided further, that if all of the owners of lots agree to change said covenants and restrictions in whole or in part after written notice as above provided, said change shall become effective upon the filing of said agreement or at such time as therein designated.

BY-LAWS
of
SKAGIT BEACH COMMUNITY ASSOCIATION

A Washington Non-Profit Corporation

ARTICLE I

Definition

1. "Association" means the SKAGIT BEACH COMMUNITY ASSOCIATION, a Washington non-profit corporation.
2. "Skagit Beach" or "developer" means SKAGIT BEACH, INC., a Washington corporation, which is developing the plat of SKAGIT BEACH.
3. "Skagit Beach" means the total land area situate in Skagit County designated as the plat of SKAGIT BEACH, together with such additional land in the vicinity of the plat of SKAGIT BEACH as may hereafter be annexed to the said plat by subsequently recorded plats, tracts and acreages, identifying the same as additions of SKAGIT BEACH.
4. "Lot" means any lot, plot, tract or interest in real property in SKAGIT BEACH which has or will be sold by SKAGIT BEACH, INC., subsequent to the recording of and by reference to the applicable plat of SKAGIT BEACH. It does not include any part of the common area.
5. "Owner" or "lot owner" refers to any owner of fee title, or if the property is being sold on a real estate contract, then the contract purchaser of said lot, or if the property is subject to a deed of trust, then the grantor under such deed of trust. SKAGIT BEACH, INC. shall be deemed the owner of all lots not yet sold or reacquired by it.
6. "Common area" means all real property in the plat of SKAGIT BEACH, or any subsequent plats or property added by reference to it, to be transferred to and to be held by the Association for the common use, enjoyment, or benefit of the owners. The common area will consist of all real property which, on the plat and in the covenants relating thereto, are identified as common area. All permanent structures, fixtures and

improvements upon the common area, including particularly roads and utility systems, shall be deemed part thereof.

ARTICLE II

Members and Their Rights

1. The membership of the Association shall consist of and be limited to the owners of lots in SKAGIT BEACH. One Association member shall be inseparably appurtenant to each lot and shall pass therewith to all persons who become owners of the lot.

2. Two votes shall be appurtenant to each lot. If lots are purchased under Real Estate Contract, the purchaser shall be entitled to one vote and the developer

_____ is entitled to both votes. If two or more persons purchase a single lot, all persons shall be members but the vote to which the lot is entitled shall be cast as they among themselves determine.

3. Each owner shall have a nonexclusive right and easement of enjoyment and to the common area, which shall be appurtenant to and shall pass with the title to the owner's lot. Such right and easement shall be subject only to the following:

- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facilities situated upon the common area;
- (b) The right of the Association to charge reasonable rates for utility services rendered by the Association owned utility systems located upon the common area;
- (c) The right of the Association to suspend the voting right and the rights to use the common area of any owner for any period during which:
 - (I) any assessment against his lot remains unpaid,
 - or
 - (II) Any violation of these covenants or of the Association's published rules for which he is responsible remains unabated;

Soils:

Agricultural Natural Resource Land: means land designated as Ag-NRL which is primarily devoted to the commercial production of horticultural (including fiber production such as hybrid cottonwoods), viticultural, floricultural, dairy, apiary, vegetable or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees (not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140), finfish in upland hatcheries, or livestock (including livestock raised for personal use), and that has long-term commercial significance for agricultural production. The Revised Code of Washington, for 1997, has several definitions for agriculture. The State Hydraulics Code (Chapter 75.20 RCW) is necessary to implement the riparian protection section of the CAO; it requires the use of the definitions of agriculture as given in RCW 84.34.020 and 36.70A.030(2).

Long-term commercial significance: includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

14.16.400 Agricultural—Natural Resource Lands (Ag-NRL).

(1) Purpose. The purpose of the Agricultural—Natural Resource Lands district is to provide land for continued farming activities, conserve agricultural land, and reaffirm agricultural use, activities and operations as the primary use of the district. Non-agricultural uses are allowed only as accessory uses to the primary use of the land for agricultural purposes. The district is composed mainly of low flat land with highly productive soil and is the very essence of the County's farming heritage and character.

Property is not currently devoted, and has NOT been devoted, to commercial production and does not contain a soil composition that is supportive to Ag production. Even back to Skagit County's 1937 aerial photos, the property is segregated by drainage ditches from adjacent Ag fields east. Soils letter.

