



# Skagit County Planning & Development Services

DALE PERNULA, AICP *Director*

JACK MOORE, CBCO *Building Official*

## Notice of Availability

*including notice of SEPA threshold determination, written comment period, and public hearing*

### Proposal Information

<b>Publish date:</b>	August 13, 2015
<b>Proposal name:</b>	Skagit County's 2014 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map
<b>Documents available at:</b>	<a href="http://www.skagitcounty.net/Departments/PlanningAndPermit/2014CPADocket.htm">http://www.skagitcounty.net/Departments/PlanningAndPermit/2014CPADocket.htm</a>
<b>Lead Agency</b>	Skagit County Planning & Development Services
<b>Contact Person:</b>	Dale Pernula, AICP, Director
<b>SEPA Responsible Official:</b>	Dale Pernula, AICP, Director
<b>Public hearing body:</b>	Planning Commission
<b>Public hearing date:</b>	Tuesday, September 1, 2015, at 6 p.m.
<b>Written comment deadline:</b>	Tuesday, September 1, 2015, at the close of the public hearing.

## Proposal Description

A legislative, non-project proposal to amend the Skagit County Comprehensive Plan Land Use and Zoning maps, as follows:

- NC-2 Wilfred Voigt, redesignate an approximate 12 acre parcel from Rural Reserve (RRv) to Small-Scale Recreation and Tourism (SRT), or as an alternative, Small-Scale Business (SSB) (PL12-0268).

The subject property is generally described as between the Towns of Hamilton and Concrete, east of Lusk Road, west of Memory Lane, and south of and adjacent to SR 20. The Birdsvew Brewery is located on the site. The parcel is #P 42797, the site address is 38306 State Route 20, and is located within a portion of the NW ¼ of Section 16, T35N, R7E, W.M., situated in Skagit County, WA.

By Resolution #R20140390, the Board of County Commissioners docketed three petitions, the one above; and, the two below which are being deferred.

- NC-1 The City of Sedro Woolley petition (NC-1) is being deferred to the Skagit County GMA 2016 Update process (expected action by July, 2016),

- C-1 The Skagit County TDR program is not being released at this time and will be deferred to a later date (Fall, 2015).

## SEPA Threshold Determination

A State Environmental Policy Act (SEPA) checklist, including supplemental sheet for non-project actions and a SEPA threshold determination of non-significance (DNS) has already been prepared and issued separately. The SEPA threshold determination was published on August 13, 2015. Written comments on the SEPA threshold determination must be received during the “Public Review and Comment Schedule” noted below. Pursuant to SCC 14.12.210, no administrative appeal process is available for this legislative action.

## Copies of the Proposal

The entire proposal may be viewed on the Skagit County website at <http://www.skagitcounty.net/Departments/PlanningAndPermit/2014CPADocket.htm>; or may be reviewed at Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA, weekdays between the hours of 9:00 am to noon, and 1:00 pm to 3:30 pm.

## Public Review and Comment Schedule

The public is invited and encouraged to comment on this proposal by attendance, representation, and/or letter. The public review and comment period will begin on Thursday, August 13, 2015. Written comments may be submitted in writing to the Skagit County Planning and Development Services Department, at the address listed below, through 4:30 p.m., on Tuesday, September 1, 2015, and through the close of the above noted public hearing.

## How to Comment

Comments are accepted via email or on paper. All comments must be received by the deadline and include (1) your full name, (2) your mailing address, and (3) the proposal name (“Skagit County’s 2014 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map”) in the subject line. Comments not meeting these requirements will not be considered.

Email comments are preferred and must be sent to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us). Include your comments in the body of your email message rather than as attachments.

Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Comments on proposed Skagit County’s 2014 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map  
Planning and Development Services  
1800 Continental Place, Mount Vernon WA 98273

You may also comment in person at the public hearing at the Commissioners Hearing Room, 1800 Continental Place, Mount Vernon. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

Anyone who plans to attend the public hearing and has special needs or disabilities should contact the Clerk of the Board of County Commissioners at (360) 416-1300 at least 96 hours before the hearing to discuss and arrange any special accommodations.

### **Please address all comments to:**

Dale Pernula, AICP, Director  
Skagit County Planning & Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
(360) 416-1328  
FAX (360) 416-1430