

**RESOLUTION No. \_\_\_\_\_**

**ESTABLISHING THE 2008 DOCKET OF COMPREHENSIVE PLAN  
LAND USE/ZONING MAP AND POLICY AMENDMENTS**

**WHEREAS** pursuant to SCC 14.08.020(2), Comprehensive Plan policy or map amendments may be initiated by the County or by other entities, organizations, or individuals through petitions filed with the County on or before the last business day of July of each year; and

**WHEREAS** four Comprehensive Plan map amendment proposals were submitted by members of the public by this year's application deadline: 1000 Trails/MHC TT Inc. (PL08-0408); William A. Stiles (PL08-0455); Andre Pomeroy (PL08-0462); and Richard S. Stockinger (PL08-0460); and

**WHEREAS** on September 15, 2008, Planning and Development Services (the Department) forwarded to the Board of County Commissioners a report containing the Department's docket recommendations on the four publicly-submitted Comprehensive Plan amendment proposals. The Department also recommended one County-initiated policy and development regulation proposal, and recommended that certain amendments from the 2007 docket be transferred to the 2008 docket; and

**WHEREAS** on October 14, 2008, the Department forwarded to the Board of County Commissioners a supplemental report on the 2008 docket containing more detailed descriptions of and recommendations on the various proposals; and

**WHEREAS** on October 21, 2008, the Department met with the Board of County Commissioners to discuss its docket recommendations and to schedule a public hearing before the Board of County Commissioners for November 10, 2008; and

**WHEREAS** on October 23, 2008, a legal notice was published in the Skagit Valley Herald announcing the Board of County Commissioner public hearing and making available documents relating to and describing the proposed docket of amendments; and

**WHEREAS** on November 10, 2008, the Board of County Commissioners held a public hearing on the 2008 docket proposals, and received written and spoken comments from applicants and other members of the public; and

**WHEREAS** at that hearing the Board extended the public comment period until the close of business on November 14, 2008; and set November 25, 2008, as the date for its deliberations and possible action to establish the 2008 docket; and

**WHEREAS** the Board of County Commissioners, after review and deliberations, adopts the following Findings (Attachment A) regarding its decision to expand the County-initiated Master Planned Resort policy and code amendment proposal to include a review of, and possible amendments to, the County's policies and codes for regulating recreational vehicle parks and campgrounds; and its decision not to docket the 1000 Trails Master Planned Resort map amendment proposal.

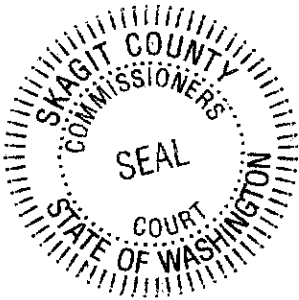
**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners hereby establishes as the 2008 Comprehensive Plan Amendment docket the proposals listed in Attachment B hereto for further consideration, including SEPA environmental, agency, and public review, and one or more Planning Commission public hearings, and hereby requests a report and recommendation from the Planning Agency (Planning & Development Services and the Planning Commission) regarding whether these proposals shall result in amendments to the Skagit County Comprehensive Plan or land use/zoning map and development regulations.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Board of County Commissioners chooses to exclude from the 2008 docket the review of "Small-lot Secondary/Industrial Forest perimeter properties" due to a lack of Department time and resources. This matter remains on the "Trailing Issues" list established through the County's 2005 Growth Management Act Update, and may be acted upon in the future if added by the Board of County Commissioners to the Department's active work program.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Board of County Commissioners chooses not to docket the map amendment proposal seeking Master Planned Resort designation for the 1000 Trails campground and recreational vehicle park at Interstate 5 and Bow Hill Road, for the reasons articulated in the Board's Findings (Attachment A) and the Department's Supplemental Docket memo dated October 14, 2008.

WITNESS OUR HANDS AND THE OFFICIAL SEAL OF THIS OFFICE THIS  
23 day of December, 2008.

**BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON**



Don Munks  
Don Munks, Chairman

Kenneth A. Dahlstedt  
Kenneth A. Dahlstedt, Commissioner

Sharon D. Dillon  
Sharon D. Dillon, Commissioner

**ATTEST:**

Linda Henneman, Assistant  
JoAnne Giesbrecht  
Clerk of the Board

**APPROVED AS TO FORM:**

Jill Olson  
Jill Olson, Civil Deputy  
Skagit County Prosecutor's Office

**APPROVED AS TO CONTENT:**

Bill Dave, Deputy Director  
for Gary R. Christensen  
Gary R. Christensen, Director  
Planning and Development Services

**BOARD OF COUNTY COMMISSIONER FINDINGS  
IN ESTABLISHING THE 2008 COMPREHENSIVE PLAN DOCKET**

Findings Regarding Expanding the Scope of the Master Planned Resort Policy and Code Review