Policies

4A-1.1 Agricultural Resource Lands Designation Criteria

The following criteria shall be considered when designating Agricultural Resource Lands:

- a) Generally, all lands in unincorporated Skagit County which are parcels 5 acres or greater, and that contain "prime farmland soils" as determined by the USDA Natural Resource Conservation Service, shall be identified (see Agricultural Lands Profile for a description of prime farmland soils).

"Generally", usually, obviously subject to shape and terrain and practical application, parcels 5 acres or greater AND have "prime farmland..."

Oddly shaped, with many angles, nearly 5.5 football fields long and not quite one football field wide, and has been professionally proven to not contain suitable soil for Ag production

- b) Then those lands meeting the parcel size and soils shall be retained in Agricultural Resource Lands designation, provided that a majority of the area falls within the 100-year floodplain as adopted by the U.S. Federal Emergency Management Agency (FEMA).

- c) Parcels meeting both (a) and (b) above shall be further evaluated for inclusion or exclusion in Agricultural Resource Lands based upon the following additional factors:
- i) The land is in a current-use tax assessment program derived from the Open Space Taxation Act, RCW 84.34 as it pertains to agriculture.
 - ii) The land is currently in agricultural use or has been in agricultural use within the preceding ten years.
 - iii) Existing land uses are primarily agricultural and minimal financial commitment to non-farm uses has been made.
 - iv) The area includes special purpose districts (such as diking and drainage districts) that are oriented to enhancing agricultural operations, including drainage improvement and flood control.
 - v) Adjacent lands are primarily in agricultural use.
 - vi) Land use in the area demonstrates a pattern of landowner capital investment in agricultural operation improvements such as irrigation, drainage, manure storage, barn refurbishing, enhanced livestock feeding techniques, agricultural worker housing, etc.
- d) Parcels that may not meet any of the criteria described in (a), (b), and (c) above may nonetheless be included to provide logical boundaries to the Agricultural Resource lands designation and to avoid small "islands" or "peninsulas" of conflicting non-resource land uses in the midst of resource lands. Similarly, parcels that meet some or all of the criteria described in (a), (b), and (c) above may be excluded to provide logical boundaries to the Agricultural Resource lands designation and to avoid conflict with existing land uses.

Property is documented as NOT being in Ag use for well over 10 years (1998, 2001, & 2011 aerial photos).

50% of the property's boundary abuts existing residential development.

Mr. Ritchie purchased the property with the intent of residential development and has committed notable finances and efforts to achieve residential use. (Lot Cert, Septic, CAO)

Property encompasses slightly more than 5 acres, however this acreage is not efficiently configured to accommodate farming, has a documented history of not being farmed, and has been proven to not contain sufficient soils for farms. As such, applying Policy Section 4A-1.1(c) is inappropriate.

Converting the property to RRv will not create an illogical boundary in Ag activities and will not create an island or peninsula of conflicting use in the midst of resource land.



TECH SERVICES, LLC
Improving Agriculture Through Science and Nature

November 3, 2011

Mr. John Ravnik
Ravnik & Associates
PO Box 361
Burlington, WA 98233

Reference: P69432 located at 14983 Channel Drive
Owner: Mr. James Ritchie

Dear Mr. Ravnik:

This letter is in reference to our examination of the 5.5 acre lot on Channel Drive. The purpose of this examination was to determine the viability of the classification of "Prime Farm Land" for this lot. It is my opinion as a Certified Professional Agronomist who has worked with farmers of Skagit County for the past 21 years that this lot does not meet the logical and realistic format of Prime Farm Land for the following reasons:

- A. The soil is very heavy with a high clay content which does not allow for water penetration. This would not allow the plants' root system to grow and develop in the necessary manner for good crop production.
- B. The lot itself is long and narrow which would not allow ease of field work with the normal equipment size that is used today. The soil also has a very shallow water table at approximately 18 inches. This, along with the high clay content, would lead to a great deal of compaction which again is not suitable for root growth.
- C. There are three plant species growing in this lot that are perennial and indicators of heavy, wet soils. It would be nearly impossible to eradicate them in a production agriculture field. They are Creeping Buttercup, Rush, and Canary Grass. As I mentioned, these species are perennial and the more they are disturbed by soil tillage, the more they spread throughout the field.

In summary, for the reasons I mentioned, I believe that the 5.5 acre lot in question is not suitable for farm land.

