



Bertelsen Farms, LLC
2021 Comprehensive Plan Amendment
for
Small Scale Recreation & Tourism



Comprehensive Plan/Zoning Map Amendment Request

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

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	<u>Richard A. Bertelsen, Managing Partner</u>	Organization	<u>Bertelsen Farms, LLC</u>	
Address	<u>20589 Starbird Road</u>	City, State	<u>Mount Vernon, WA</u>	Zip <u>98274</u>
Email	<u>bertelsenwinery@yahoo.com</u>	Phone	<u>360-540-2212</u>	

Request Type

Choose one of the following:

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

Required Submittals

All map amendments and rezones:

- Fees
- Land Use Map
- Lot of Record Certification
- Ownership Certification (if required below)

Commercial-Industrial map amendments and rezones:

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

Subject Property

Site Address	<u>20598 Starbird Road</u>	City, State	<u>Mount Vernon, WA</u>	Zip <u>98274</u>
Parcel No(s)	<u>P17703, P17715, P17700, & P17699</u>	Existing Zone	<u>Rural Reserve</u>	
Acreage	<u>69 Acres</u>	Requested Zone	<u>Small Scale Recreation and Tourism, SRT</u>	

Property Interest

Are you the owner of the subject property?

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

Proposal Description

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

1. Describe your proposed amendment.

See attached responses.

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

See attached responses.

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

See attached responses.

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

See attached responses.

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

See attached responses.

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

See attached responses.

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

See attached responses.

8. *Describe how the map amendment/rezone complies with Comprehensive Plan land use designation criteria in Chapter 2, the Urban, Open Space & Land Use Element; Chapter 3, the Rural Element; or Chapter 4, the Natural Resource Lands Element.*

See attached responses.

9. *Population forecasts and distributions.*

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

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

See attached responses.

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

(A) A change in circumstances pertaining to the Comprehensive Plan or public policy.

(B) A change in circumstances beyond the control of the landowner pertaining to the subject property.

(C) An error in initial designation.

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

See attached responses.

Notices

Fees. For review that requires more than 80 hours of staff time, the applicant will be billed at the hourly rate as shown on the fee schedule.

Refunds. If an application is not approved for further review under SCC 14.08.030(2), or when an application is withdrawn or returned before such a preliminary decision is made, a refund of not more than 80% may be authorized by the Planning and Development Services Director. Refunds must be requested in writing within 180 days of the date the fee is collected.

SEPA. The SEPA checklist and fee, if required, are due upon request from the Department if the Board of County Commissioners docket this application for further consideration. This application may be considered complete without payment of the SEPA fee.

Docketing. SCC Chapter 14.08 governs the process for docketing of Comprehensive Plan amendments. Docketing is procedural only and does not constitute a decision by the Board of County Commissioners as to whether the amendment will ultimately be approved. Amendments are usually concluded by the end of the year following the request. State law generally prohibits the County from amending its Comprehensive Plan more than once per year.

Submission deadline. A complete application for a map amendment must be received by the last business day of July for docketing. Requests received after that date will not be considered until the following year's docket.

How to Submit. Submit your requests via email (preferred) to pdscomments@co.skagit.wa.us or to Planning & Development Services at the address above.

Ownership Certification

Required for site-specific map amendment proposals only.

I, Richard A. Bertelsen, hereby certify that I am an owner and officer of the corporation owning a property interest in all of the 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: 20589 Starbird Road

City and State: Mount Vernon, WA Phone: 360-540-2212

Signature  for Bertelsen Farms, LLC
(give corporation or company name)

ACKNOWLEDGEMENT

(State of Washington)

(County of Skagit)

On this day personally appeared before me Richard A. Bertelsen 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.

Dated: 7/30/2021



Stephanie Rude

Print name: Stephanie Rude

Notary Public in and for the state of Washington.

