



Planning & Development Services

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Memorandum: 2018 Docket

To: Board of County Commissioners
From: Stacie Pratschner, AICP
Date: November 21, 2017
Re: Annual Comprehensive Plan Amendments: 2018 Docket

Background

The Growth Management Act (GMA) provides that “each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation”¹ and requires Skagit County to periodically accept petitions for amendments or revisions to the Comprehensive Plan policies or land use map. Skagit County implements this requirement through Skagit County Code Chapter 14.08, which describes the process for annual amendments.

The County also accepts suggestions for development regulation amendments. An analysis for each map and text proposal (**Attachments 1 through 4**) describes how each proposed amendment is either consistent or inconsistent with the annual amendment review criteria, and maps are included for each proposed zoning amendment.

Process Summary

SCC Chapter 14.08 provides the following criteria for analyzing petitions:

- Petitions for amendments are accepted until the last business day of July of each year.
- The Department analyzes the petitions against the docketing criteria in SCC 14.08.030 and issues a recommendation to the Board.
- The Board holds a public hearing to allow applicants and the public to comment on the recommendation.
- The Board decides which petitions to include in the docket at a subsequent meeting.
- The petitions included in the docket move forward for SEPA analysis, Department of Commerce review, legal review, and subsequent review by the public, Planning Commission, and the Board through the process described in SCC 14.08.080-090.

¹ RCW 36.70A.130(1)(a).

The Board's decision to include a proposed amendment in the docket is procedural and does not constitute a decision as to whether the amendment will ultimately be approved. Similarly, a decision by the Board to exclude a petition terminates that petition without prejudice to the applicant or the proposal. The applicant may request a refund of the unused portion of any application fees, and may request the same or similar amendment be considered as part of a future amendment or review cycle.²

Docketing Criteria

SCC 14.08.030 requires the Department to make a recommendation to the Board as to which of the petitions the Department should be included in the docket. The Department must consider each of the following factors ("the docketing criteria") in making its recommendation:

- (a) The proposed amendment, in light of all proposed amendments being considered for inclusion in the year's docket, can be reasonably reviewed within the staffing and operational budget allocated to the Department by the Board;
- (b) A proposed amendment, to be adopted, would not require additional amendments to the Comprehensive Plan or development regulations not addressed in the petitioner's application, and is consistent with other goals, objectives and policies adopted by the Board;
- (c) A proposed amendment raises policy, land use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of a regular review cycle;
- (d) Some legal or procedural flaw of the proposal would prevent its legal implementation;
- (e) The proposal lacks sufficient information and/or adequate detail to review and assess whether or not the proposal meets the applicable Comprehensive Plan designation criteria. This does not preclude the Department from asking for additional information at a later date.

The attached analysis sheets (**Attachments 1** through **4**) address how each petition either meets or does not meet the criteria for docketing as described in both the Comprehensive Plan and Title 14. Five public comments have been received as of the writing of this report concerning PL17-0416, the Avalon Fully Contained Community proposal (**Attachment 4c**).

Department Recommendation on Process

RCW 36.70A.130(2)(a) states that the Comprehensive Plan, with few exceptions, may not be amended more than once per year. The Board has three options with respect to any proposal:

- 1. Include a proposal for docketing;
- 2. Defer—
 - a. for a Comprehensive Plan map or policy amendment, defer to the 2018 annual Comprehensive Plan Amendments docket ;
 - b. for a development regulation suggestion, defer to 2018; or

² SCC 14.08.030(4)(a) and (b).

3. Exclude a proposal from docketing.

Petitions and Department Recommendations

Skagit County received the following timely petitions and suggestions to amend the Comprehensive Plan or development regulations. For each proposal, the Department has provided a summary of the proposal, analysis against the docketing criteria, and a recommendation (**Attachments 1 through 4**). The full text of each petition is available on the 2018 Docket webpage at www.skagitcounty.net/2018CPA. P17-0416 (Avalon), a request to develop policies, development regulations, and map amendments to support a fully contained community, has been deferred from the 2016 and 2017 dockets. Past analysis of this request is available to view at www.skagitcounty.net/2016update and www.skagitcounty.net/2017update.

The Department has identified eighteen text amendments (one in the Comprehensive Plan and seventeen in Skagit County Code Titles 12 and 14) and one deferred map amendment for inclusion in this year's docket. The P-12: South Fidalgo Island Rezone was deferred from the 2017 Docket for further analysis (**Attachment 5**). The proposed South Fidalgo Rural Residential (SF-RR) zone would permit agriculture, agricultural accessory uses, and seasonal roadside stands identically to the existing Rural Reserve (RR) zone. The SF-RR zone would also allow agricultural processing facilities; the Department proposes code language that would limit agricultural processing facilities for products primarily produced on South Fidalgo Island.

The following businesses on South Fidalgo are not within the geographic extent of the map amendment, and therefore will not be affected by the zone change:

- Lake Erie Grocery;
- Dunton's Body Shop;
- Harold's Market;
- Shrimp Shack ;
- Lake Campbell Lodging; and
- Lake Erie Trucking.

The businesses in the Summit Park area are also located outside the geographic extent of the map amendment, and therefore would not be affected by the zone change. The existing home-based businesses would be unaffected by this proposal.

How to Comment

The public may submit written comments via email to pdscomments@co.skagit.wa.us (preferred) or via US mail. All paper comments must be submitted on 8½" x 11" paper to the address below:

Skagit County Planning & Development Services
re: Public Comments on CPA 2018 Docket

1800 Continental Place
Mount Vernon, WA 98273

All comments must be received by November 27, at 4:30 p.m. and include (1) your full name, (2) your mailing address, and (3) the name of the proposal or project you are commenting on. Comments not meeting these requirements will not be considered.

You may also comment in person at the public hearing Tuesday, November 21, 2017, at 2:30 PM at the Commissioners Hearing Room, 1800 Continental Place, Mount Vernon. Public hearing testimony is limited to three minutes, so written comments are preferred (**Attachment 6**).