Sincerely,

Rudy Allen, CPAg. CCA-NW

RA/cla

1219 Eaglemont Place • Mount Vernon, WA 98274
Phone (360) 848-1595 • Fax (360) 848-6265



Search by:

Section

Parcel Number

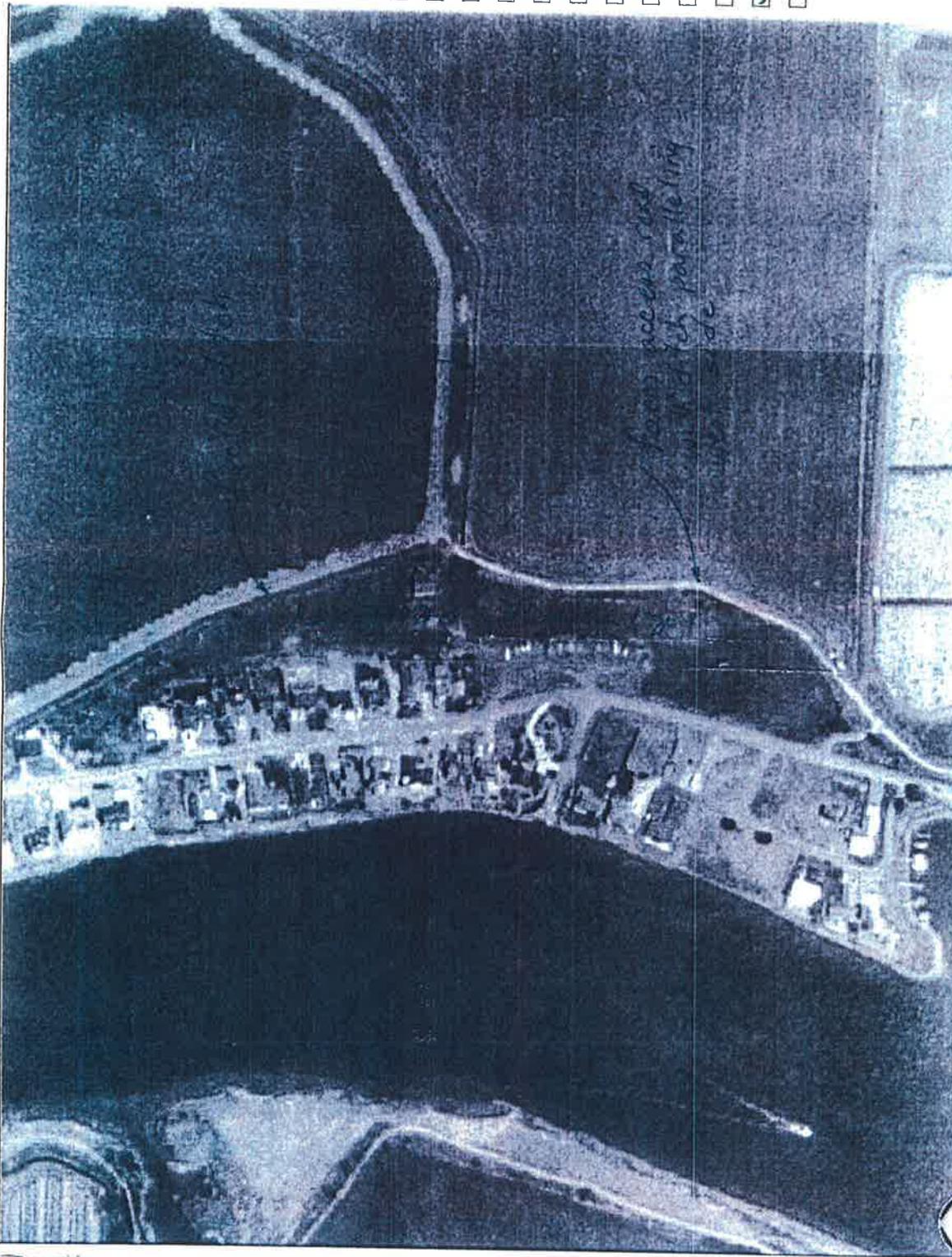
Address

Xref ID

Road Name



Select Region Select View



Map Size Large

VIEW LEGEND

REBUILD MAP

- USGS Labels
- Trails
- Public Facilities
- Contours
- Swinomish, 2004
- Bay View 2002
- Skagit County 2011 May - 6 inch
- Skagit County 2011 May
- Skagit County 2009 April - 6 inch
- Skagit County 2009 NAIP
- Skagit County 2009 August
- Skagit County 2009 May
- Skagit County 2007
- Skagit County 2006
- Skagit County 2005
- Skagit County 2004
- Skagit County 2003
- Skagit County 2001
- Skagit County 1998
- Skagit County 1937



