



Comprehensive Plan/Zoning Map Amendment Request

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

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 MARTIN CHAMBERLAIN Organization EDISON GRANARY
Address P.O. BOX 292 City, State BOW, WA Zip 98232
Email EDISON.GRANARY@GMAIL.COM Phone (360) 391-1930

Request Type

Choose one of the following:

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

Required Submittals

All map amendments and rezones:

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

Commercial-Industrial map amendments and rezones:

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

Subject Property

Site Address 14136 GILMORE AVENUE City, State BOW, WA Zip 98232
Parcel No(s) P48536 Existing Zone RVR
Acreage ~2 Requested Zone RVC

Property Interest

Are you the owner of the subject property?

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

Proposal Description

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

1. Describe your proposed amendment.

2. Describe the reasons your proposed amendment is needed or important.
3. Describe why existing Comprehensive Plan map designations should not continue to be in effect or why they no longer apply.
4. Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.
5. Describe the impacts anticipated to be caused by the change, including geographic area affected and issues presented.
6. Describe how adopted functional plans and Capital Facilities Plans support the change.
7. Describe any public review of the request that has already occurred.
8. Describe how the map amendment/rezone complies with Comprehensive Plan land use designation criteria in Chapter 2, the Urban, Open Space & Land Use Element; Chapter 3, the Rural Element; or Chapter 4, the Natural Resource Lands Element.
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.
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.

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.



Comprehensive Plan Policy/Zoning Map

Amendment Application Checklist

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
voice 360-336-9410 · fax 360-336-9416 · www.skagitcounty.net/planning

Applications must be received by the last business day of July for docketing in the same year. Applications received after July will not be considered until the following year's docket.

Applications to change a municipal urban growth area boundary must be submitted by the applicable municipality. Individual applications to change urban growth area boundaries are not accepted.

All Applicants Must Submit the Following:

Fact Sheet

The fact sheet must be fully completed, signed, dated and submitted prior to the last business day of July.

Completed Questionnaire (See pages 3 and 4)

SEPA Checklist

Note: The SEPA checklist and fee, if required, are due upon request from the Department if the Board of County Commissioners grants approval of this application for further consideration during docketing.

Applicants for Map Amendments Must Also Submit the Following:

Assessor's Map

A copy of the Skagit County Assessor section map including the subject parcel(s), full scale (18" x 24") or letter size (8.5" x 11). Full scale maps can be purchased from the Assessor's Office. **Please identify the subject parcel(s).**

Land Use Map

A map showing the subject property or properties with property lines identified and the Comprehensive Plan/Zoning designations of all properties within 500 feet of the site.

Requirements for site-specific map amendments only:

A site-specific map amendment is one that "applies to a specific number of parcels which are in readily identifiable ownership or is in conjunction with an identifiable development proposal." (SCC 14.08.020(6))

Fees \$ _____ **SEPA \$** _____

Note: 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.

This application may be considered complete without payment of the SEPA fee. The SEPA fee is due upon request from the Department if the Board of County Commissioners grants approval of this application for further consideration during docketing.

Ownership Certificate

A signed and notarized ownership certificate is required.

Lot of Record Certification

Note: Certification is not required for policy or area-wide map amendment.

Applicants for a Change to Commercial or Industrial Designations Must Also Submit the Following:

Commercial / Industrial Phasing Plan (Optional - See SCC 14.08.020(7)(c)(iii))

Site Plan

A site plan drawn to scale of not less than 1" = 40' clearly showing dimensions of all property lines; location and dimensions of existing structures, proposed buildings and additions; access points; off street parking/ existing and proposed landscaping; location of sewer lines and connections, or septic tank and drain field including the distances from all structures (existing and proposed) from property lines and each other. **Submittals on 8.5" x 11" paper preferred, 11" x 17" maximum.**

Date Received:

RECEIVED

JUL 30 2015

SKAGIT COUNTY
PDS

Accepted by

Jma

PL15-0379

Permit Number

RVR / Ag-NEL

Zoning / Setbacks

0050C / Zone A5

Flood Plain / Floodway

Shoreline

Edison Slough

Notes:

P48536

Request is for RVR portion only. No change request for Ag-NEL.

Please complete Sections 1 through 4 of this application packet. Attach other required forms or information as necessary. For information on general requirements, application review process, and frequently asked questions turn to Sections 5 & 6 of this packet.

