

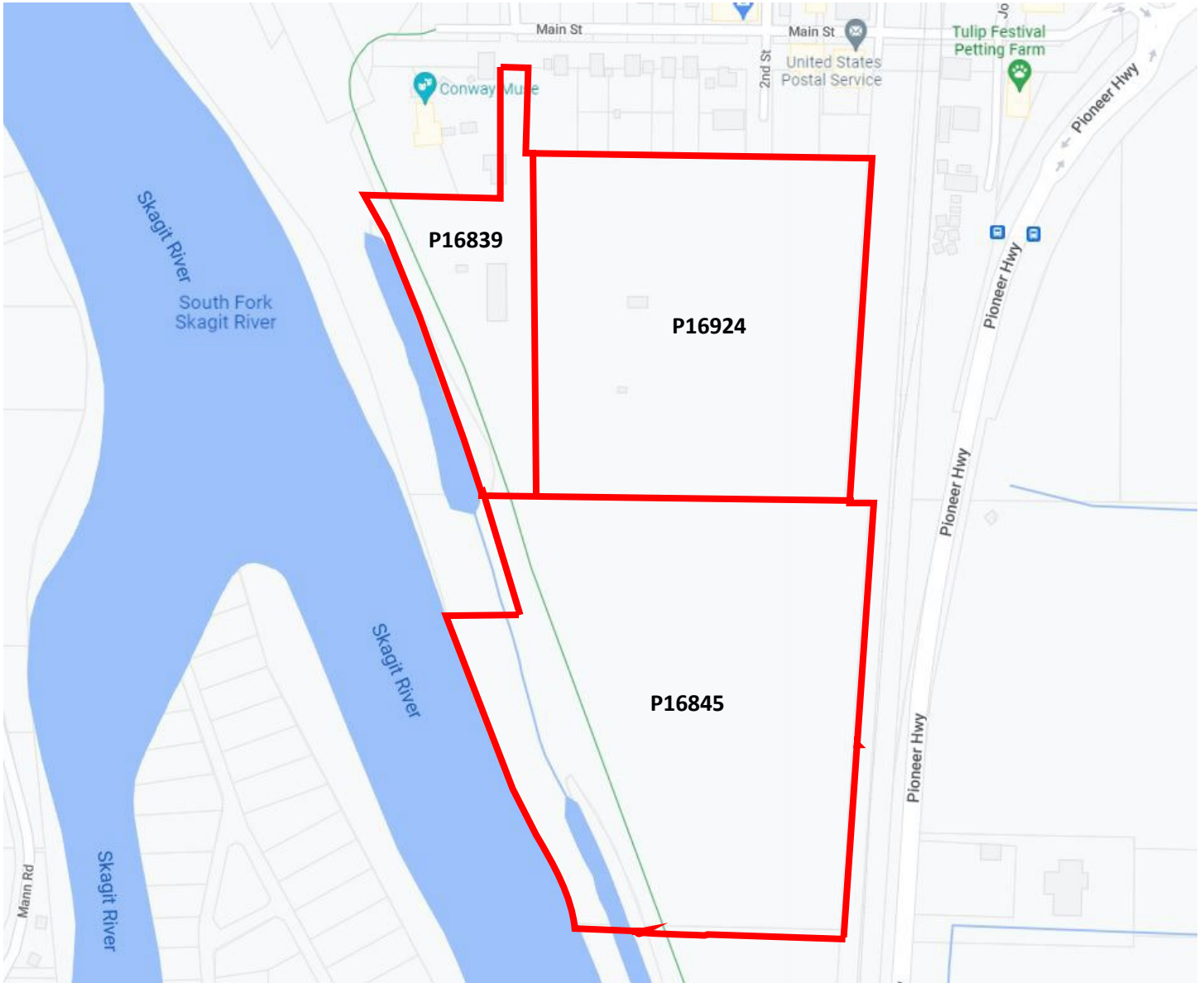
Port of Skagit – Conway Property Aerials

