



Planning & Development Services

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Supplemental Staff Report

To: Board of County Commissioners
From: Kirk Johnson, AICP, Senior Planner
Date: December 15, 2016
Re: Annual Comprehensive Plan Amendments 2017 Docket

Background

The County Commissioners are in the process of establishing the 2017 Docket of Comprehensive Plan, Map and Code amendments.

The County received 15 public petitions and suggestions for policy, map or code amendments by the deadline at the end of July 2016. Another 21 amendments were proposed by the County. The Department released these proposals, along with its docketing recommendations, for public review and comment on November 10, 2016. The Board held a public hearing on December 5 and took written comments through December 8. The Board is scheduled to make its decisions on which amendment proposals should be added to the 2017 docket on Tuesday, December 20, at 8:30 am.

Please see the Department's November 10, 2016, [Staff Report](#) for a comprehensive explanation of the docketing process and the Department's recommendation on each proposal. The staff report, docketing proposals, public comments, and other related information are available at www.skagitcountywa.gov/2017CPA.

Requested Action

The Board of County Commissioners should make one of the following decisions for each of the proposals:

- **Docket**,
- **Exclude** from the docket, but place on the Department's 2017 work program; or
- **Exclude** from the docket.

Items that are **docketed** will move as a group through the legislative process with the intent of completing the docket by the end of 2017. The Board could alternatively docket some modified form of the proposal.

Items that are **excluded** from the docket but placed on the Department's work program will advance separately from the 2017 docket, and may require additional work before they are ready for consideration through the legislative process.

Items that are **not docketed** and not placed on the work program will not move forward for any further review or consideration at this time. Map amendments, for which applicants had to pay a \$5000 application fee, are eligible for a partial refund if they are not docketed. After the Board

indicates its preference, the Department will prepare a resolution formalizing its docketing decisions for a later consent agenda.

Supplemental Information on Amendments

PL15-0383, Skagit Partners, LLC

The Department's recommendation from its November 10 staff report on the Skagit Partners proposal was:

Unless the GMASC's decision on December 14 reverses its 2015 decision [which also created no allocation for Fully Contained Communities], the Department believes there is no point in providing further consideration to this proposal....Without a population allocation for a new urban growth area, further County action to consider this particular proposal would be inconsistent with the County's Comprehensive Plan UGA designation policies, the Framework Agreement, the Countywide planning Policies, and the Growth Management Act.

The GMA Steering Committee met on December 14 to answer the question posed to it by the Board of County Commissioners earlier this fall, specifically: Is the Committee willing at this time to consider revisiting the 20-year population forecast and allocations, and the policy framework they are based on, to allow for fully contained communities in Skagit County?¹

At that meeting, the GMA Steering Committee voted 5–2 in favor of a motion stating that the Committee was *not* interested in revisiting the 20-year population forecast and allocations and recommending that the Board not docket the Skagit Partners proposal. Five city and town mayors voted for the motion; one mayor and one County Commissioner voted against the motion. One County Commissioner was present but abstained from the vote on the basis it was an advisory recommendation to the Board of County Commissioners itself. The third Commissioner was unable to attend the meeting.

¹ Memo from Board of County Commissioners to GMA Steering Committee on Avalon Fully Contained Community Proposal, October 12, 2016

Department Recommendations Summary

The “PDS” column indicates the Department’s recommendation on whether to docket the proposal. The “Commissioner” column allows each Commissioner to write in his or her preferred action. The “Comments” column indicates any recommended variation to the proposal, or whether the goals or intent of the proposal can be furthered in another way.

PDS	Commissioner	#	Petitioner	Subject	Comment
Policy Suggestions					
Exclude		P1	Friends of Skagit County (Bynum)	Reform CaRD ordinance.	Could address through future work program.
Exclude		P2	Friends of Skagit County (Good)	Create standing committees to work with the Planning Commission.	
Exclude		P3	Friends of Skagit County (Good)	Implement no loss of agricultural land policy.	Ag land changes can be tracked through regional land use monitoring program
Exclude		P4	Friends of Skagit County (Stauffer)	Develop data base of buildable rural lands.	Rural development can be tracked through regional land use monitoring program
Exclude		P5	Guemes Island Planning Advisory Committee (Fox)	Require permit application for new wells on Guemes Island.	Add to 2017 PDS work program, with P6
Exclude		P6	Guemes Island Planning Advisory Committee (Rooks)	Encourage rainwater collection on Guemes Island; revise definition of adequate water supply; allow homeowners to design own rainwater collection system.	Add to 2017 PDS work program, with P5
Docket		P7	Guemes Island Planning Advisory Committee (Fox)	Require permanent protection of CaRD open space on Guemes Island.	
Exclude		P8	Roger Mitchell	Ensure equitable distribution of water resources for Skagit County citizens.	

PDS	Commissioner	#	Petitioner	Subject	Comment
Exclude		P9	Roger Mitchell	Make access to water a fundamental right.	
Exclude		P10	Roger Mitchell	Require cost benefit analysis using quantitative metrics for all planning projects.	
Exclude		P11	Roger Mitchell	Require a geohazards checklist for all planning and permitting projects.	
Docket		P12	Roger Robinson	Rezone Rural Reserve on South Fidalgo Island to new zone called South Fidalgo Rural Residential	
Map Amendments					
Docket		PL16-0352	Port of Skagit	Redesignate two Port-owned properties from Aviation Related (AVR) to Bayview Ridge Light Industrial (BR-LI).	
Exclude		PL15-0383	Skagit Partners, LLC	Amend the Comprehensive Plan, Development Regulations, Countywide Planning Policies, and Comp Plan/Zoning Map to allow consideration of a fully contained community at Butler Hill.	
County Initiated Proposals					
Exclude		C1	Commissioner Wesen	Wiseman Creek Boardwalk Project Removal.	
Docket		C2	Commissioner Wesen	Coast to Cascades Corridor study revision	
Docket		C3	PDS	Garage setbacks in Bayview Ridge Residential	
Docket		C4	PDS	Major utility development in	

PDS	Commissioner	#	Petitioner	Subject	Comment
				Bayview Ridge Residential	
Docket		C5	PDS	Temporary events in various Bayview Ridge zones	
Docket		C6	PDS	Prohibit creation of multiple lots in small scale business.	
Docket		C7	PDS	Rural Freeway Service-and Rural Center development size limits	
Docket		C8	PDS	Mobile home parks	
Docket		C9	PDS	Similk Beach septic	
Docket		C10	PDS	Affidavit for accessory dwelling unit	
Docket		C11	PDS	Variance chapter formatting error	
Docket		C12	PDS	Repair, replacement, and maintenance of water lines.	
Docket		C13	PDS	Reorganize personal wireless services facilities code	
Docket		C14	PDS	Update and simplify the Airport Environs Overlay (AEO) map	
Docket		C15	PDS	Ika Island to Rural Reserve.	
Docket		C16	PDS	Department of Natural Resource (DNR) Lands to OSRSI	
Docket		C17	PDS	Seattle City Light Lands to OSRSI	
Docket		C18	PDS	Pressentin Park to OSRSI	
Docket		C19	PDS	Island International Artists Rural Business correction	
Docket		C20	PDS	Weide Mineral Resource Overlay (MRO)	
Docket		C21	PDS	Jensen Rural Reserve correction.	