APPLICATION TYPE [Please check the appropriate box below]

- Policy Amendment [A change to one or more comprehensive plan policies]
- Map Amendment [A change to a comprehensive plan/zoning designation]
 - Check this box if you are proposing a site-specific map amendment proposal, as defined under SCC 14.08.020(6).
 - Check this box if you are proposing to change your property to a commercial or industrial designation/zoning district. If the phasing option is chosen under SCC 14.08.020(7)(c)(iii), a phasing plan must be submitted as part of this application.
- Rezone [A change from one zoning designation to another within the same Comprehensive Plan Designation – rezones are only available within a UGA]

PERSONAL INFORMATION [Please Print]

Applicant/Contact MARTY CHAMBERLAIN
Mailing Address P.O. BOX 292
City BOW State WA Zip 98232 Email Address EDISON.GRANARY @ GMAIL .COM
Phone 360 391 1930 Alt Phone - Fax -

Are you the owner of the subject property? Yes No [if yes, complete Section 4, Ownership Certification]
If no, please indicate your interest in the subject property [e.g. neighbor, community resident, interested citizen, etc.]
N/A

Property Owner HALLER FARMS LLC / EMERALD PARTNERSHIP ET AL
Mailing Address C/O OOSTRA ROUW P.O. BOX 2404
City MT. VERNON State WA Zip 98273 e-mail TECI@OOSTRAROUW.COM
Phone 360 336 1040 Alt Phone 360 391 1930 Fax 360 336 1900

PROPERTY INFORMATION [Site-specific map amendment proposals only]

Site Address or General Property Description – [Attach separate sheet if necessary]:
14136 GILMORE AVENUE BOW, WA 98232
Assessor Parcel number(s) P48536 TAX I.D. # 36033-3-010-0004
Section 33 Township 36 Range 03 Acreage/Lot Dimensions 14.37 ACRES
Existing Zoning Designation RVR Requested Zoning Designation RVC [see Section 3]

By signing this form, the applicant agrees to pay all application fees in accordance with the approved Planning and Development Services fee schedule. If the application is approved for further consideration by the Board of County Commissioners, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist and related fees. Applicants are encouraged to consult with Department staff in advance of application submittal to review all submittal requirements. Payment of fees does not guarantee final approval. The applicant acknowledges that a completed application must be submitted by the close of business on the last business day of July of each year. Incomplete applications will be returned to the applicant.

APPLICANT SIGNATURE:  DATE: JUNE 17 2015

Section 3 Questionnaire

Prior to submittal, please answer all of the questions below that are applicable to your proposal. Provide your answers on separate attached sheets and reference the question numbers in your answer. Include maps, graphics and other information as necessary. Please be thorough. Incomplete or misleading information may cause unwarranted delays in processing and/or denial of the application. Answering these questions will require an understanding of the applicable provisions of the Skagit County Comprehensive Plan and Skagit County Code Title 14. Both are available at Skagit County Planning & Development Services or online at www.skagitcounty.net. **All Applicants** must answer the following:

1. Please provide a detailed statement of what is proposed to be changed and why. Include suggested amendatory language to the Comprehensive Plan, if applicable. For proposed map amendments to a commercial or industrial designation, include additional information relating to the proposed commercial or industrial use.
2. Has there been a change in circumstances pertaining to the Comprehensive Plan or public policy that would justify this proposal? Or, in the case of site-specific Comprehensive Plan/Zoning map amendments, has there been a change in circumstances pertaining to the subject property that is beyond the control of the landowner?
3. For policy and map amendments, what do you anticipate will be the impacts resulting from the proposed change in a policy or map amendment? What geographic areas may be affected? What other issues do you anticipate as a result of the proposal? (Note: If this application is approved for further consideration by the Board of County Commissioners, you may also be required to submit a State Environmental Policy Act (SEPA) checklist, which would require a more detailed analysis of the potential impacts, if any, of your proposal.)
4. For policy and/or comprehensive plan/zoning map amendments, please state why existing Comprehensive Plan policies or map designations should not continue to be in effect or why they no longer apply.
5. How would the proposal comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? (The community vision statements are discussed in Chapter 1 of the Comprehensive Plan. Goals, objectives and policies are described in Chapter 2, and are found throughout the Comprehensive Plan.)
6. How is this proposal supported by functional plans and Capital Facility Plans? In other words, would the proposed policy, designation and/or land use be consistent with the capital improvement plans of the various service purveyors (water, roads, fire, parks, schools, etc.) and not adversely affect their ability to provide these services.
7. How would this proposal affect implementing land-use regulations found in Skagit County Code Title 14? What changes would be necessary to bring the implementing land-use regulations into compliance with the Comprehensive Plan as proposed to be amended? (For example, a proposed new policy relating to historic preservation may require corresponding zoning code amendments to regulate the use and reuse of historic structures.)
8. What measures have you taken to solicit public review or inform the public of this proposal? Please provide a summary of any public review received.