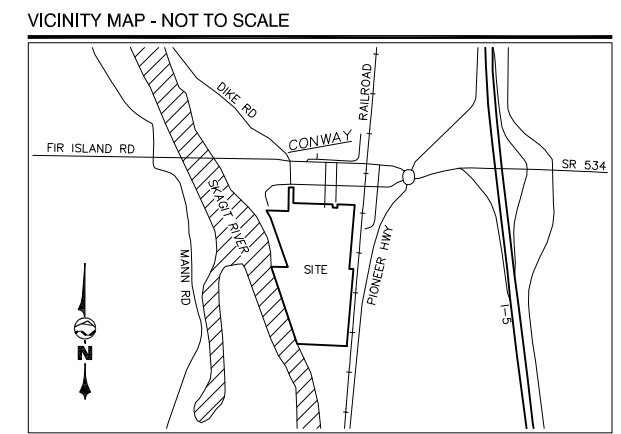
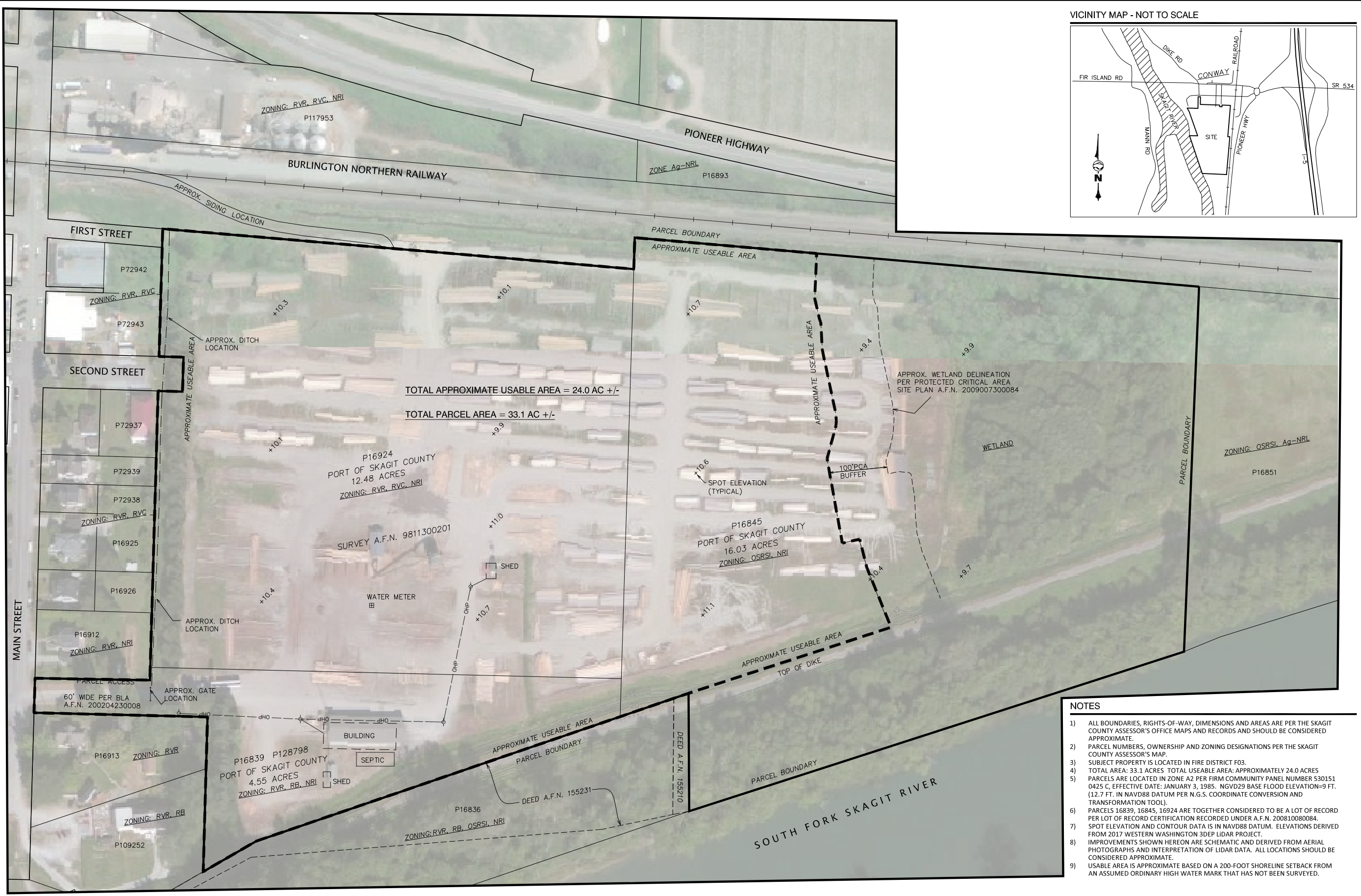