My appointment expires: 01 / 08 / 2023

Other property owners in this application must be listed below:

Name _____

Address _____ City/State _____ Zip _____

Bertelsen Farms, LLC
Comprehensive Plan Amendment Application
Responses to the 10 Questions within the Application
Prepared by: Ravnik & Associates
Submitted to Skagit County: July 30, 2021
Job No. 21014

1. Describe your proposed amendment

Four parcels are associated with this Comprehensive Plan Amendment to change from Rural Reserve zoning to Small Scale Recreation & Tourism. Please refer to the accompanying aerial photo exhibits for parcel size, location, and anticipated uses. These parcels and their anticipated future uses are described below:

Existing Parcel Conditions:

Adjoining the south side of Starbird Road, P17703 at 20598 Starbird Road encompasses 34.01 acres. Presently this parcel supports the Bertelsen Winery complex with parking and venue buildings. The parking lot, buildings, and outdoor use areas are located on approximately 4.6 acres in the north-easterly part of the parcel. Approximately 5.7 acres are used for grape vine growing, located in the north central portion of the parcel. The remainder of the parcel, 23.8 acres, exists as a maintained pasture-like condition. The entire parcel is gently sloped downhill to the southwest. P17715 encompassing 2.69 acres adjoins the south side of P17703. This parcel is lightly wooded and presently not used for any activities.

Adjoining the north side of Starbird Road, P17700 at 20567 Starbird Road encompasses 18.55 acres. An existing building encompassing approximately 1,400 square feet at the southeast corner of this parcel is permitted under PL21-0398 for a remodel to support a Micro Brewery business.

Adjoining the north side of Starbird Road, and abutting the east side of P17700, P17699 encompasses 13.77 acres, existing as a maintained pasture-grass condition.

Proposed Development & Activities: (Refer to accompanying Aerial Photos Exhibits)

The existing Winery complex on the south side of Starbird Road plans to expand its use area to the west as shown. This will provide additional space for a couple new venue/event buildings as well as a significant expansion of the parking area. This will also better accommodate bus tour events that frequent the winery. The expansion of additional buildings and parking area are slated to occur over the next 5 – 10 years on approximately 5.7 acres.

To take advantage of the gently sloping pasture view conditions, two areas of overnight camping are proposed to accommodate RV vehicles as well as tent and yurt camping. As shown on the accompanying exhibit, the northwest overnight camping area encompasses approximately 4.5 acres whereas the southeasterly overnight camping area will occur on approximately 12.6 acres. Subject to popularity, the schedule of these two overnight camping areas will be to develop one-

half of each area at 2 – 5 year intervals, with full build-out anticipated within 20 years. The southern overnight camping area will also consume P17715. For the convenience of RVs and comingling, a driveway access through the Dog Park will link the two camping areas to the winery's onsite parking area.

As an amenity to individuals camping and patrons enjoying the winery, a designated Dog Park area on approximately 3.6 acres is proposed. This is centrally located along the west side of the parcel, with direct access by way of the connecting driveway from the two overnight camping areas as well as the expanded Winery complex. Development of the Dog Park will be integrated into the schedule of developing the overnight camping.

Parcels 17700 (18.55 acres) and Parcel 17699 (13.77 acres) are located on the north side of Starbird Road. To a depth of approximately 200 feet north from Starbird Road, the frontage area of these two adjoining parcels, encompassing approximately 3 acres, will be collectively improved to support the existing building permitted for improvements to operate a Micro Brewery as well as the proposed General Store. The General Store proposal, located at the southwest corner of P17700, will also provide facilities for car charging, fueling, convenience mart, and farmers market. Parking and outdoor accessory uses will be located to the north side of the Micro Brewery and General Store as shown. The remaining northern portion of these two parcels, encompassing approximately 29.3 acres will be improved to raise hops and bees as support amenities to the Micro Brewery and winery. Development of the bees and hops will coincide with the building remodeling, likely to be completed within 2 – 4 years. Development of the General Store will likely occur within 5 – 10 years.