List of Attachments:

1. P-1 (Ehlers): Analysis Sheet
2. P-2 (Wechsler): Analysis Sheet
3. PL17-0414 (Quaker Cove Camp): Analysis Sheet
 - a. Map
4. PL17-0416 (Avalon): Analysis Sheet
 - a. Map
 - b. Past staff analysis: 2016 and 2017 Dockets
5. Department-initiated amendments
 - a. Map of P-12: South Fidalgo Island Rural Reserve Rezone
 - b. Past staff analysis: 2017 Docket
6. Notice of Availability, published on November 4, 2017

ATTACHMENT 1



2018 Comprehensive Plan Docket Development Code Text Amendment

Staff Summary for Inclusion, Deferment, or Exclusion
P-1: Ehlers

I. SUMMARY OF P-1: Ehlers	
Location in Development Code: Skagit County Code Chapter 14.24 – Critical Areas Ordinance	
Proposed Change(s): Citizen-initiated request (P-1) to prohibit the activities listed in SCC 14.24.320 (1) through (6) in all of unincorporated Skagit County, not just Category I Aquifer Recharge Areas as defined in SCC 14.24.310.	
Applicant: Ms. Carol Ehlers	
II. INCLUDING, EXCLUDING, OR DEFERRING AMENDMENTS (Skagit County Comprehensive Plan Chapter 12): <i>For citizen-initiated amendments, the County shall take into consideration the following factors when considering approval of a proposed amendment to the comprehensive plan or development regulations:</i>	
1. The petitioner has paid the application fees as specified in the adopted fee schedule, unless waived by the Board of County Commissioners during a periodic update.	
Discussion: No fee is required to submit a suggestion for an amendment to the Comprehensive Plan or Development Regulations.	
2. The petitioner shall submit an application on forms provided by the County, containing appropriate amendatory language and a map (if applicable). The petitioner shall also address how the proposal is consistent with the Comprehensive Plan policies or land-use designations.	
Discussion: The request was submitted on the appropriate forms. The applicant has addressed how they believe their request is consistent with various Comprehensive Plan policies that require protection of the critical areas and natural resource lands.	
3. Petitions must be submitted by the date specified in the docketing announcement.	
Discussion: Requests for amendments must be received by the Department no later than the last business day of July. The request was submitted on July 31, 2017.	
4. Will the request adversely affect the County's budget?	
Discussion: No budget impact is anticipated pursuant to this proposal.	
5. Will the request require additional amendments to policies or regulations?	
Discussion: Yes, prohibiting landfills, underground injection wells (agricultural drainage wells, untreated sewage waste disposal wells, cesspools, industrial process water and disposal wells, and radioactive waste disposal), wood treatment facilities over permeable surfaces, facilities that store PCE or MTBE, or facilities that store, process, or dispose of radioactive substances on a County-wide scale is not consistent with Countywide Planning Policy (CPP 12.4), which requires that lands be identified for public purposes, such as landfills.	

<p>III. AMENDMENT CRITERIA (Skagit County Code 14.08.040): <i>In making its docketing recommendation, the Department must consider the following criteria:</i></p>
<p>1. The petition complies with the filing requirements.</p>
<p>Discussion: The application was received in a timely fashion and addresses the filing requirements of SCC 14.08.030.</p>
<p>2. The petition, in light of all proposed amendments being considered for inclusion in the year’s docket, can be reasonable reviewed within the staffing and operational budget allocated to the Department by the Board.</p>
<p>Discussion: Staffing levels are adequate to analyze this proposal.</p>
<p>3. The proposed amendment, to be adopted, would not require additional amendments to the Comprehensive Plan or development regulations not addressed in the application, and is consistent with other goals, objectives, and policies adopted by the Board.</p>
<p>Discussion: Amendments will be required to County Wide Planning Policy (CPP) 12.4. and a concurrent amendment to the Comprehensive Plan to add a policy prohibiting the uses listed in SCC 14.24.310.</p>
<p>4. The proposed amendments raises policy, land use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of the regular review cycle.</p>
<p>Discussion: The proposed amendment would be appropriately addressed through docketing.</p>
<p>5. Some legal or procedural flaw in the petition would prevent its legal implementation.</p>
<p>Discussion: There is no procedural flaw in the proposal. The proposed amendment is not consistent with County Wide Planning Policy (CPP) 12.4. Any proposed amendments to the County Wide Planning Policies must be reviewed by the GMA Steering Committee as outlined in the 2002 Framework Agreement. A preliminary legal review has been completed for purposes of making a recommendation for docketing. Additional legal analysis is required if the proposal is docketed.</p>
<p>6. The petition lacks sufficient information or adequate detail to review and assess whether or not the proposal meets the applicable approval criteria. A determination that the proposal contains sufficient information and adequate detail for the purpose of docketing does not preclude the Department from requesting additional information at any later time.</p>
<p>Discussion: The petition contains sufficient information to determine if the request should be included, excluded, or deferred from this year’s docket.</p>

Staff recommends this proposal be ___ INCLUDED, X EXCLUDED, or ___ DEFERRED from the 2018 Docket based on the criteria in the Comprehensive Plan and SCC.

The Board of County Commissioners ___ INCLUDES, ___ EXCLUDES, or ___ DEFERS this proposal based on the criteria in the Comprehensive Plan and SCC.

ATTACHMENT 2



2018 Comprehensive Plan Docket Development Code Text Amendment

Staff Summary for Inclusion, Deferment, or Exclusion
P-2: Samish Bay Cheese

I. SUMMARY OF P-2: Samish Bay Cheese
Location in Development Code: Skagit County Code Chapter 14.04 - Definitions
Proposed Change(s): Citizen-initiated request (P-2) to permit limited food services as an accessory use to agriculture in the Agriculture zoning district. This request would amend the definition of “Agricultural Accessory Uses” to include limited food service (20 guests or less) as applied in SCC 14.16.400.
Applicant: Ms. Roger Wechsler / Samish Bay Cheese

II. INCLUDING, EXCLUDING, OR DEFERRING AMENDMENTS (Skagit County Comprehensive Plan Chapter 12): <i>For citizen-initiated amendments, the County shall take into consideration the following factors when considering approval of a proposed amendment to the comprehensive plan or development regulations:</i>
1. The petitioner has paid the application fees as specified in the adopted fee schedule, unless waived by the Board of County Commissioners during a periodic update.
Discussion: No fee is required to submit a suggestion for an amendment to the Comprehensive Plan or Development Regulations.
2. The petitioner shall submit an application on forms provided by the County, containing appropriate amendatory language and a map (if applicable). The petitioner shall also address how the proposal is consistent with the Comprehensive Plan policies or land-use designations.
Discussion: The request was submitted on the appropriate forms. The applicant has addressed how their request will not impact existing Comprehensive Plan policies or the Ag-NRL zoning designation.
3. Petitions must be submitted by the date specified in the docketing announcement.
Discussion: Requests for amendments must be received by the Department no later than the last business day of July. The request was submitted on July 13, 2017. Staff sent a Notice of Additional Requirements (NOAR) letter on July 24, 2017, requesting additional information about the impact of the proposal on existing capital facilities. The applicant submitted the required information on July 31, 2017.
4. Will the request adversely affect the County’s budget?
Discussion: No budget impact is anticipated pursuant to this proposal.
5. Will the request require additional amendments to policies or regulations?
Discussion: The Department does not currently anticipate additional amendments to existing policies or regulations. Countywide Planning Policy (CPP 5.5) encourages a diversified economic base in rural areas, and farm-based businesses are allowed per Comprehensive Plan policy 4A-4.3. The development code currently provides performance standards that would apply to new businesses in the Ag-NRL zoning designation, including but not limited to stormwater management (SCC 14.32), required parking areas, landscaping and screening, and frontage improvements (SCC 14.16). Staff will be required to add a definition of “Food Services” to SCC 14.04.020 that accounts for the proposed activity, the function of the activity as it relates to the larger land use, and what types of structures may house the activity.