Port of Skagit – Conway Property Aerials

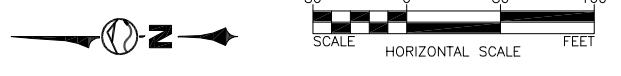


Port of Skagit – Conway Property Parcels





- NOTES**
- 1) ALL BOUNDARIES, RIGHTS-OF-WAY, DIMENSIONS AND AREAS ARE PER THE SKAGIT COUNTY ASSESSOR'S OFFICE MAPS AND RECORDS AND SHOULD BE CONSIDERED APPROXIMATE.
 - 2) PARCEL NUMBERS, OWNERSHIP AND ZONING DESIGNATIONS PER THE SKAGIT COUNTY ASSESSOR'S MAP.
 - 3) SUBJECT PROPERTY IS LOCATED IN FIRE DISTRICT F03.
 - 4) TOTAL AREA: 33.1 ACRES TOTAL USEABLE AREA: APPROXIMATELY 24.0 ACRES
 - 5) PARCELS ARE LOCATED IN ZONE A2 PER FIRM COMMUNITY PANEL NUMBER 530151 0425 C, EFFECTIVE DATE: JANUARY 3, 1985. NGVD29 BASE FLOOD ELEVATION=9 FT. (12.7 FT. IN NAVD88 DATUM PER N.G.S. COORDINATE CONVERSION AND TRANSFORMATION TOOL).
 - 6) PARCELS 16839, 16845, 16924 ARE TOGETHER CONSIDERED TO BE A LOT OF RECORD PER LOT OF RECORD CERTIFICATION RECORDED UNDER A.F.N. 200810080084.
 - 7) SPOT ELEVATION AND CONTOUR DATA IS IN NAVD88 DATUM. ELEVATIONS DERIVED FROM 2017 WESTERN WASHINGTON 3DEP LIDAR PROJECT.
 - 8) IMPROVEMENTS SHOWN HEREON ARE SCHEMATIC AND DERIVED FROM AERIAL PHOTOGRAPHS AND INTERPRETATION OF LIDAR DATA. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
 - 9) USABLE AREA IS APPROXIMATE BASED ON A 200-FOOT SHORELINE SETBACK FROM AN ASSUMED ORDINARY HIGH WATER MARK THAT HAS NOT BEEN SURVEYED.



DESIGNED BY	DRAWN BY	AKM	CHECKED BY	PID
PORT OF SKAGIT				
CONWAY RAIL TRANSLOADING				
PRELIMINARY CONCEPT SKETCH				
DATE	SCALE	CONWAY		
3/17/2022	AS SHOWN			
SHEET	PAGE	JOB NUMBER		
1	1	2021-098		
		1	OF 1	

Port of Skagit

Conway Property

Zoning: NRI- Natural Resource Industrial

<https://www.codepublishing.com/WA/SkagitCounty/#!/html/SkagitCounty14/SkagitCounty1416.html>

14.16.160 Natural Resource Industrial (NRI).

(1) Purpose. Natural resource-related industrial uses that are commonly accepted in the rural area which facilitate the production of agricultural, forest, and aquatic products are permissible in the NRI zoning classification. This zoning designation allows related processing facilities, limited direct resource sales and limited natural resource support services that support local natural resource activities and which are not detrimental to the natural resource base in the long term.

(2) Permitted Uses.

(a) Uses related to agriculture including, but not limited to:

- (i) Agricultural implement sales.
- (ii) Agricultural processing facilities.
- (iii) Agricultural slaughtering facilities.
- (iv) Animal clinic/hospital.
- (v) Business/professional offices related to natural resource industries.
- (vi) Commercial composting.
- (vii) Fabrication of farm related items.
- (viii) Fertilizer manufacturing.
- (ix) Irrigation systems sales, repair and storage.

- (x) Livestock auction facility.
- (xi) Natural resource support services.
- (xii) Stockyards less than 40 acres.
- (xiii) Storage and distribution of animal feeds, fertilizers, pesticides and seed.
- (xiv) Wholesale nurseries/greenhouses.

(b) **Uses** related to forestry including, but not limited to:

- (i) Fabrication of forestry related items;
- (ii) Forest industry storage and maintenance facility;
- (iii) Forestry management services and forest industry support services;
- (iv) Log scaling station;
- (v) Manufacturing wood containers and products;
- (vi) Operation of sawmills, chippers, shake and shingle mills, scaling stations, log dumps and sorting areas, forest industry equipment maintenance, **buildings** and storage yards, and forest industry residue dumping areas;
- (vii) Prefabricated wood **building** and components; and
- (viii) Wood waste recycling.

(c) **Uses** related to aquatic resources including, but not limited to, the following:

- (i) Fabrication, maintenance, and **repair** of equipment, vessels, and **structures** associated with aquatic natural resource industries;
- (ii) Management and propagation of fish and wildlife;
- (iii) Seafood processing and accessory on-site sales;
- (iv) Shellfish processing and accessory on-site sales;
- (v) Treatment and bottling of water for commercial sales; and

- (vi) Upland fish farm.

 - (d) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC [14.04.020](#).

 - (e) Historic sites open to the public.

 - (f) Minor public uses.

 - (g) Maintenance, drainage.

 - (h) Net metering system, solar.