1. The Master Planned Resort policy and code review shall consider amendments to MPR policies and associated development regulations to further define certain terms and add additional criteria related to siting and scale of MPRs.
2. A suggestion was made during the public hearing that the County expand the review of its Master Planned Resort policies and code to review the ordinances for campgrounds and recreational vehicle (RV) parks, looking specifically at the development potential for existing campgrounds and RV parks that are operating under historic special use permits.
3. The Board of County Commissioners agrees with this suggestion and directs the Planning and Development Services Department (the Department) to conduct the review as part of the 2008 Comprehensive Plan Amendment docket. The goal of the review would be to ensure there is adequate continuity and consistency between the zoning code provisions allowing campgrounds and RV parks in various zones, and the comprehensive plan's Small Scale Recreation and Tourism (SRT) and Master Planned Resort (MPR) designations. This would include whether there should be some additional potential allowed for the expansion of existing campgrounds and RV parks, without redesignation to MPR. The Department should look at revising the current definitions for the different types of campgrounds in the existing code, as well as re-evaluating in what zoning designations they may locate. Possible amendments to the SRT designation and code may also be considered. An important part of this review would include evaluation of siting and locational criteria to maintain rural scale and character, and to minimize nuisance and infrastructure impacts of any allowed expansions.
4. The result of the review may be to revise some comprehensive plan policies and development regulations. It should not result in any direct changes to permits or map designations affecting new or existing campgrounds, RV parks or resorts. Those would need to be pursued by individual applicants through applications for development permits, special use permits, or site specific comprehensive plan map amendments.

## Findings Regarding the 1000 Trails Master Planned Resort Proposal

1. The Board of County Commissioners finds that 1000 Trails campground and RV park is not located in a setting of significant natural amenities. The 1000 Trails resort is bounded by Interstate 5, the Skagit Valley Casino, a rest stop, and Friday Creek Road. The Skagit Speedway is nearby. As noted in the October 14, 2008, Supplemental Docketing memo, if this type of setting were the standard, a Master Planned Resort could be built almost anywhere in the County. In response, 1000 Trails quoted from a recent Growth Management Hearings Board case that involved a Master Planned Resort near Brinnon, Washington. The Brinnon resort is located on Hood Canal. It has a boat launch and is located about two miles from Dosewallips State Park and the Olympic National Forest. It is a short distance further to the Olympic National Park. Nearly all of the routes connecting these locations are themselves scenic. In comparison, the 1000 Trails site is a waypoint for more distant natural sites, and the major local draws, as indicated by their prominence in the 1000 Trails application, are the casino and the speedway. The County's Master Planned Resort ordinance does not intend that a Master Planned Resort could be located at such distances from significant natural sites; or that manmade attractions should overshadow any natural ones.
2. The 1000 Trails Master Planned Resort application has raised a significant amount of public attention. Public attention is not a controlling factor in the decision to docket a proposal. However, the Department has provided several valid reasons for not doing so. One of those reasons is whether the proposal can be reasonably reviewed within the Department's staffing and operational budget. The Department's Long-Term Work Program memo of October 10, 2008, identifies a lengthy list of projects. The 2008 Comprehensive Plan Amendment docket is just one of several significant projects that the Department must address in the year to come. At the same time, the Department has undergone a significant reduction in its 2009 budget as a result of mandatory County budget cutbacks.
3. Additionally, it best serves the County's interests if proposals that are placed on the docket fully meet the filing requirements. In past years the County has accepted proposals with the idea that they could be modified and adapted through the review process. 1000 Trails appears to have submitted their proposal with that thought in mind. However, as discussed in the Department's October 14, 2008, Supplemental Docket Report, the 1000 Trails proposal is not complete. The application for a Master Planned Report is required to include some fairly detailed descriptions. Instead of providing the necessary detail in the current application, 1000 Trails either omits them or makes reference to materials submitted for an earlier application. It is not the Department's obligation to dig through its files for application documents that should have been included in the current application. The problem that this causes is highlighted by 1000 Trails' assertion during the November 10 public hearing that it has dropped its plans to include condominiums and residences in the project. Yet the "concept" drawing included with the 1000 Trails application provides for 50-80 townhouses and condominiums. 1000 Trails is proposing a significant project. Because its application is incomplete – and there would need to be considerable refinement and supplementation of the materials necessary to meet the requirements – this proposal would be a drain on the Department's resources. It would be more appropriate to review this project after a complete application has been submitted.

## 2008 COMPREHENSIVE PLAN AMENDMENT DOCKET

PL No.	Amendment	Description
PL08-0455	William A. Stiles Jr.	Proposal to redesignate/rezone approx. 6.2 acres near Cook Road and I-5 from Rural Reserve (RRv) to Rural Freeway Service (RFS).
PL08-0460	Richard S. Stockinger	Proposal to move approx. 4.3 acres of existing Rural Village Residential (RVR) designation/zoning within the Lake Cavanaugh Rural Village to two areas in closer proximity to the lake, currently in Secondary Forest-NRL (SF-NRL).
PL08-0462	Andre Pomeroy	Proposal to add Mineral Resource Overlay (MRO) zoning to an 80-acre parcel, currently designated Industrial Forest-NRL (IF-NRL), Southeast of Marblemount, near the Cascade River Park development.
County-initiated	Master Planned Resort (MPR) Policy and Associated Regulatory Amendments	Amend MPR policies and associated development regulations to further define certain terms and add additional criteria related to siting and scale of MPRs. Also conduct a comprehensive review of the County's campground and resort policies and ordinances and how they relate to the MPR and Small Scale Recreation and Tourism (SRT) designations.
County-initiated	Privately-owned properties designated Public Open Space of Regional/Statewide Importance (OSRSI)	Review privately held properties throughout the County currently zoned OSRSI for possible redesignation from 'public' zoning to more appropriate designation.
County-initiated	Guemes Island Subarea Plan	Review of Subarea plan submitted by Guemes Island Planning Advisory Committee.