<p>III. AMENDMENT CRITERIA (Skagit County Code 14.08.040): <i>In making its docketing recommendation, the Department must consider the following criteria:</i></p>
<p>1. The petition complies with the filing requirements.</p>
<p>Discussion: The application was received in a timely fashion and addresses the filing requirements of SCC 14.08.030.</p>
<p>2. The petition, in light of all proposed amendments being considered for inclusion in the year’s docket, can be reasonable reviewed within the staffing and operational budget allocated to the Department by the Board.</p>
<p>Discussion: Staffing levels are adequate to analyze this proposal.</p>
<p>3. The proposed amendment, to be adopted, would not require additional amendments to the Comprehensive Plan or development regulations not addressed in the application, and is consistent with other goals, objectives, and policies adopted by the Board.</p>
<p>Discussion: Other amendments to the development regulations are not anticipated at this time, though a new definition (“Food Service”) will be required in SCC 14.04.020.</p>
<p>4. The proposed amendments raises policy, land use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of the regular review cycle.</p>
<p>Discussion: The proposed amendment would be appropriately addressed through docketing.</p>
<p>5. Some legal or procedural flaw in the petition would prevent its legal implementation.</p>
<p>Discussion: There is no procedural flaw in the proposal. A preliminary legal review has been completed for purposes of making a recommendation for docketing. Additional legal analysis is required if the proposal is docketed.</p>
<p>6. The petition lacks sufficient information or adequate detail to review and assess whether or not the proposal meets the applicable approval criteria. A determination that the proposal contains sufficient information and adequate detail for the purpose of docketing does not preclude the Department from requesting additional information at any later time.</p>
<p>Discussion: The petition contains sufficient information to determine if the request should be included, excluded, or deferred from this year’s docket.</p>

Staff recommends this proposal be X INCLUDED, EXCLUDED, or DEFERRED from the 2018 Docket based on the criteria in the Comprehensive Plan and SCC.

The Board of County Commissioners INCLUDES, EXCLUDES, or DEFERS this proposal based on the criteria in the Comprehensive Plan and SCC.

ATTACHMENT 3



2018 Comprehensive Plan Docket Comprehensive Plan Land Use Map Amendment

Staff Summary for Inclusion, Deferment, or Exclusion
P17-0414: Quaker Cove Ministries Camp

I. Summary	
Location in Comprehensive Plan: Chapter 2 Land Use Element – Figure 2.3 Land Use Map and associated text.	
Proposed Change(s): A request to amend the Comprehensive Plan and Zoning designation of thirty-one parcels totaling 25.69 acres from the Rural Intermediate (RI) to Small Scale Recreation and Tourism (SRT). The purpose of the requested amendment is to support the current use and proposed future improvements to Quaker Cove Ministries Camp and Retreat center.	
Applicant: Ms. Elizabeth Sueme / Quaker Cove Ministries	Property Location(s): Thirty-one parcels totaling approximately 25.69 acres, located on South Fidalgo Island. The subject parcels are north of Gibraltar Road and south of Lake Campbell (see attached map, Exhibit 3a).
Existing Land Use Designation / Zoning District	Proposed Land Use Designation / Zoning District
Rural Intermediate (RI): A limited area of more intense rural development (LAMIRD) as authorized by RCW 36.70A.070.	Small Scale Recreation and Tourism (SRT): A limited area of more intense rural development (LAMIRD) as authorized by RCW 36.70A.070(5)(d)(ii).

II. INCLUDING, EXCLUDING, OR DEFERRING AMENDMENTS (Skagit County Comprehensive Plan Chapter 12): <i>For citizen-initiated amendments, the County shall take into consideration the following factors when considering approval of a proposed amendment to the comprehensive plan or development regulations:</i>	
1. The petitioner has paid the application fees as specified in the adopted fee schedule, unless waived by the Board of County Commissioners during a periodic update.	
Discussion: The applicant has paid the \$5040 fee for a Comprehensive Plan / Land Use Map Amendment as authorized by the currently adopted fee schedule (Resolution R20170055).	
2. The petitioner shall submit an application on forms provided by the County, containing appropriate amendatory language and a map (if applicable). The petitioner shall also address how the proposal is consistent with the Comprehensive Plan policies or land-use designations.	
Discussion: The request was submitted on the appropriate forms. The applicant has addressed how their request will not impact existing Comprehensive Plan policies and how their continued growth as a recreational camp will be better served by the Small Scale Recreation and Tourism land use designation.	
3. Petitions must be submitted by the date specified in the docketing announcement.	
Discussion: Requests for amendments must be received by the Department no later than the last business day of July. The request was submitted on July 28, 2017.	
4. Will the request adversely affect the County's budget?	
Discussion: No budget impact is anticipated pursuant to this proposal.	
5. Will the request require additional amendments to policies or regulations?	
Discussion: The Department does not currently anticipate additional amendments to existing policies or regulations. Comprehensive Plan policy 3B-1.6 permits the intensification of development on lots of small-	