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

Interstate Five near Starbird Road is very important. People travelling north have their first perspective of Skagit Valley, with its far-reaching farm lands and view clear out to the San Juan islands as represented by the accompany aerial view exhibit. The Bertelsen Winery, established in 2010, appreciates welcoming guests to Skagit County with a beautiful glass of wine. Over recent years, the locals now recognize the Bertelsen Winery as more than just a taste of wine, but rather, a destination for friends, families, and events. The Bertelsen family sees the winery and surrounding properties as a means to not only serve all their local customers, but welcoming all those who enter Skagit County and Skagit Valley.

The underlying Rural Reserve zoning states that its purpose is to provide residential and limited employment and service opportunities for rural residents. The requested Comprehensive Plan Amendment to Small Scale Recreation and Tourism is directly aimed at creating opportunities to diversify Skagit County's rural economy, all the while incorporating the back-drop of Skagit County and more-so Skagit Valley into their consolidated area where a variety of recreational and entertainment opportunities are provided. The slated uses associated with this Comprehensive Plan Amendment; General Store, Micro Brewery, winery, overnight camping,

and supporting amenities, enhance the experience not only for those living in Skagit County, but those fortunate enough to be able to visit and explore Skagit County's scenic and natural amenities. Strongly based on Skagit County's abundant supply of fresh produce, meats, & products, and as required by the State, both the winery and Micro Brewery will provide enjoyable foods for customers to tailor with their beer and wine. The consolidation of these various tourist and recreational activities in the natural rural environment of Skagit Valley specifically complies with RCW 36.70A.070(5)(d) as contained in Skagit County's Comprehensive Plan.

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

Land zoned Rural Reserve, RRv, is recognized as a "Rural" land. Rural Reserve designation applies to all rural areas outside of the following designations: Natural Resource Lands, Rural Intermediate, Rural Village, and any of the various Rural commercial/industrial designations. The Comprehensive Plan's Goal 3C is to provide for a variety of rural residential land use densities while retaining the rural landscape, character, and lifestyles. The maximum allowed residential gross density is 1 residence per 5 acres in conservation and reserve development (CaRD) land divisions, and 1 residence per 10 acres in standard land divisions.

Land zoned Small Scale Recreation and Tourism is recognized as a "Commercial/Industrial" land. The Comprehensive Plan's Goal 3C-4 directs use of the County's abundant recreational opportunities and scenic and natural amenities to diversify the economy of rural Skagit County by allowing small-scale recreational and tourist uses in an environmentally sensitive manner.

Policy 3C-4.1 The Small-Scale Recreation and Tourism designation is intended to provide opportunities for businesses that create recreational or tourist-oriented jobs for rural residents.

Proponents may apply for a Comprehensive Plan/Zoning map amendment and rezone to the SRT designation and zone demonstrating that the proposed location or use:

- (a) Relies on a particular rural location and setting;
- (b) incorporates the scenic and natural features of the land; and
- (c) would be inappropriate or infeasible in a Rural Village, Rural Center, or Urban Growth Area

Policy 3C-4.2 Small-Scale Recreation and Tourism areas shall not be created from lands designated Ag-NRL or IF-NRL.

Policy 3C-4.3 Typical uses within small-scale recreational or tourist areas may include but are not limited to: cabins, cottages, campgrounds, recreational vehicle (RV) parks, and other forms of overnight lodging that are rural in scale; outdoor recreational equipment rental and/or guide services; outdoor recreational facilities; recreational, cultural, or religious retreats; and accessory uses such as restaurants and small retail shops. Owner or caretaker housing is also permitted. Other residential uses are not permitted.

The Bertelsen Winery and proposed improvements do not propose any residential development within the parcels to be designated as Small Scale Recreation and Tourism. Their lands are comprised of the very scenic natural amenity supported by the Comprehensive Plan. In consideration of other zonings, Rural Center, Rural Village Commercial, Rural Village Residential, and Rural Reserve, no other zoning supports the diversity of business opportunities in rural Skagit County as does Small Scale Recreation and Tourism.

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

As noted above, the rare opportunity for a diverse economy in rural Skagit County is supported by the project's location, view, and amenities in the support and enhancement of recreation and tourism.