Applicants for Map Amendments must also answer the following:

9. Describe how the proposed map change complies with applicable land-use designation criteria for the requested designation in the Urban, Open Space & Land Use Element, Chapter 2; the Rural Element, Chapter 3; or the Natural Resource Lands Element, Chapter 4, of the Comprehensive Plan.
10. Provide a detailed statement of how the proposal meets the detailed standards in SCC 14.16 applicable to the proposed zone.
11. *For Urban Growth Area Boundary changes, demonstrate how your proposal will 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, consistent with the requirements of SCC 14.08.020(5). (Note: Only affected jurisdictions may apply for urban growth area boundary changes. Applications from individuals are not accepted.)*
12. 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.

Applicants for a Commercial or Industrial Designation must also include the following:

13. Please attach a proposed schedule of development, or a development phasing plan, as appropriate (see SCC 14.08.020(7)(c)(iii)).

Questionnaire

1. We are proposing a site-specific map amendment to the Comprehensive Plan of Skagit County in order to change the designation of the proposed site from Rural Village Residential (RVR) to Rural Village Commercial (RVC). In doing so we hope to convert the existing granary building on site into a fully functional community events space and grange hall, as well as establish a seasonal weekly farmer's market to showcase and support the many small-scale local producers and growers in the area. In addition, the site will be able to provide parking to accommodate such events. Making the granary building suitable for public use would require some minor construction, including a septic system, plumbing, bathrooms, noise-proofing and finishing the inside of the primitive structure. Pending approval, we hope to have this work completed no later than April 2016. An RVC designation would render the site more appropriate for the intended uses, and situated as it is between RVC and Rural Business lots to the north and west, it is an ideal candidate for RVC designation. This proposal will not affect the portion of the parcel designated Ag-NRL.
2. Up until 10 years ago, the subject site was part of a dairy operation run by local farmer Leonard Lee. After Lee's passing and the destruction of the old barn, the site has remained unused, though the adjacent farmland has continued to be in production. The site no longer possesses any useful agricultural facilities, but it has the advantage of being on a main route through town as well as overlooking hundreds of acres of scenic farmland. In the past five years Edison has seen a significant uptick in businesses and weekend tourism, and while nearly all of the commercial designated spots along the perimeter of town are now occupied by thriving businesses, the granary site remains one of the only spaces not currently accessible to the public or put to use for the good of the residents and thriving tourism. Having viable parking in the commercial district would benefit both residents and weekend tourists, and an all-ages community-accessible space could significantly increase the quality of life among residents.
3. While common sense might suggest that traffic will increase with the implementation of this proposal, we would point to the surge in traffic and interest that Edison has generated in the past five years or so. With more businesses and a thriving art scene, it seems likely that this trend will continue, and our proposal will help accommodate the inevitable traffic congestion that results from such interest. Additionally, we hope that the increased attention to the site will have the net effect of slowing down cars speeding through town on Gilmore, thereby increasing the safety of the residents. We are also doing everything in our power to ensure that noise levels will not increase dramatically, with plans to soundproof the granary structure and strict observance of noise curfews. Our intent is not to draw unwanted noise and activity to the otherwise sleepy town, but to accommodate the activity which is already there and so benefit other businesses and the community at large. Located on the perimeter of town, the granary space would serve as an unobtrusive

and natural addition to the community, while preserving the quiet and privacy of the residences at the town's center.