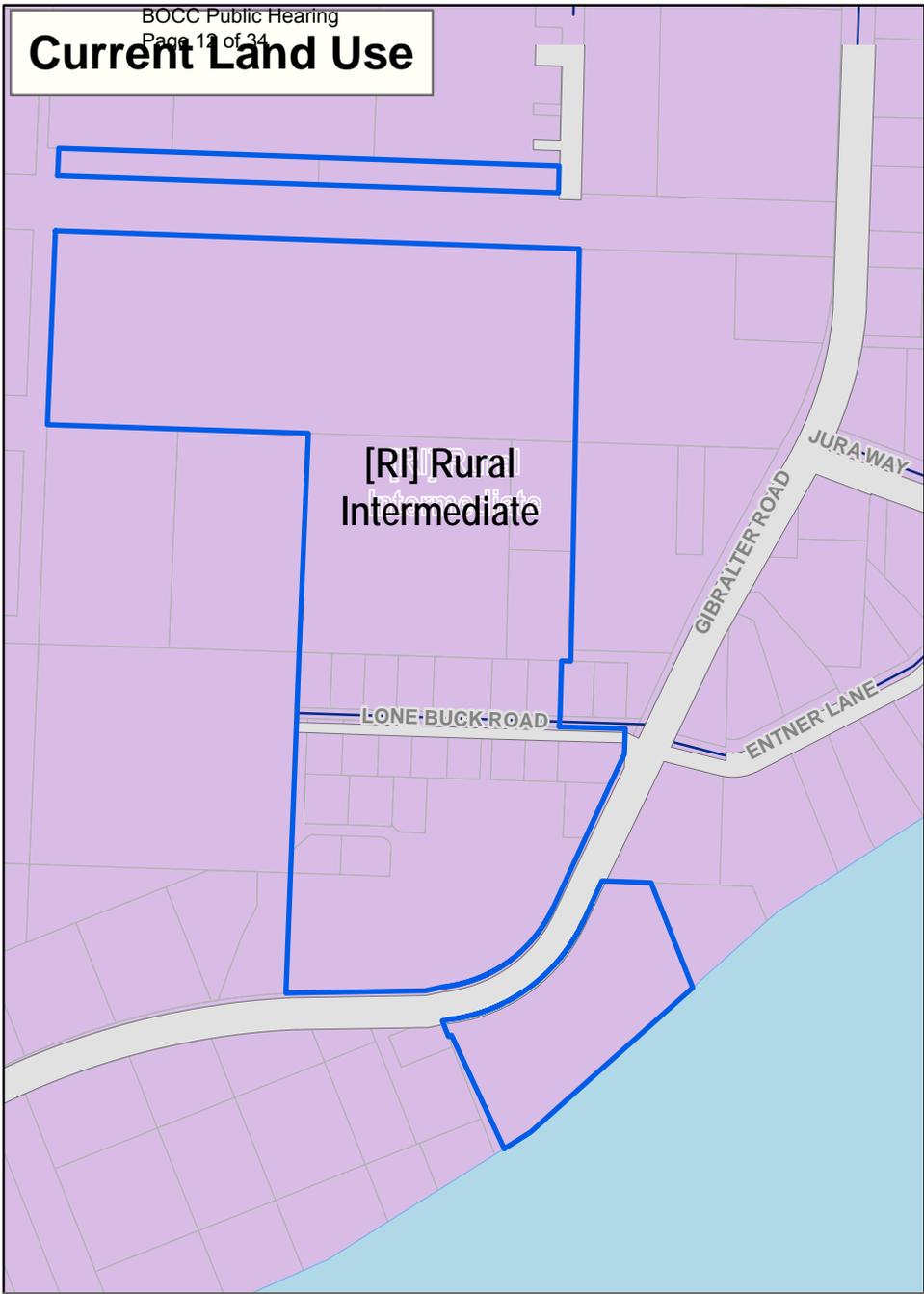
scale recreational and tourist’s uses that rely on a rural location and setting. The development code currently provides performance standards that would apply to new construction in the SRT zoning designation, including but not limited to stormwater management (SCC 14.32), required parking areas, landscaping and screening, and frontage improvements (SCC 14.16).

<p>III. AMENDMENT CRITERIA (Skagit County Code 14.08.040 and 060): <i>In making its docketing recommendation, the Department must consider the following criteria:</i></p>
<p>1. The petition complies with the filing requirements.</p>
<p>Discussion: The application was received in a timely fashion and addresses the filing requirements of SCC 14.08.030.</p>
<p>2. The petition, in light of all proposed amendments being considered for inclusion in the year’s docket, can be reasonable reviewed within the staffing and operational budget allocated to the Department by the Board.</p>
<p>Discussion: Staffing levels are adequate to analyze this proposal.</p>
<p>3. The proposed amendment, to be adopted, would not require additional amendments to the Comprehensive Plan or development regulations not addressed in the application, and is consistent with other goals, objectives, and policies adopted by the Board.</p>
<p>Discussion: Additional amendments to existing policies and regulations are not anticipated at this time.</p>
<p>4. The proposed amendments raises policy, land use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of the regular review cycle.</p>
<p>Discussion: The proposed amendment would be appropriately addressed through docketing.</p>
<p>5. Some legal or procedural flaw in the petition would prevent its legal implementation.</p>
<p>Discussion: There are no procedural flaws in the proposal. A preliminary legal review has been completed for purposes of making a recommendation for docketing. Additional legal analysis is required if the proposal is docketed.</p>
<p>6. The petition lacks sufficient information or adequate detail to review and assess whether or not the proposal meets the applicable approval criteria. A determination that the proposal contains sufficient information and adequate detail for the purpose of docketing does not preclude the Department from requesting additional information at any later time.</p>
<p>Discussion: The petition contains sufficient information to determine if the request should be included, excluded, or deferred from this year’s docket.</p>
<p>7. A rezone or map amendment of the Comprehensive Plan map must be consistent with the requirements of the Skagit County Comprehensive Plan, including any applicable designation criteria.</p>
<p>Discussion: The petition is consistent with the submittal requirements for a land use map amendment. Per the submitted application materials, the Quaker Cove Ministries camp was established in 1930 and has been in continual use since its creation. The re-designation of the subject properties from RI to SRT acknowledges the sites identity as a LAMIRD, while allowing for improvements to the camp within a restricted geographic area.</p>

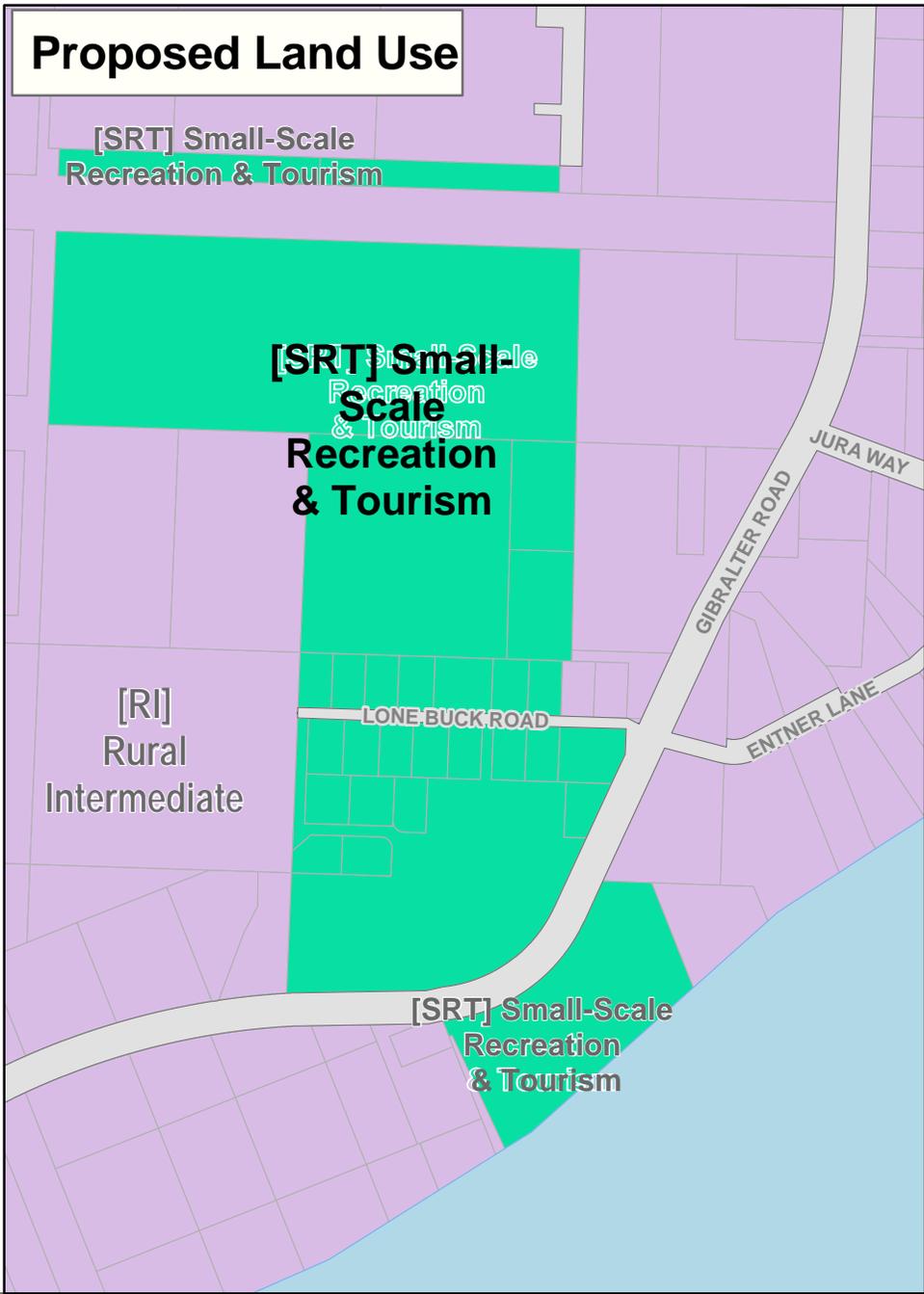
Staff recommends this proposal be INCLUDED, EXCLUDED, or DEFERRED from the 2018 Docket based on the criteria in the Comprehensive Plan and SCC.