 - (i) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

 - (j) Recycling drop box facility.
- (3) **Accessory Uses.** The following uses are an accessory use to a permitted or special use. All accessory uses may only be used to serve the on-site primary permitted natural resource industrial use:
- (a) Explosives storage for use on NRL lands;

 - (b) Industrial vehicle storage facility for vehicles which only serve natural resource industries;

 - (c) Metalworking shop for the maintenance and repair of equipment used by the primary permitted natural resource industrial use;

 - (d) Outdoor storage of materials in quantities equal to or less than 50 cubic yards that may have a potential health hazard (for example, animal carcasses). Does not include storage of hazardous materials;

 - (e) Outdoor storage of processed and unprocessed natural materials in quantities equal to or less than 500 cubic yards that do not have a potential health hazard;

 - (f) On-site hazardous waste storage and treatment facilities as an accessory use to a permitted or special use;

 - (g) Offices in conjunction with the permitted use;

 - (h) Owner operator/caretaker quarters;

- (i) Retail sales of finished [timber](#) products; and
 - (j) Retail nurseries/greenhouses.
- (4) [Administrative Special Uses](#).
- (a) Expansion of existing [major public uses](#) up to 3,000 square feet.
 - (b) Minor [utility developments](#).
 - (c) Outdoor storage of materials in quantities greater than 50 cubic yards that may have a potential health hazard (for example, animal carcasses). Does not include storage of [hazardous materials](#).
 - (d) Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.
 - (e) [Personal wireless services](#) towers, subject to [SCC 14.16.720](#).
 - (f) Storage of [unlicensed/inoperable vehicles](#).
 - (g) [Temporary events](#).
 - (h) Trails and primary and [secondary trailheads](#).
 - (i) [Anaerobic digester](#).
- (5) [Hearing Examiner Special Uses](#).
- (a) Billboards.
 - (b) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.
 - (c) Major [utility developments](#).
 - (d) Permanent or [temporary](#) asphalt or concrete batching and recycling.
 - (e) Petroleum products and gas storage—bulk.
 - (f) Stockyards greater than 40 acres.
- (6) [Dimensional Standards](#).

- (a) Front, Side and Rear Setbacks: 50 feet.
- (b) Special **Setbacks**. Explosive storage, on-site **hazardous waste storage** and treatment facilities, and petroleum products and gas bulk storage shall be set back a minimum of 300 feet from the property boundary, and edges of existing and planned public rights-of-way.
- (c) Maximum Size Limits. The maximum size for a contiguous NRI district is 40 acres unless adjacent to a UGA. The maximum gross **floor area** for all **buildings**, except **greenhouses**, in an NRI District is 15% of total **lot** area for NRI Districts adjacent to UGAs, **Rural Villages**, or **Rural Centers** and 10% of total **lot** area if not adjacent to a UGA, **Rural Village**, or **Rural Center**. Maximum gross **floor area** for **greenhouses** shall be 70%, so long as all other requirements of the Skagit **County** Code are met.
- (d) **Setbacks** from NRL lands shall be provided per **SCC 14.16.810(7)**.
- (e) Maximum height: 50 feet.
 - (i) **Height Exemptions**. Flagpoles, ham radio **antennas**, **church** steeples, water **towers**, **meteorological towers**, and fire **towers** are exempt. The **height** of **personal wireless services** towers is regulated in **SCC 14.16.720**.

(7) Special Provisions.

- (a) All sides of a proposed NRI **use** adjacent to a **Rural Village** shall comply with the following:
 - (i) All **structures** and outside activities shall be so located or screened from adjacent properties to avoid disturbance through glare, shading, noise, dirt or other **nuisances** or hazards;
 - (ii) No petroleum pumps or above ground petroleum storage shall be closer than 30 feet from any **street** right-of-way; and
 - (iii) All **development proposals** within the Natural Resource Industrial district shall include a plan, which shall be reviewed by and acceptable to Planning and **Development** Services. This plan shall diagram and explain how open areas shall be maintained during and after construction to avoid sewage, **drainage** and dust **nuisances** to adjacent properties, **uses**, and **critical areas**. The plan shall also demonstrate how existing easement rights or other property ownership **interests** in the property are protected.

(b) All open portions of any lot shall have adequate grading and drainage consistent with the requirements of Chapter [14.32 SCC](#).

(c) Impacts of the use on the off-site road system shall be mitigated, particularly with regard to the impacts of trucks on substandard roads between the site and the arterial system.

(8) Additional requirements related to this zone are found in SCC [14.16.600](#) through [14.16.900](#) and the rest of the Skagit County Code. (Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20110007 Attch. 1 (part); Ord. O20090011 Attch. 2 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20070009 (part); Ord. O20030021 (part); Ord. 17938 Attch. F (part), 2000)