



# Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273  
office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

## Memorandum

To: The Skagit Board of County Commissioners  
From: Dale Pernula, AICP, Director  
Re: Planning Commission’s Recorded Motion on the 2017 Comprehensive Plan Amendments  
Date: July 5, 2017

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### Background

Pursuant to the Washington State Growth Management Act (GMA), the County may amend its Comprehensive Plan and land use/zoning map once per year, with a few exceptions, through an annual docket process. The Skagit Board of County Commissioners (Board) established the 2017 Docket through Resolution # R20160360 following a public hearing held on December 20, 2016.

Skagit County Planning & Development Services (PDS) analyzed the 23 docketed proposals under the State Environmental Policy Act (SEPA) and for consistency with the existing comprehensive plan, the adopted land use/zoning map, and the unified development regulations. A full proposal was released for public review and comment on March 2, 2017. A public hearing was held with the Skagit County Planning Commission on April 4, and a supplemental staff report was issued by PDS providing a synopsis of public comments received concerning the annual docket. On May 16, 2017, the Planning Commission deliberated on the docket during a public meeting and issued a recorded motion (**Attachment 1**) with recommendations for the Board’s consideration. The various staff reports, memos, public noticing documents, and public comments are available to view on the County’s project webpage at the following address: [www.skagitcounty.net/2017CPA](http://www.skagitcounty.net/2017CPA).

PDS is providing this memo in advance of the July 11, 2017, Board meeting to provide background on the processing of this year’s docket, present a summary of the Planning Commission’s recorded motion, offer Department recommendations on the proposals, and request that the Board take action on each of the docketed items.

## **Summary of Planning Commission's Recorded Motion**

The Planning Commission deliberated on the following 23 docket proposals to amend the comprehensive plan, the land use/zoning map, and adopted development regulations during a public hearing on May 16, 2017:

### **Proposed Land Use/Zoning Map Amendments**

- P-7.** Require permanent protection of CaRD open space on Guemes Island.
- P-12.** Rezone Rural Reserve on South Fidalgo Island to a new zone named South Fidalgo Rural Residential.
- PL16-0352.** Modify the designation of two Port-owned properties from Aviation Related (AVR) to Bayview Ridge Light Industrial.

### **Proposed Comprehensive Plan and Skagit County Code (Title 14) Amendments**

- C-2.** US Bike Route 10 (Coast to Cascades Trail) Corridor Study Revision.
- C-3.** Garage Setbacks in Bayview Ridge Residential.
- C-4.** Major Utility Development in Bayview Ridge Residential.
- C-5.** Temporary Events in Bayview Ridge Aviation and Industrial Zones.
- C-6.** Prohibit Creation of Multiple Lots in Small Scale Business.
- C-7.** Rural Freeway Service and Rural Center Development Size Limits.
- C-8.** Mobile Home Parks.
- C-9.** Similk Beach Septic.
- C-10.** Affidavit for Accessory Dwelling Unit.
- C-11.** Variance Chapter Formatting Error.
- C-12.** Repair, Replacement, and Maintenance of Water Lines.
- C-14.** Update and Simplify the Airport Environs Overlay (AEO) Map.
- C-15 – C-18.** Amend OSRSI Policy and Code; Update OSRSI Map Designations.
- C-19.** Island International Artists Rural Business Correction.
- C-20.** Weide Mineral Resource Overlay Correction.
- C-21.** Jensen Rural Reserve Correction.

C-13 to reorganize the personal wireless facilities section, has been delayed and was not included in the proposal.

The Planning Commission recommended that the Board of County Commissioners approve the docketed proposal, with the exception of items P-7 and P-12. The motion carried 7-2-0-0. The Planning Commission provided findings of fact and reasons for action, which is included as **Attachment 1** of this memo. The Planning Commission concluded that proposals PL16-0352 and C-2 through C-21 make sense for Skagit County, and they support the correction of textual errors in the Comprehensive Plan and development regulations. Reasons for not recommending approval of item P-7 included but were not limited to concerns that options for future land use planning may be hindered by requiring permanent protection of open space, and that the GMA instructs communities to manage growth but not stop it. Reasons for not recommending approval of item P-12 included but were not limited to concern about a lack of data about the availability of water on South Fidalgo Island, and concerns that there was community opposition to the proposal.

## **Department Recommendation**

PDS issued a staff report on March 2, 2017 concerning the 2017 Docket and recommending a course of action for each of the proposed amendments, and a supplemental staff report on April 25 with recommendations for changes after review of public comments.

Staff concurs with the Planning Commission's recommendation to approve items PL16-0352 and C-2 through C-21, and presents the following for the Board's consideration on items P-7 and P-12:

**P-7. Require permanent protection of CaRD open space on Guemes Island.** Staff recommends that the Board consider Policy 4.21 of the adopted Guemes Island Subarea Plan, which states that the County should ensure that open space set aside by CaRD subdivisions is permanently protected, while also acknowledging the Planning Commission's concerns about compromising future development rights for open space tracts.

**P-12. Rezone Rural Reserve on South Fidalgo Island to a new zone named South Fidalgo Rural Residential.** Staff recommends that the Board consider adopting the proposal, with the following changes as recommended in the Department's April 25 supplement staff report:

1. Adjust the boundary of the new zone to exclude the Thompson Road area, which contains a number of pre-existing commercial uses. The new eastern boundary of the SF-RR zone would be SR20 from Sharpe's Corner south to the intersection with Gibraltar Road, then following the eastern border of Swinomish Golf Links south to Satterlee Road.
2. Continue to allow agricultural processing as an accessory use to products produced onsite, and continue to allow aircraft landing fields as a hearing examiner special use.
3. Continue to allow CaRD land divisions, but do not allow density bonuses except where the source of water is from a public water system whose source is outside the designated area (which is the same rule we currently apply to Guemes).

## **Requested Board Action**

The Department will present the Planning Commission Recorded Motion and this memo to the Board on Tuesday, July 11, 2017. The Board has the following options concerning the proposed 2017 Comprehensive Plan Amendments:

1. Adopt the docketed proposals.
2. Adopt the docketed proposals with reversions to status quo.
3. Adopt the docketed proposal with changes from the original proposal (outside the scope of the options in the original proposal), after additional public comment.
4. Decline to adopt any of the docketed proposals.

PDS will prepare an ordinance for Board adoption on Tuesday, July 18, that will include the Board's action on the 2017 Comprehensive Plan Amendments.

### 3. Fidalgo Island, Thompson Road Area, Proposed Revised SF-RR Boundary in Thompson Road Area