The Board of County Commissioners INCLUDES, EXCLUDES, or DEFERS this proposal based on the criteria in the Comprehensive Plan and SCC.

Current Land Use

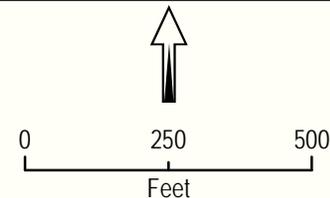


Proposed Land Use



PL17-0414 - Quaker Cove Ministries Camp Proposed Land Use/Zoning Map Amendment

- Land use Amendment Area
- [RI] Rural Intermediate
- [SRT] Small-Scale Recreation & Tourism



ATTACHMENT 4



2018 Comprehensive Plan Docket Comprehensive Plan Land Use Map Amendment Countywide Planning Policies, Comprehensive Plan, & Development Regulations Amendments

Staff Summary for Inclusion, Deferment, or Exclusion

P17-0416: Avalon Fully Contained Community

I. Summary	
<p>Countywide Planning Policies: Amendments to CPP 1.1 – Urban Growth; Appendix A – Growth Chart; and Appendix B - Growth Allocations.</p> <p>Location in Comprehensive Plan: Edits to Comprehensive Plan/Land Use Map; and policies supporting the creation of new Fully Contained Communities (Chapters 1, 7, and 8).</p> <p>Location in Development Code: Edits to SCC 14.02.050 – Vesting of Applications; and a proposed new chapter SCC 14.22: New Fully Contained Community Urban Growth Area.</p>	
<p>Proposed Change(s): A request to amend the Countywide Planning Policies, the Comprehensive Plan and the development regulations to enable the establishment of fully contained communities as defined by RCW 36.70A.350. A request for a Comprehensive Plan land use / zoning map amendment to modify seventy parcels totaling 1,244 acres from Rural Resource – Natural Resource Land (RR-NRL), Agriculture – Natural Resource Land (Ag-NRL), Rural Reserve (RRv), and the Mineral Resource Overlay (MRO) to support a mix of new residential, commercial, public, and open space land uses to support a new fully contained community named Avalon.</p>	
<p>Applicant: Mr. Bill Sygitowicz / Skagit Partners LLC</p>	<p>Property Location(s): Seventy parcels totaling approximately 1,244 acres, located northwest of Sedro-Wooley and adjacent to I-5 (see attached map, Exhibit 4a).</p>
<p>Existing Land Use Designation / Zoning District</p> <p>Existing land uses include Rural Resource – Natural Resource Land (RR-NRL), Agriculture – Natural Resource Land (Ag-NRL), Rural Reserve (RRv), and the Mineral Resource Overlay (MRO).</p>	<p>Proposed Land Use Designation / Zoning District</p> <p>A mix of residential, commercial, public, and open space land uses to support a new fully contained community as described in RCW 36.70A.350.</p>

II. INCLUDING, EXCLUDING, OR DEFERRING AMENDMENTS (Skagit County Comprehensive Plan Chapter 12): <i>For citizen-initiated amendments, the County shall take into consideration the following factors when considering approval of a proposed amendment to the comprehensive plan or development regulations:</i>	
<p>1. The petitioner has paid the application fees as specified in the adopted fee schedule, unless waived by the Board of County Commissioners during a periodic update.</p>	
<p>Discussion: The applicant paid the \$5040 fee for a Comprehensive Plan / Land Use Map Amendment pursuant to their original application in 2015 (PL15-0383). The request has been deferred from the 2016 and 2017 Dockets (Attachment 4b), so no additional fee is due.</p>	
<p>2. The petitioner shall submit an application on forms provided by the County, containing appropriate amendatory language and a map (if applicable). The petitioner shall also address how the proposal is consistent with the Comprehensive Plan policies or land-use designations.</p>	

<p>Discussion: The request was submitted on the appropriate forms. The applicant has addressed how they believe their request will fulfill a number of Comprehensive Plan policies, and requested amendments to the Comprehensive Plan to support the creation of fully contained communities.</p>
<p>3. Petitions must be submitted by the date specified in the docketing announcement.</p>
<p>Discussion: Requests for amendments must be received by the Department no later than the last business day of July. The request was submitted on July 28, 2017.</p>
<p>4. Will the request adversely affect the County's budget?</p>
<p>Discussion: No budget impact is anticipated pursuant to this proposal.</p>
<p>5. Will the request require additional amendments to policies or regulations?</p>
<p>Discussion: The request will require amendments to the Countywide Planning Policies, a number of Comprehensive Plan goals and policies, and amendments to the development regulations. At the October Skagit Council of Governments (SCOG) Growth Management Act Steering Committee (GMASC) meeting, a motion to recommend docketing of the Skagit Partners LLC proposal did not pass on a 3-4 vote. In accordance with the 2002 Framework Agreement, an amendment to Countywide Planning Policy – 1 (CPP 1) to provide a required population allocation for the Avalon Fully Contained Community would need to be approved by the GMASC. Based on this vote, staff has determined that an amendment to CPP 1 is unlikely to be approved by GMASC.</p>

