



Planning & Development Services

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Notice of Availability

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

Proposal Information

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| Publish date: | March 2, 2017 |
| Proposal name: | 2017 Docket of Proposed Policy, Code, and Map Amendments |
| Documents available at: | www.skagitcounty.net/2017CPA |
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| Lead Agency: | Skagit County Planning & Development Services |
| Contact Person: | Kirk Johnson, AICP, Senior Planner |
| SEPA Responsible Official: | Dale Pernula, AICP, Director |
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| Public hearing body: | Skagit County Planning Commission |
| Public hearing date: | Tuesday, April 4, 2017, at 6 p.m. |
| Written comment deadline: | Thursday, April 6, 2017, at 4:30 p.m. |

Proposal Description

The proposal consists of 22 proposed amendments to the Skagit County Comprehensive Plan, Land Use and Zoning Map, and Development Regulations under consideration through the 2017 Docket. The Board of County Commissioners (Board) established the 2017 Docket through Resolution # R20160360, approved December 20, 2016, following submittal of amendment proposals and requests by members of the public and the County, and a public hearing and written comment period before the Board.

The proposal includes nine Land Use and Zoning Map amendments. The remainder are proposed amendments to Comprehensive Plan narrative and policies and to Skagit County Code (SCC) Title 14, the Unified Development Code. Many of the proposed amendments are technical in nature, seeking to correct errors or omissions in the Land Use and Zoning Map or streamline and remove ambiguities from the development regulations.

The proposal with perhaps the greatest potential impact, identified as "P-12," proposes to redesignate all land now designated Rural Reserve on South Fidalgo Island to new zone called South Fidalgo Rural Residential (SF-RR). The new zone would allow the same base residential density as Rural Reserve—one residence per 10 acres—but would remove many of the non-residential special uses allowed in Rural

Reserve. The new zone would also eliminate the option of Conservation and Reserve Development (CaRD) land divisions which allow clustered development with the preservation of open space. A second option for public consideration would be to retain the clustering and open space provisions of CaRDs but eliminate the density bonus from the SF-RR zone that is available in Rural Reserve.

A set of map proposals, C-15 through C-18, would revise and update the designation of certain properties as Public Open Space of Regional/Statewide Importance (OSRSI) on the Skagit County Comprehensive Land Use and Zoning Map. One property, Ika Island, is proposed to be removed from OSRSI because it is privately owned, while other properties owned by the Washington State Department of Natural Resources, Seattle City Light, and Skagit County, are proposed to be added to OSRSI.

SEPA Threshold Determination

Skagit County has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under the State Environmental Policy Act, RCW 43.21C.030(2)(c). This determination was made after review of a completed environmental checklist and other information on file with the lead agency and is available upon request.

This determination is issued pursuant to WAC 197-11-340(2). Skagit County will not act on this proposal during the comment period. Written comments regarding this Determination of Nonsignificance must be submitted by the deadline above and in the same manner as other comments. Pursuant to SCC 14.12.210, no administrative appeal process is available for this legislative action.

How to Comment

Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name ("2017 Docket of Proposed Policy, Code, and Map Amendments") in the subject line. 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 "2017 Docket of Proposed Policy, Code, and Map Amendments"
Planning and Development Services
1800 Continental Place, Mount Vernon WA 98273

All comments must be received by the deadline and include your full name and mailing address. Comments not meeting these requirements will not be considered.

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 Planning and Development Services at (360) 416-1320 at least 96 hours before the hearing to discuss and arrange any special accommodations.