Search by:

- Section
- Parcel Number
- Address
- Xref ID
- Road Name



Select Region Select View

Map Size Large

VIEW LEGEND

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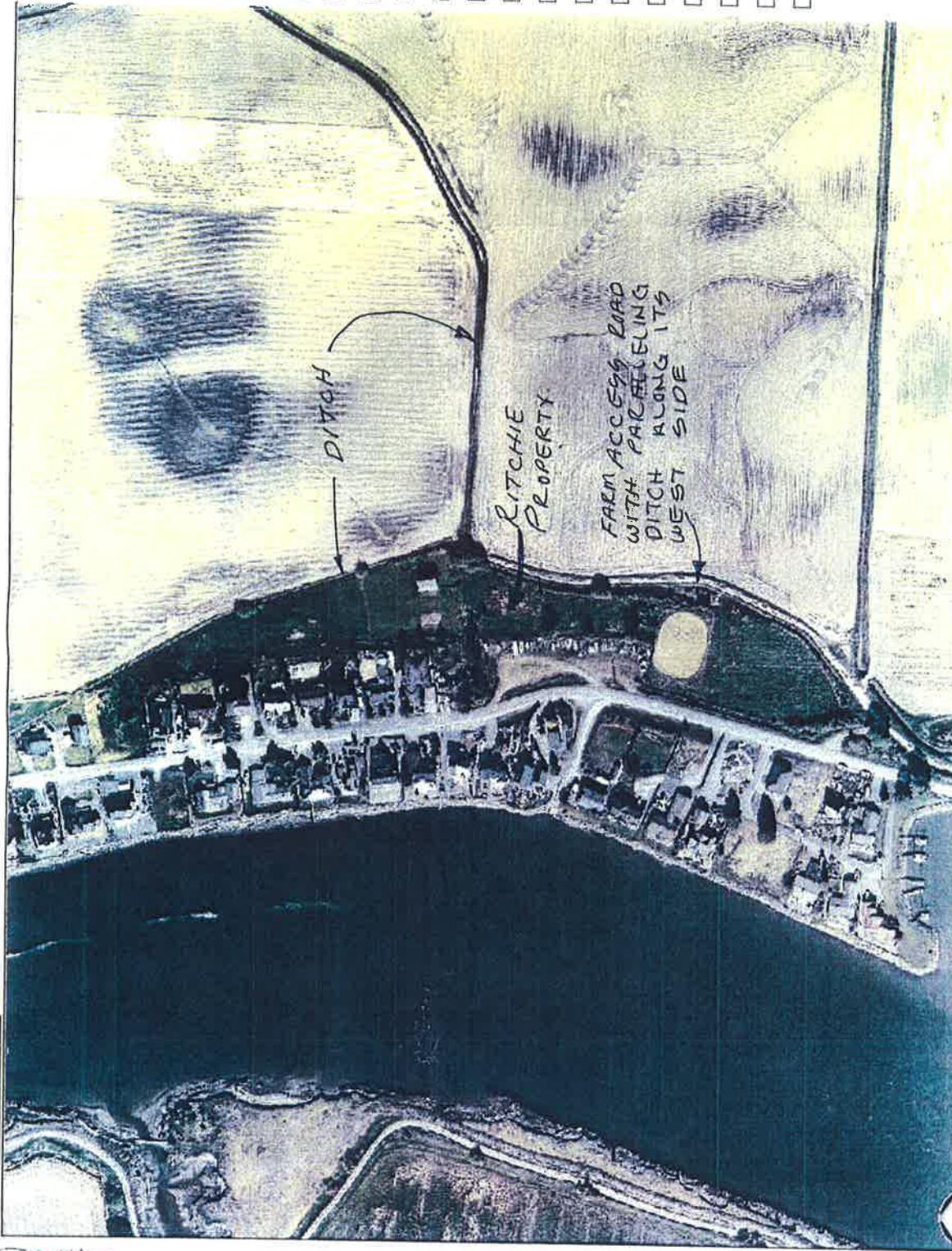


Search by:

- Section
- Parcel Number
- Address
- Xref ID
- Road Name



Select Region Select View



Map Size Large

VIEW LEGEND

REBUILD MAP

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