<p>III. AMENDMENT CRITERIA (Skagit County Code 14.08.040 and 060): <i>In making its docketing recommendation, the Department must consider the following criteria:</i></p>
<p>1. The petition complies with the filing requirements.</p>
<p>Discussion: The application was received in a timely fashion and addresses the filing requirements of SCC 14.08.030.</p>
<p>2. The petition, in light of all proposed amendments being considered for inclusion in the year's docket, can be reasonable reviewed within the staffing and operational budget allocated to the Department by the Board.</p>
<p>Discussion: Staffing levels are not adequate to analyze this proposal. Staff understands that the applicants have offered to share the cost of a consultant with the County to analyze the request if it is docketed.</p>
<p>3. The proposed amendment, to be adopted, would not require additional amendments to the Comprehensive Plan or development regulations not addressed in the application, and is consistent with other goals, objectives, and policies adopted by the Board.</p>
<p>Discussion: The applicant has addressed the specific policies and regulations that would need to be added or amended if the request is adopted.</p>
<p>4. The proposed amendments raises policy, land use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of the regular review cycle.</p>
<p>Discussion: The proposed amendment would be appropriately addressed through docketing.</p>
<p>5. Some legal or procedural flaw in the petition would prevent its legal implementation.</p>
<p>Discussion: There are no procedural flaws to the proposal. A preliminary legal review has been completed for purposes of making a docketing recommendation. Additional legal analysis is required if the proposal is docketed.</p>

6. The petition lacks sufficient information or adequate detail to review and assess whether or not the proposal meets the applicable approval criteria. A determination that the proposal contains sufficient information and adequate detail for the purpose of docketing does not preclude the Department from requesting additional information at any later time.

Discussion: The petition contains sufficient information to determine if the request should be included, excluded, or deferred from this year's docket.

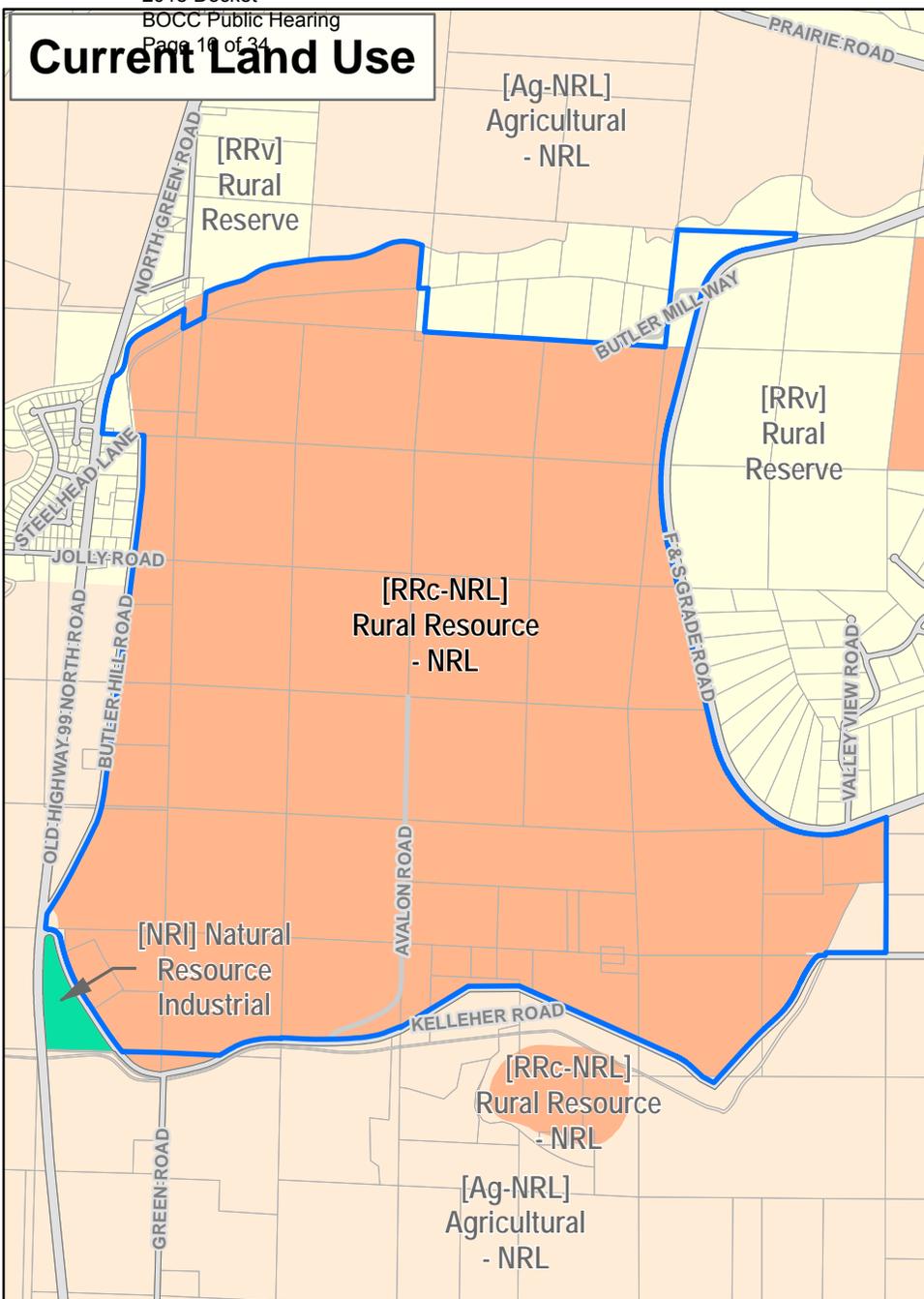
7. A rezone or map amendment of the Comprehensive Plan map must be consistent with the requirements of the Skagit County Comprehensive Plan, including any applicable designation criteria.

Discussion: The petition is consistent with the submittal requirements for a land use map amendment.