Per the Comprehensive Plan's Goals and Policies for Small Scale Recreation and Tourism, SRT areas are to be limited to 20 acres of developable land with an SRT designation. Additional land used for passive recreation purposes only may be included provided it remains substantially undeveloped. Overnight lodging is permitted to a maximum of 35 units, however there is no limitation on the number of camping site and RV hook-ups.

The proposal herein encompasses approximately 69 acres to be designated as Small Scale Recreation and Tourism, SRT.

North of Starbird Road, the two parcels encompass a total of 32.3 acres, of which approximately 3 acres adjoining the road will be developed and used for the General Store and the Micro Brewery. The remaining 29.3 acres to the north will be used to raise hops and bees. These two activities are valuable to the Micro Brewery and having bees is essential to the growth and production from grape vines. To the extent that people can stroll through the hops and enjoy the surrounding views, this entire area is considered to provide a very passive recreational activity.

South of Starbird Road, the two parcels encompass 36.7 acres. The majority of this area (approximately 26.4 acres) will support passive recreational activities associated with camping and use of the Dog Park where patrons can relax outdoors, enjoy the view, go for a walk through the grape vines, sip a glass of wine, barbeque, and enjoy the company of others. In as much as having a snack and a glass of wine at the winery facility may very well be considered a passive activity, it is likely the other ongoing activities within the winery facility that would not be considered passive. Conservatively, the existing 4.6 acres associated with the existing winery and its parking area together with the additional 5.7 acres allocated for an expansion of venue buildings and parking, may be classified as non-passive activities.

Within this overall proposal on approximately 69 acres, approximately 3 acres on the north side of Starbird Road and potentially up to 10.3 acres on the south side can be classified as being non-passive recreational areas. The proposal herein for the various uses and activities planned conforms to the Comprehensive Plan's goal for limiting the size and scale of this SRT designation so as to be rural in nature and compatible with the surrounding rural area.

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

On the south side of Starbird Road, the winery and associated grape vines already exist. The expansive area available for outdoor camping is clearly a recreational opportunity for locals and tourists. Establishing an area for a Dog Park inter-linked by a driveway between the camping areas is a support amenity for visitors to the winery as well as those enjoying the overnight camping experience. The expanded parking and winery venue buildings are necessary support tools for the recreational destination being offered.

On the north side of Starbird Road, the existing building slated for a Micro Brewery already exists and is permitted to be remodeled for such activity. The notion of raising bees and growing hops are direct support elements to the Micro Brewery as well as the grape vines/wine production. The addition of a General Store available for fueling, car charging, outdoor recreational equipment rental and/or guide services; outdoor recreational facilities; recreational, cultural, or religious retreats; and accessory uses such as restaurants and small retail shops is in support of the tourist having a recreational experience at their entry into Skagit County and Skagit Valley.

Once all uses and activities are engaged, likely the most noticeable change observed will be an increase in traffic. Other than neighboring locals using the local road networks, the vast majority of patrons will likely use Interstate Five at Exit #218 in route to the winery and other activities provided, merely one-quarter mile east from Interstate Five.

Existing onsite utility services for the winery consist of a Class ATNC water system limited to 5,000 gallons per day, a septic system capable of 500 gallons per day, and electrical services.

No other negative impacts are anticipated from the uses and activities presented herein.

As a positive impact, recognizing this SRT as a destination for those vacationing and passing through Skagit Valley will expose other businesses to more customers.

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

Per the Comprehensive Plan, Skagit County is responsible for capital facilities and service levels related to:

- A. Public works: County roads/ferry (transportation), surface water management and solid waste disposal
- B. Justice: sheriff and jail facilities, youth & family services and superior and district courts
- C. General government: administration buildings and maintenance facilities
- D. Community services: parks and recreation facilities, County fairgrounds and senior services centers

Skagit County's Capital Facility Plans will not be impeded by the designation of these parcels to Small Scale Recreation and Tourism, nor will this facility notably benefit from these Plans.

No projects are slated for Starbird Road on the 20-year Transportation Capital Projects for the years 2016-2036

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

When the winery facility was originally contemplated, Skagit County's processing of the application in 2010 included notification to other jurisdictions and interested agencies, as well as surrounding property owners and those who were informed by the public advertisement for this project. Very little opposition was expressed towards the development of the winery facility.

