



Planning & Development Services

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

continued from front cover:

March 2, 2017

The South Fidalgo Rural Residential (SF-RR) zone would have the same base residential density (1 residence per 10 acres) as Rural Reserve, but many of the non-residential and commercial special uses allowed in Rural Reserve would not be allowed in the new SF-RR zone. Home-based businesses would continue to be allowed. Any pre-existing legally permitted non-residential uses would be allowed to continue. The other zones on South Fidalgo (e.g., Rural Intermediate, Rural Business, Rural Resource) would not be affected.

Conservation and Reserve Developments (CaRDs) would also not be an option in SF-RR. This means there would be no CaRD density bonus as exists in Rural Reserve (2 residences per 10 acres if clustered), and no ability to cluster residential lots on smaller parcels even without a density bonus. The Department has also proposed an alternative option to retain clustering without the density bonus.

The proposal was submitted for consideration by residents of South Fidalgo Island. The Board of County Commissioners placed the proposal on the 2017 Comprehensive Plan Amendment Docket for further consideration by the public and the Planning Commission.

Public Comment

Skagit County is seeking public comment on the proposal. Comments are accepted via email or on paper. All comments must be received by Thursday, April 6, 2017, 4:30 p.m. and include (1) your full name, (2) your mailing address, and (3) the proposal name ("P-12, New South Fidalgo Rural Residential Zone") 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. 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 "P-12, New South Fidalgo Rural Residential Zone"
Planning and Development Services
1800 Continental Place, Mount Vernon WA 98273

You may also comment in person at the public hearing on Tuesday, April 4, 2017, 6 p.m. at the Commissioners Hearing Room, 1800 Continental Place, Mount Vernon. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

The proposal will receive at least one public hearing and written comment period before the Planning Commission, consistent with the process for adopting land use regulations in SCC Chapter 14.08. The Board of County Commissioners must approve any final action.

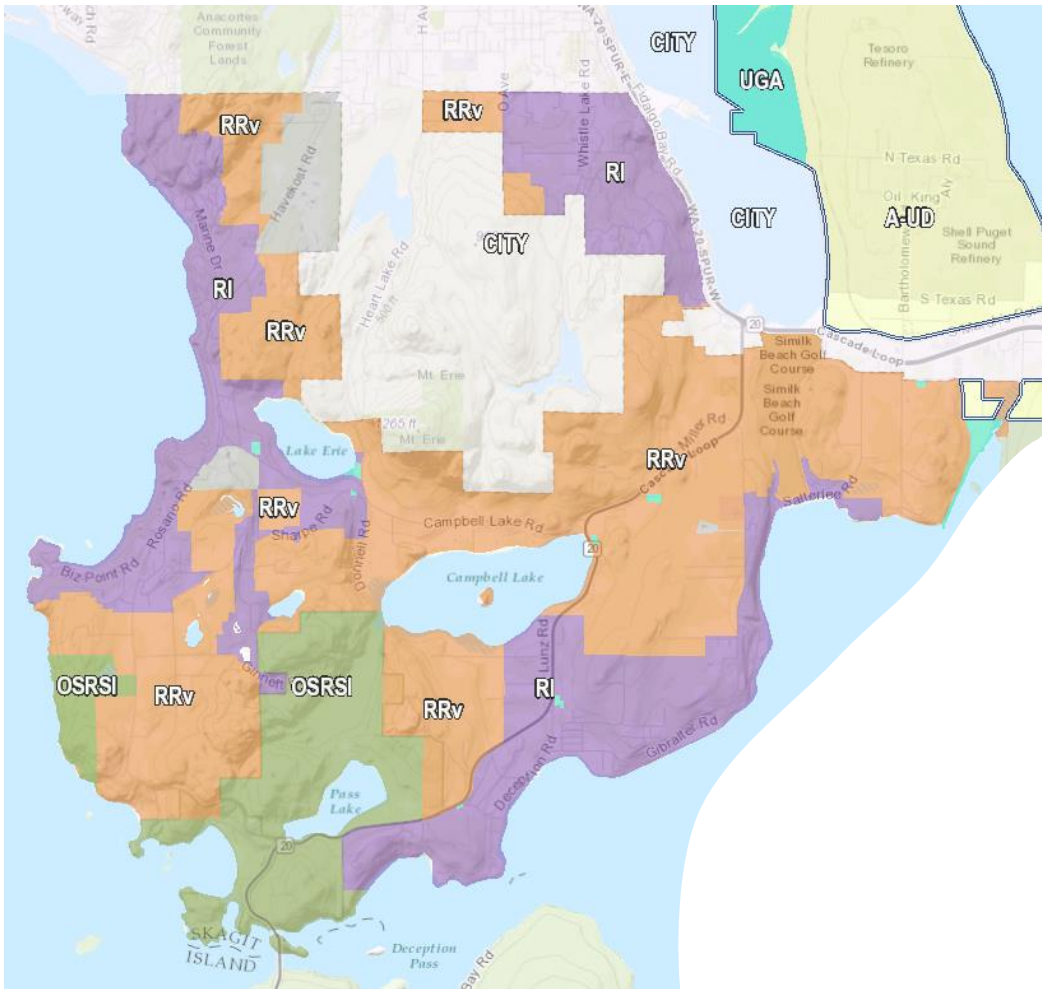
For More Information

Please visit the Annual Comprehensive Plan Amendments 2017 Docket website at www.skagitcounty.net/2017CPA

Notice of Proposed Comprehensive Plan Map Amendment

Skagit County Assessor's information indicates you own, or are within 300 feet of, property on South Fidalgo Island zoned Rural Reserve (shown in orange as RRv on the map at left) that is proposed to be changed to a new zone called South Fidalgo Rural Residential (SF-RR) on the Skagit County Land Use and Zoning Map. Other existing zones and areas east of Reservation Road would not be affected.

Read more about the proposal inside this mailer.



SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

1800 Continental Place
Mount Vernon, WA 98273-5625

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2name
3rdname
address
city