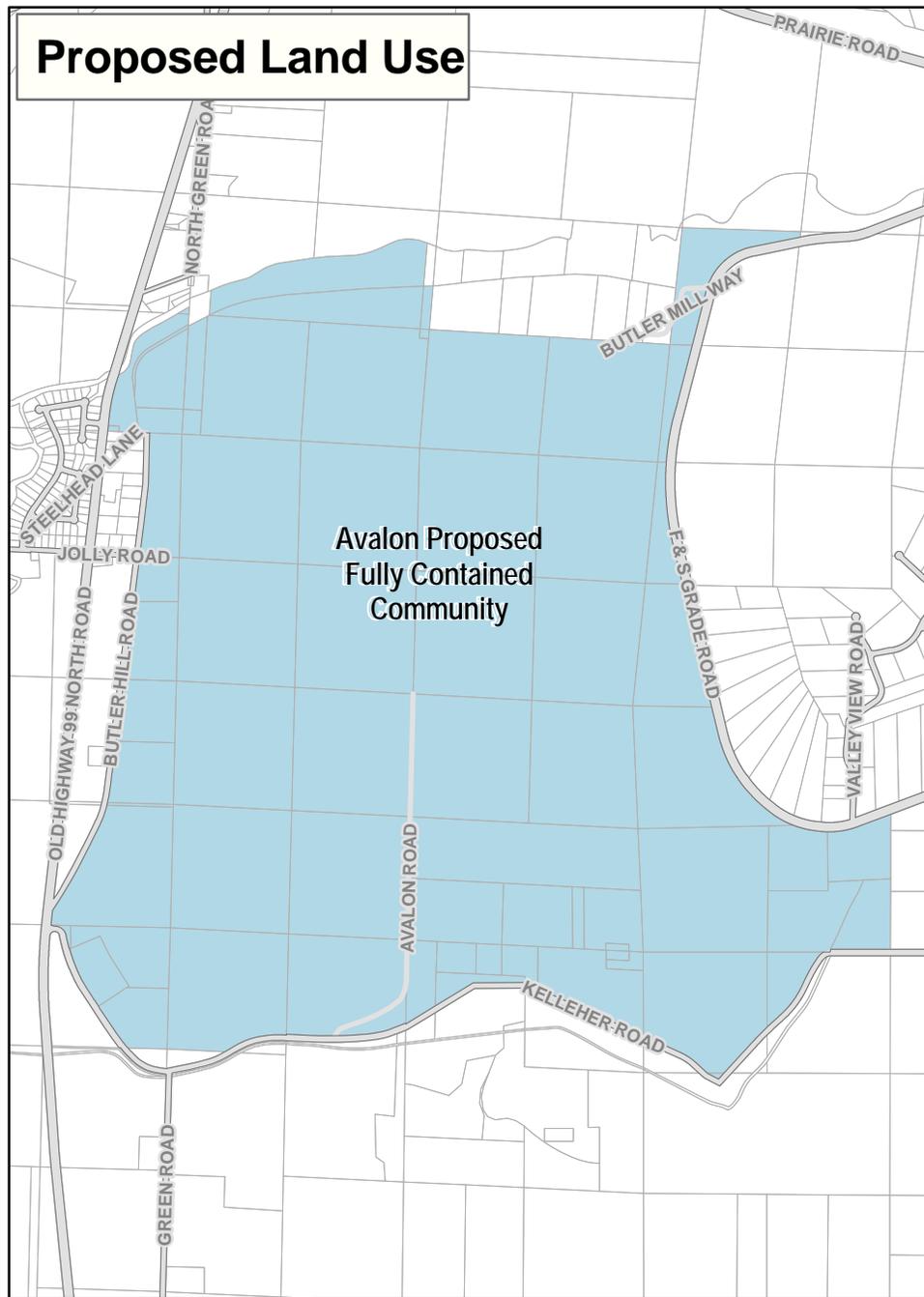
Staff recommends this proposal be ____ INCLUDED, X EXCLUDED, or ____ DEFERRED from the 2018 Docket based on the criteria in the Comprehensive Plan and SCC.

The Board of County Commissioners ____ INCLUDES, ____ EXCLUDES, or ____ DEFERS this proposal based on the criteria in the Comprehensive Plan and SCC.

Current Land Use



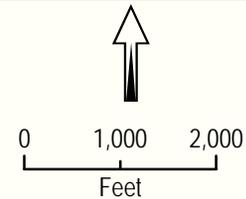
Proposed Land Use



Avalon Fully Contained Community Proposed Land Use/Zoning Map Amendment

- Land use Amendment Area
- [NRI] Natural Resource Industrial
- [RRv] Rural Reserve
- [Ag-NRL] Agriculture - NRL
- [RRc-NRL] Rural resource - NRL
- Avalon Proposed Fully Contained Community

Map Date: October 2017 Skagit County GIS



ATTACHMENT 4b

EXCERPT FROM STAFF REPORT FOR THE 2017 DOCKET

PL15-0383; Map; Skagit Partners LLC

Summary

Amend the Comprehensive Plan and Development Regulations to establish a process for consideration and approval of a new fully contained community, consistent with RCW 36.70A.350.

Amend the Countywide Planning Policies (CPPs) to increase the Skagit County 20-year population forecast by 8,500, place the additional population in reserve for a new fully contained community, and make the CPPs consistent with the Comprehensive Plan and Development Regulation amendments described above.

Amend the Comprehensive Plan and Zoning designation of approximately 1,244 acres on the west slope of Butler Hill, including the Avalon Golf Links, the majority of which is currently designated Rural Resource-NRL with a Mineral Resource Overlay (MRO), to allow for development of a new fully contained community as proposed by Skagit Partners.

History

A proposal similar to this one was first submitted in 2015. The Board chose not to docket it at that time, for consideration through the 2016 Comprehensive Plan Update, but instead deferred it for possible consideration through the 2017 docket.

Analysis

The Department stands by the analysis included in its October 15, 2017 docketing memo to the Board, which concluded:

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 GMASC voted not to provide such an allocation in September 2015. The GMA Steering Committee is scheduled to meet on December 14 to indicate whether it is willing to consider revisiting the current population forecast and allocations that provide no population allocation for an FCC. Unless the GMASC's decision on December 14 reverses its 2015 decision, the Department believes there is no point in providing further consideration to this proposal. This recommendation is consistent with the Board of County Commissioners' March 2016 [letter](#) to the applicants' representative, Bob Carmichael, indicating that further analysis of FCCs in Skagit County should move forward only if such a work program item is approved and supported by the GMA Steering Committee.

Recommendation

At this time, the Department recommends **excluding** the proposal from the 2017 docket on the basis of [criterion](#) (e). Unless the GMA Steering Committee indicates willingness to reconsider the population forecast and allocations, there is no legal way for this proposal to be implemented.

October 23, 2017



Ron Wesen, Commissioner
District #1
1800 Continental Place, Suite 100
Mount Vernon, WA 98273



Dear Commissioner Wesen,

Like Groundhogs Day, here we are again at your doorstep seeking your consideration for docketing for the Avalon Planned Unit Development. While I continue to question the merits of requiring approval from the regional mayors, whose sole political obligation is to represent the constituents within their city and not necessarily the residents of Skagit County, we have continued to invest time, money and energy to protect an opportunity the County would be remiss to not preserve going forward.

While the counties surrounding Skagit continue to benefit from a growing economy, Skagit County remains relatively stagnant. The shortage of available housing continues to generate headlines in the local paper. The business community, whether that be industrial or consumer related, continues to be underserved. EDASC publishes articles identifying the lack of housing is a significant limiting factor in their efforts to attract businesses here. Whether you speak with the local builders, realtors, suppliers or the business community in general, the story remains the same. The push for housing with wells and septic fields, devouring 5 to 20 acres per residence marches forward. Our streams and fertile shoreline industries continue to be under duress from urban sprawl. And we wait for the collection of Mayors to act on the interest of Skagitonians as a whole.