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.

Chapter 2, titled Urban, Open Space, and Land Use, is directed toward Urban and UGA planning, not Rural properties as with the proposal herein. Chapter 2 does contain GMA Planning Goals, one of which is related to this requested zoning change as follows:

“Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.”

Response: The opportunity to expand on employment and further recognize Skagit County's rural scenic environment is achieved by the intended proposal.

Chapter 3, titled “Rural”

The Growth Management Act requires counties include in their comprehensive plans: a rural element [which includes] lands that are not designated for urban growth, agriculture, forest, or mineral resources. 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.

Response: The proposal herein does not involve any lands that are designated for urban growth, agriculture, forest, or mineral resources.

The Small-Scale Recreation and Tourism designation is intended to foster economic development and diversification that is recreational or tourist-related, that relies on a rural location and setting, and that incorporates the scenic and natural features of the land. The SRT designation is consistent with the type of LAMIRD authorized by RCW 36.70A.070(5)(d)(ii).

Response: The proposal herein is to re-designate approximately 69 acres from Rural

Reserve to Small Scale Recreation and Tourism, SRT. This action is supported by the planned expansion of the winery facility, to develop the Micro Brewery, and to provide an overnight camping experience, together with other minor amenities. These actions are clearly recreational and tourist based.

Tourism, recreation and land preservation shall be promoted provided they do not conflict with the long-term commercial significance of natural resources and critical areas or rural life styles. (CPP 5.7)

Response: This proposal does not involve any lands of long-term commercial significance, natural resources, nor critical areas. Any critical areas onsite will be delineated and appropriately protected as required by Skagit County.

Policy 3C-2.2 Comprehensive Plan Amendment

Applications to any of the rural commercial or industrial designations must meet the following criteria in order to be found consistent with the Comprehensive Plan. The proposed designation and use must:

- (a) be consistent with the existing rural character of the area;
- (b) not create conflicts with surrounding agricultural, forest, and mineral resource lands and practices; and
- (c) provide for the protection of critical areas, frequently flooded areas, and surface water and ground water resources, including sole source aquifers.

Response: This proposal is founded on maintaining the rural character of the surrounding area. There are no associations with agricultural, forest, and mineral resource lands. Subject to approval of this proposal, any critical areas onsite will be delineated and appropriately protected.

Small-Scale Recreation and Tourism (SRT) Goal 3C-4

Use the County's abundant recreational opportunities and scenic and natural amenities to diversify the economy of rural Skagit County by allowing small-scale recreational and tourist uses in an environmentally sensitive manner.

Response: The Bertelsen winery already exists. The planned uses with this rezoning are compatible with the winery business, and expand on the opportunity to enjoy the natural scenery in a very relaxing atmosphere.

Policy 3C-4.1 The Small-Scale Recreation and Tourism designation is intended to provide opportunities for businesses that create recreational or tourist-oriented jobs for rural residents. Proponents may apply for a Comprehensive Plan/Zoning map amendment and rezone to the SRT designation and zone demonstrating that the proposed location or use:

- (a) Relies on a particular rural location and setting;

- (b) incorporates the scenic and natural features of the land; and
- (c) would be inappropriate or infeasible in a Rural Village, Rural Center, or Urban Growth Area.

Response: Grapes and the winery have existed onsite for 10 years. This facility is visible from Interstate Five, and is a well known destination for locals and tourists. The subject properties involved are already owned by the applicant. The natural beauty of the area compliments the planned activities and uses.

Policy 3C-4.2 Small-Scale Recreation and Tourism areas shall not be created from lands designated Ag-NRL or IF-NRL.

Response: None of the parcels involved are associated with Ag-NRL and IF-NRL.