4. As previously stated, the influx of tourists on weekends is growing steadily. Our proposal seeks to accommodate the increasing number of cars and people on our town's streets. Without a change in designation, the proposed site will likely remain unchanged, unsuitable as it is for further agricultural use or residence. The addition of a community space and farmer's market would not only help sustain interest in town, but help distribute tourist dollars amongst our valley's local producers, artisans, and other businesses in town. As it currently stands, the site benefits no one.
5. A change in designation to the site would be in full compliance with the stated goals, community vision, and policies of the Comprehensive Plan. The picturesque granary building is an excellent example of the distinctive local style that is characteristic of Edison, and a tribute to the agricultural legacy of the area. Cleaning up the site and making the granary available for public use would "preserve the high quality of life" of residents, "support economic opportunities," "protect and retain rural lifestyles," "retain the use of open spaces" and "[have] necessary transportation facilities" as detailed in the Community Vision Statement (CCP 1.6). Additionally, a seasonal farmer's market site would comply with Chapter 3 "The Rural Element," which states that "Rural, commercial, and industrial development shall be of a scale and nature **consistent and compatible with rural character** and rural services, or as otherwise allowed under RCW 36.70A.070(5)(d), and **may include commercial services to serve the rural population, natural resource-related industries, small scale businesses** and cottage industries that provide **job opportunities for rural residents, and recreation, tourism** and resort development that **relies on the natural environment unique to the rural area,**" (CPP 2.5). Chapter 3, Goal A-2 further states the intention to "Provide for a variety of residential densities and **business uses that maintain rural character, respect farming and forestry, buffer natural resource lands, retain open space, minimize the demand and cost of public infrastructure improvements,** provide for future Urban Growth Area expansion if needed, and **allow rural property owners reasonable economic opportunities for the use of their land.**" The proposed site exemplifies these qualities, and would be a valuable addition to our small community.
6. This proposal is consistent with capital improvement plans and will not interfere with or otherwise compromise the ability of public service purveyors to provide services. We intend to install our own septic system so as not to overburden the existing public septic, and do not foresee a need for increased road maintenance due to the fact that the proposed project is located on a frequently-traveled road that additionally has public bus service. We do not foresee an undue burden on either electrical services or water purveyors.
7. This proposal does not necessitate any amendments to implementing land-use regulations as found in Skagit County Code Title 14.

8. While we have not yet undertaken any sort of formal public review, we have been actively cultivating relationships with our surrounding neighbors, telling them about the project and soliciting feedback. So far we have been met with nothing but enthusiasm when we bring up the possibility of a farmer's market, and many have even approached us about renting the space for reunions, classes, and the like. Others have brought up the need for a large community gathering space that is appropriate for all ages and a variety of functions in Edison, and feel positively about the possibility of having that space at our proposed site.
9. Located well within a Rural Village, the proposed map change complies with land-use criteria in Chapter 3, "The Rural Element," which states "**Land within a Rural Village may be re-designated to one of the other rural commercial or industrial designations, based on the appropriate land use designation criteria**" (CCP 3C-2.9). The proximity of the site to other parcels in the Rural Village Commercial district makes it an appropriate candidate for RVC designation, as Chapter 3 also points out, "**New uses should be clustered around the existing Rural Village Commercial district, unless the particular nature of the new use justifies an alternative location within the Rural Village**" (CCP 3C-2.6). The proposed uses of the site further comply with the Comp Plan, which states, "Typical uses in the Rural Village Commercial district include small retail and service businesses that primarily **serve the needs of the surrounding population or support natural resource businesses and industries**, art and performance galleries and studios, overnight lodging and related **services for visitors to the rural area, and minor public uses**" (CCP 3C-2.7).
10. A seasonal, weekly farmer's market would "...provide for a range of commercial uses and services to **meet the everyday needs of rural residents and natural resource industries...**" as well as "...**provide goods, services... for travelers and tourists to the area**" as outlined in SCC 14.16.100 (1). A farmer's market would also fall under "Permitted Uses" for RVC as a "Natural resource support services, including ...**retail..businesses serving local natural resource industries...**" as defined in SCC 14.16.100(2)(j). Use of the granary building as a "community club/grange hall" likewise falls under "Permitted Uses" as defined in SCC 14.16.100(2)(b). Furthermore, the granary building meets the standards for "primary use/principal building" as defined by SCC 14.16.100(5)(b), being under the requisite square footage at 1,500 square feet, and conforms to dimensional setbacks with a front setback of 29 feet from right of way, side setbacks of 45 feet, and rear setback of 104 feet from other land use designations, as outlined in SCC 14.16.100(5)(a).
11. Urban Growth Area Boundary changes are not part of this proposal.
12. There are no changes to any natural resource land map designations as part of this proposal.

13. We intend to submit a building permit by December 2015, which will address septic, water, and the construction of a new porch and entrance on the east side of the granary building, as well as a bathroom facility. Pending approval, construction will be completed no later than August 2016.

SKAGIT COUNTY

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7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 36 N R 03 E

NW	NE
SW	SE

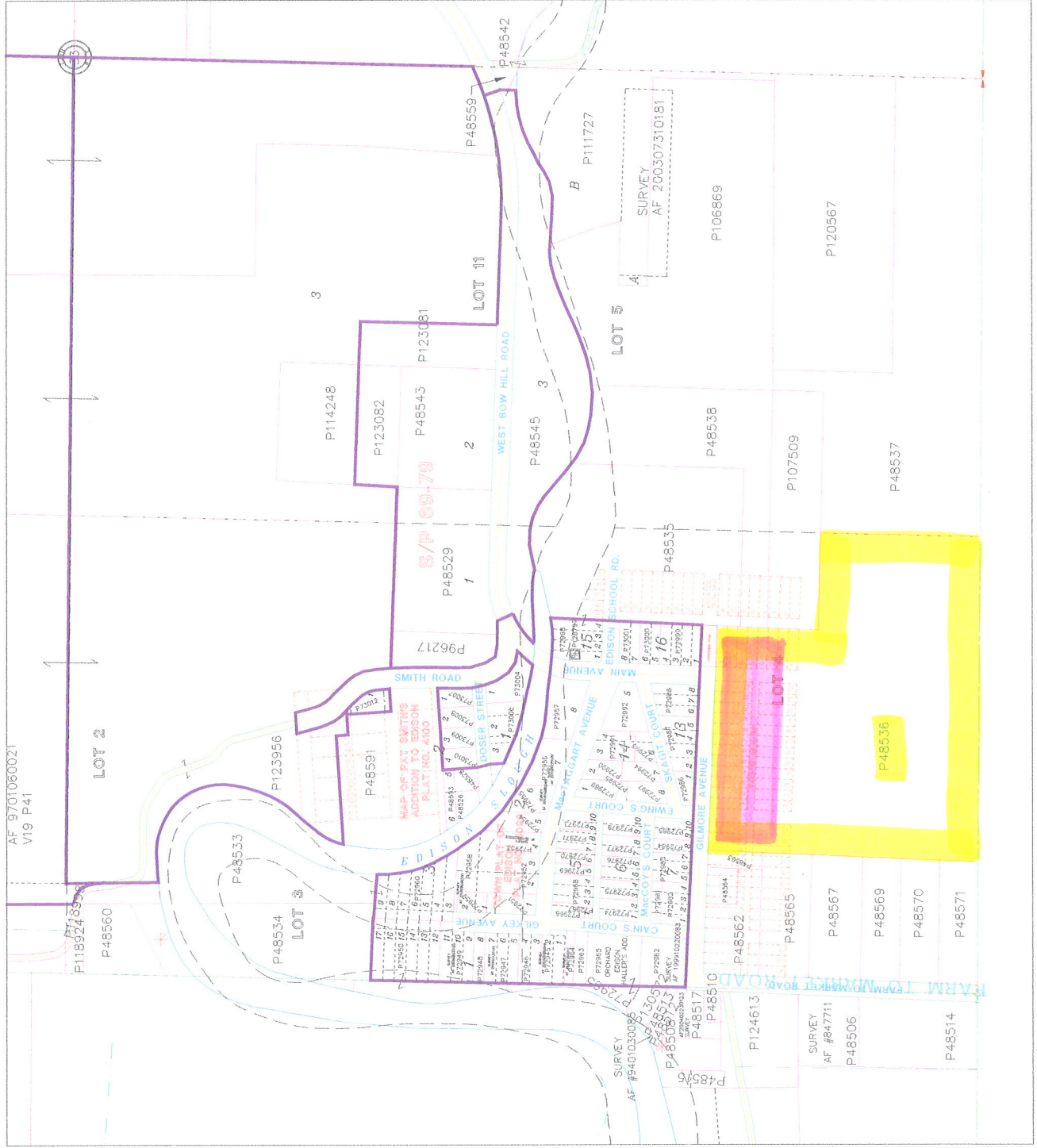
Section 33



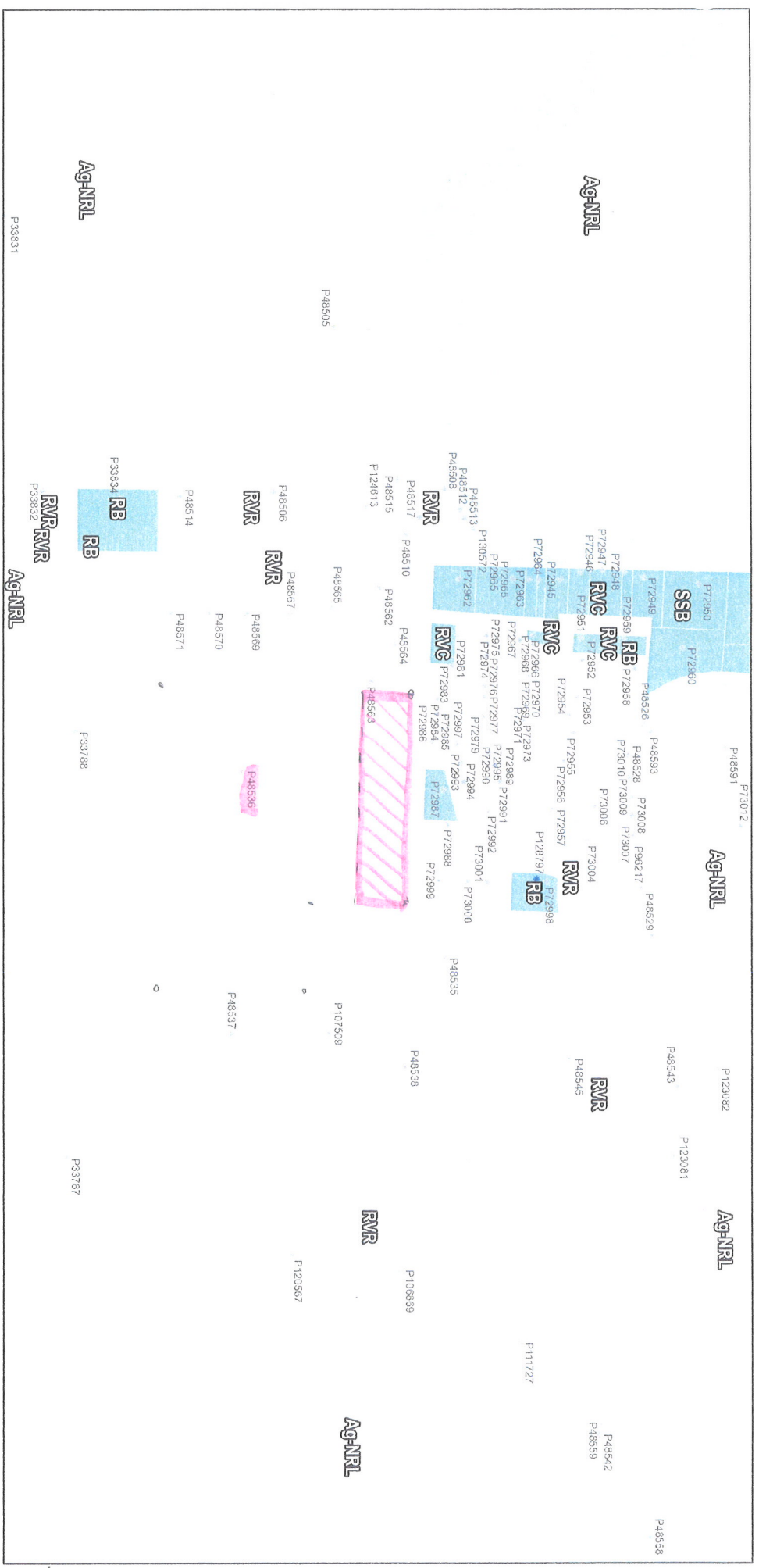
These maps were received from a public utility, private and industry entities, and are not subject to the same standards of accuracy as those required by the public utility laws of the State of Washington. The user assumes all responsibility for the accuracy of the information shown on this map. The user assumes all responsibility for the accuracy of the information shown on this map. The user assumes all responsibility for the accuracy of the information shown on this map.