Policy 3C-4.3 Typical uses within small-scale recreational or tourist areas may include but are not limited to: cabins, cottages, campgrounds, recreational vehicle (RV) parks, and other forms of overnight lodging that are rural in scale; outdoor recreational equipment rental and/or guide services; outdoor recreational facilities; recreational, cultural, or religious retreats; and accessory uses such as restaurants and small retail shops. Owner or caretaker housing is also permitted. Other residential uses are not permitted.

Response: This proposal does not involve any new residential development nor occupancy. The uses listed above emulate the uses and activities planned with this proposal.

Policy 3C-4.4 SRT areas and uses are limited in size and scale so as to be rural in nature and compatible with the surrounding rural area as follows:

(a) Up to 20 acres of developable land may be located within an SRT designation. Additional land used for passive recreation purposes only may be included provided it remains substantially undeveloped

(b) The maximum number of units of overnight lodging permitted within a SRT area is 35. This limit does not apply to the number of camping sites or recreational vehicle hook-ups within a campground or resort.

Response: Approximately 13 acres have been identified as supporting business activities. As noted, more than 80% of the uses proposed with this rezoning will provide amenities for passive recreation.

Policy 3C-4.5 Proposed amendments to the Comprehensive Plan for new SRT designations shall include site plans as further specific in the Legislative Actions section of the Unified Development Code.

Response: Please refer to the accompany aerial photo exhibits identifying the subject properties involved and the intended various uses planned. Upon approval of this requested Comprehensive Plan Amendment, further detailed site plans will be prepared for permitting and development.

Chapter 4 titled “Natural Resource Lands”

This proposal involves a requested rezoning for approximately 69 acres zoned Rural Reserve to Small Scale Recreation and Tourism. This property is in no way associated with any Agricultural Resource Lands, Forest Resource Lands, Rural Resource Lands, and Mineral Resource Overlays.

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.

This proposal is to change zoning of approximately 69 acres from Rural Reserve to Small Scale Recreation and Tourism, on the east side of the Starbird Road overpass with Interstate Five. This proposal does not include a change in any UGA boundary. This proposal involves rural parcels zoned Rural Reserve to have their designation changed to Small Scale Recreation and Tourism. The Skagit County Comprehensive Plan directly references RCW 36.70A.070(5)(d) which states “A small-scale recreation and tourism use is not required to be principally designed to serve the existing and projected rural population.”

This facility’s exposure to Interstate Five achieves recognition by many individuals travelling the I-5 corridor. This facility is not planned to be dependent on population forecasts, rural population distributions, and natural resource lands. Other than the option for a care-taker residing onsite, the SRT zoning designation does not permit other residential uses and permanent residential development.

- 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.**

No response is required to this item because no change is being requested for a natural resource land.



Welcome to Skagit Valley from Bertelsen Winery



REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 1633 LINDAMOOD LANE/P.O. BOX 361
 BURLINGTON, WA 98233
 PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:
**PROPOSED USES
 SOUTH OF STARBIRD ROAD**

SCALE: 1" = 200'
 DRAWN BY: D. REMSEN
 CHECKED BY: J. RAVNIK
 DATE: 07.28.2021

SHEET TITLE:
**COMPREHENSIVE PLAN AMENDMENT
 FOR
 BERTELSEN WINERY
 SECTION 28, T. 33 N., R. 4 E., W.M.**

DRAWING NO.
 21014.AERIAL.dwg
 JOB NO.
 21014
 SHEET NO.
 1 OF 1



REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 1633 LINDAMOOD LANE/P.O. BOX 361
 BURLINGTON, WA 98233
 PH: (360) 707-2048 FAX: (360) 707-2216




SHEET DESCRIPTION:
**PROPOSED USES
 NORTH OF STARBIRD ROAD**

SCALE: 1" = 160'
 DRAWN BY: D. REMSEN
 CHECKED BY: J. RAVNIK
 DATE: 07.28.2021

SHEET TITLE:
**COMPREHENSIVE PLAN AMENDMENT
 FOR
 BERTELSEN WINERY
 SECTION 28, T. 33 N., R. 4 E., W.M.**

DRAWING NO.
21014.AERIAL.dwg
 JOB NO.
21014
 SHEET NO.
1 OF 1