DRAWN BY:	DATE:	INIT.:
REVISION:	9/2/22	DB
PLOTTED:	9/2/22	DB
MAP PRODUCED BY: SKAGIT COUNTY PLANNING SERVICES		

SW 1/4
Section 33
T 36 N R 03 E



PROPOSED SITE

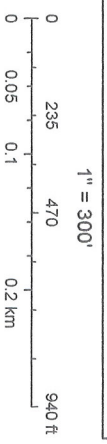


January 30, 2015

Legend

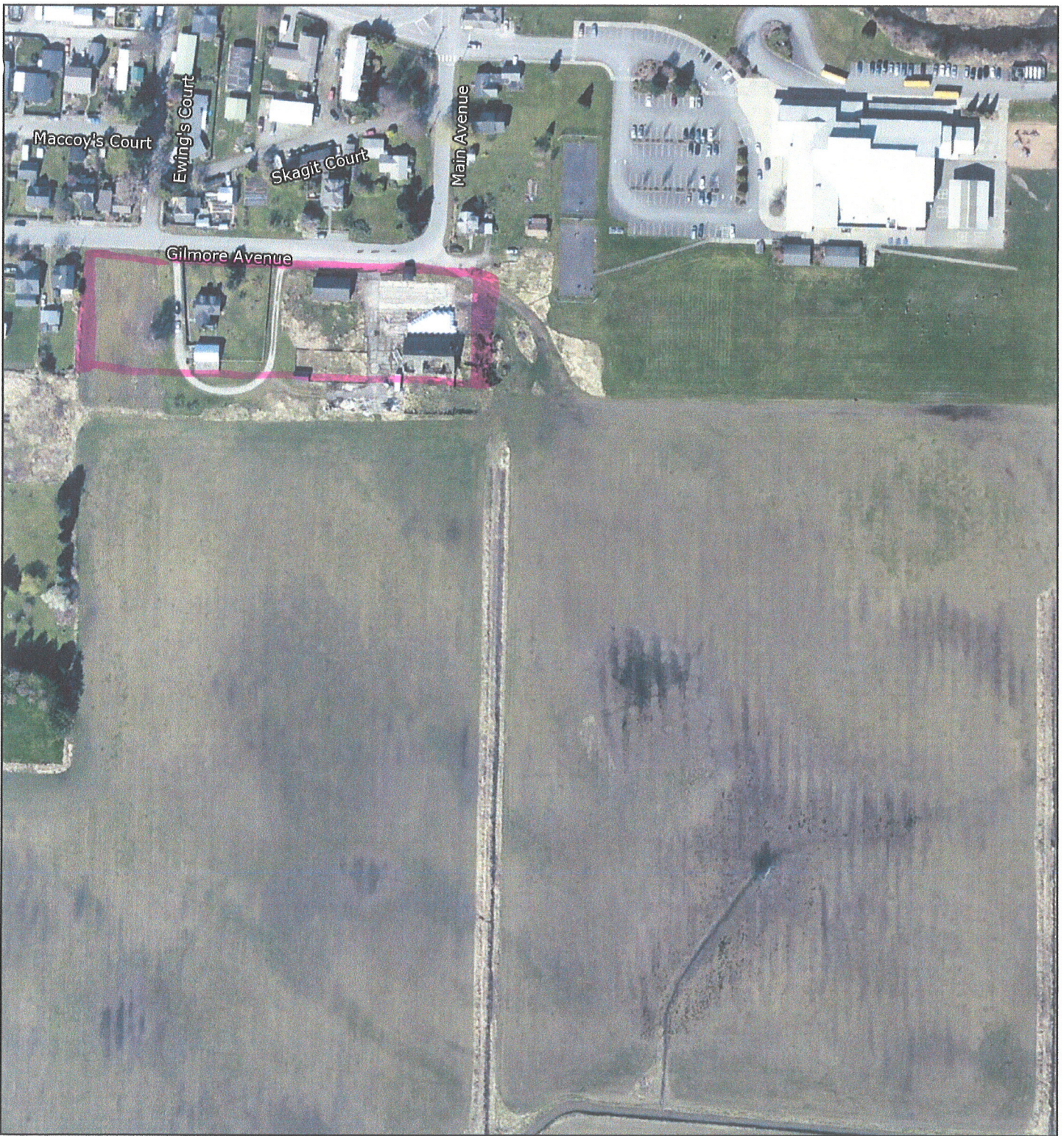
- County Boundary
- Incorporated Areas
- Airport Environs Overlay [AEO]
- UGA Areas
- Water
- Dirt Accounts
- Senior Citizen Accounts
- Mobile Home Only Accounts
- Building Only Accounts
- Mineral Resource Overlay [MRO]

- Tax Parcels
- Pre Tax Account Property
- PROPOSED SITE**



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.

chamberlain

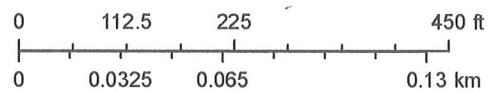


January 26, 2015

1" = 200'

Legend

- | | | | |
|---|-----------------|---|-------------------|
|  | County Boundary |  | 500 foot contours |
| | City Names |  | 100 foot contours |
| | Road Labels |  | PROPOSED SITE |
| | Hydro Labels | | |
| | Regional Labels | | |



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.

Section 4 Ownership Certification

Required for site-specific map amendment proposals only.

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

Address 5848 FARM TO MARKET RD.

City and State EDISON, WA. 98232 Phone 360 391 1930

Signature [Signature] for ITALIAN FARMS
(give corporation or company name)

ACKNOWLEDGMENT

State of Washington)
ss.)
County of Skagit)

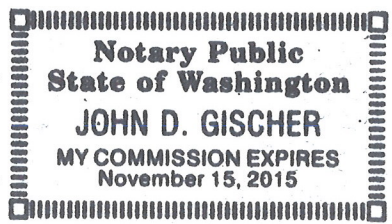
On this day personally appeared before me Martin Chamberlain

known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

[Signature]
Notary Public in and for the State of Washington

Residing at Bellingham, WA

Date: 7/10/15



Other property owners in this application must be listed below:

Name CHRIS SHEAFFE

Address 7331 N FINGER ROCK PL City/State TUCSON, AZ Zip 85718

NANCY STOREY
17144 6TH PL. SW.
NORMANDY PARK, WA. 98166
ANN EMANUELS
PO BOX 465
INVERNESS, CA.
94938

MELANIE BRUCH
PO BOX 606
BELLEVUE, WA. 98009
NIKKI CUMMINGS
16 SE ADAMS
CHEHALIS, WA.
98532

LOT OF RECORD
CERTIFICATION



Permit Search

Property Title Records Contact

Parcel ID: P48536
Site Address: 14136 Gilmore Avenue
City: Bow
Zip Code: 98232
Applicant: Chamberlain Estate Trusts
Dba Haller Farms/O Rouw Jill
P O Box 1545
Phone:
Owner: Chamberlain Estate Trusts
Dba Haller Farms/O Rouw Jill
P O Box 1545
Phone:

Permit Number: PL02-0559
Permit Type: Planning project
Permit Status: Micrfilm
Composition: Lot Certification
Description: Lot Cert: P#'s 48537, 48571 & 48536 As One
Application Date: 8/29/2002 12:00:00 AM
Preapp Date:
Approval Date:
Issue Date:
Completion Date:
Square Feet: 0

- Planning and Development Services Home
- Advanced Permit Search
- Search by Address
- Search by Name
- Search by Permit
- Search by Parcel ID
- Search Skagit Databases

Approvals

Grace- Project Mgr.
Grace- Project Mgr.
Grace- Project Mgr.
Grace- Project Mgr.
Grace- Project Mgr.

APPROVED 3/19/2014
APPROVED 3/19/2014
APPROVED 3/19/2014
APPROVED 3/19/2014
APPROVED 3/19/2014

PL14-0076
P48571 - Indu

PL02-0559
48537 > ①
48536 >

LOT OF RECORD CERTIFICATION

Entries for Item: 116

- Grace- Project Mgr.

13:45 07/29/2015

Action	Comments	By	Date
APP	LOT CERT PL02-0559 APPROVED 9/11/2002. INCLUDES P#S 48537, 48571 & 48536 AS ONE PARCEL. GR	GR	03/19/2014
APP	3/19/2014: RESEARCH HAS SHOWN THAT THIS LOT CERT PL02-0559, INCLUDED P#S 48537, 48571, & 48536 AS ONE WAS PROCESSED IN THIS MANNER TO ACCOMMODATE A BLA TO THE COMMUNITY SEWER IN THE TOWN OF EDISON. GR	GR	03/19/2014
APP	LOT CERT PL02-0559 IS REVISED TO ALLOW P48571, ZONED RURAL VILLAGE RESIDENTIAL AS AN INDIVIDUAL PARCEL, ELIGIBLE FOR DEVELOPMENT PERMITS FOR RESIDENTIAL DEVELOPMENT. A NEW PL # WILL BE ASSIGNED FOR A LOT CERT FOR ONLY P48571. UNTIL FURTHER DOCUMENTATION IS SUBMITTED REGARDING THE STATUS OF P#S 48537 AND/OR 48536, THOSE PARCELS SHALL REMAIN AS ONE UNIT ON PL02-0559. GR	GR	03/19/2014
APP	LOT CERT PL02-0559 IS REVISED TO ALLOW P48571, ZONED RURAL VILLAGE RESIDENTIAL AS AN INDIVIDUAL PARCEL, ELIGIBLE FOR DEVELOPMENT PERMITS FOR RESIDENTIAL DEVELOPMENT. A NEW PL # WILL BE ASSIGNED FOR A LOT CERT FOR ONLY P48571. UNTIL FURTHER DOCUMENTATION IS SUBMITTED REGARDING THE STATUS OF P#S 48537 AND/OR 48536, THOSE PARCELS SHALL REMAIN AS ONE UNIT ON PL02-0559. GR	GR	03/19/2014
APP	LOT CERT PL14-0096 ISSUED & APPROVED FOR P48571 AS AN INDIVIDUAL LOT OF RECORD, ELIGIBLE FOR DEVELOPMENT APPLICATIONS. RURAL VILLAGE RESIDENTIAL. GR	GR	03/19/2014

\$ 73

Total Rows: 5

1201403200058

FARM TO MARKET ROAD

EDISON

GILMORE AVE

FARM HOUSE

GRANARY

P48536 14.37 AC

SCHOOL

P107509 2.39 AC

NORTH
0 150
SCALE IN FEET

P48537 7.79 AC

P33786 30.22 ACRES

P33787 31.47 AC

P33786 32 AC

VICINITY MAP

EDISON FARM 118.25 ACRES