From our perspective, we are simply asking for the opportunity to submit an application and see if what we ultimately propose is in fact in the best interest of Skagit County. Some things are easy to evaluate. Like having new housing serviced by utilities, in this case utilizing services that already exist. Protecting Agricultural or resource land, engineering drainage systems to mitigate impacts on neighboring land, developing near existing transportation corridors, including the needs of the local school districts in your designs, and transforming a large acreage to best meet the short and long term needs of the citizens of Skagit Valley.

But only by supporting our efforts to 'Docket' our project can we truly assess whether or not such a development is actually in the best interest. How the local needs are integrated into the overall design should determine whether or not this project is desirable. How the story is developed, and to whom it may benefit is yet to be determined. Much input is needed before that story is prepared to be told. But unless the project is docketed, the story will never be developed.

We have reached out to a significant number of citizens within the business community throughout the Valley and have not yet encountered anyone who thinks it would be a bad idea. Sure those parties exist, and their opinions and concerns deserve to be heard, and addressed, through an extensive EIS process.

AVALON GOLF LINKS

19345 Kelleher Road, Burlington, WA 98233-9503

(360) 757-1900 • 1-800-624-0202 • FAX: (360) 757-2555

www.avalonlinks.com

As you are aware, we have remained patient, both as developers and property owners. We have done virtually all we can to preserve the opportunity you see here and now. But time is running out as the land owners' change and our ability to hold this property together withstands the impact of these individual changes.

As all three of you Commissioners understand better than all of us, the opportunity here to responsibly address a current and future need within Skagit County is within your grasp. But leadership is needed. Consider the number of respected citizens who recognize this opportunity as the Counties best available option. The original author, Mike Crawford, certainly comes to mind as someone who cares deeply for his local community. When I met him while developing Avalon in 1988, he let me know that in time this hill would be home to residents. Nearly 30 years later and here we are continuing the conversation, lacking only the commitment of leadership to actually accomplish this consideration.

And so, on this year's Ground Hog Day, I write with a personal appreciation of the support you have shown us to date and a sincere request that you take a moment and reach out to the policy makers and use your influence to persuade them to choose the interest of Skagit Valley and allow the project to be docketed. Once docketed, the process of understanding the greater needs of the varied interested parties and integrating those ideas into a plan for submittal and review can occur.

Sincerely,



Ron Hass

From: [Kathy Jewell](#)
To: [Stacie Pratschner](#)
Subject: FW: Avalon
Date: Wednesday, November 01, 2017 9:30:34 AM

FYI

Sincerely,

Kathy Jewell
Administrative Coordinator
Skagit County Planning and Development Services
direct: 360-416-1338
www.skagitcounty.net/planning

-----Original Message-----

From: Vicky Gonzalez On Behalf Of Commissioners
Sent: Tuesday, October 31, 2017 8:24 AM
To: PDS comments
Subject: FW:

Please see below.

Vicky Gonzalez, Administrative Coordinator Skagit County Commissioners' Office
1800 Continental Place, Suite 100
Mount Vernon, WA 98273
(360) 416-1311 / vickyg@co.skagit.wa.us

-----Original Message-----

From: 3608780598@vzwpix.com [<mailto:3608780598@vzwpix.com>]
Sent: Monday, October 30, 2017 7:14 PM
To: Commissioners
Subject:

Friends of Skagit County and my household oppose the approval of the proposed 8,500 home Avalon Fully Contained Community on Butler hill

From: [Kathy Jewell](#)
To: [Stacie Pratschner](#)
Subject: FW: No for Avalon Proposed community
Date: Wednesday, November 01, 2017 9:31:07 AM

Avalon

Sincerely,

Kathy Jewell
Administrative Coordinator
Skagit County Planning and Development Services
direct: 360-416-1338
www.skagitcounty.net/planning

From: Vicky Gonzalez **On Behalf Of** Commissioners
Sent: Tuesday, October 31, 2017 10:48 AM
To: PDS comments
Subject: FW: No for Avalon Proposed community

Please see email below.

Vicky Gonzalez, Administrative Coordinator
Skagit County Commissioners' Office
1800 Continental Place, Suite 100
Mount Vernon, WA 98273
(360) 416-1311 / vickyg@co.skagit.wa.us

From: Joyce Siniscal [<mailto:expressing.joyce@gmail.com>]
Sent: Tuesday, October 31, 2017 9:51 AM
To: Commissioners
Subject: No for Avalon Proposed community

Please reject the proposal for Avalon Fully Contained Community on Butler Hill.
We do not need to provide housing for 8500 upper middle class out of the area residents when our current residents can't find affordable housing. Seriously bringing 8500 new residents to our rural farm land community is absolutely ridiculous.
Joyce Siniscal
La Conner, Wa

From: [Kathy Jewell](#)
To: [Stacie Pratschner](#)
Subject: FW: oppose the approval of the proposed 8,500 home Avalon Fully Contained Community (FCC) development on Butler Hill
Date: Wednesday, November 01, 2017 9:30:54 AM

Avalon

Sincerely,

Kathy Jewell
Administrative Coordinator
Skagit County Planning and Development Services
direct: 360-416-1338
www.skagitcounty.net/planning

From: Vicky Gonzalez **On Behalf Of** Commissioners
Sent: Tuesday, October 31, 2017 8:29 AM
To: PDS comments
Subject: FW: oppose the approval of the proposed 8,500 home Avalon Fully Contained Community (FCC) development on Butler Hill

Please see email below.

Vicky Gonzalez, Administrative Coordinator
Skagit County Commissioners' Office
1800 Continental Place, Suite 100
Mount Vernon, WA 98273
(360) 416-1311 / vickyg@co.skagit.wa.us

From: Rosann Wuebbels [<mailto:rwuebbels@yahoo.com>]
Sent: Tuesday, October 31, 2017 6:46 AM
To: Commissioners
Subject: oppose the approval of the proposed 8,500 home Avalon Fully Contained Community (FCC) development on Butler Hill

You've GOT to be kidding!!! Follow the growth management act.

Skagit County does not need another urban area larger than some cities and towns.

FCCs are not currently permitted under the Comprehensive Plan or county code. Both the plan and the codes would need to be changed to permit an FCC. The developers are requesting these changes.

Avalon FCC, as proposed, is not just a big subdivision. If built it would need all urban services just like a new city or town - shops, offices, schools, fire protection, sewer, water, storm water management, drainage, emergency services, etc. Unless the developer pays these costs, taxpayers end up footing the bills for services.

Towns and cities still have room for more people. The Skagit County Planning Policies say that 80% of new residents should go into urban areas (cities, towns and their urban growth areas) and 20% into rural Skagit County. The County has met this goal most years since 1995, but not all.

The developers of the proposed Avalon FCC have not shown there is a need for this development, which is a requirement under GMA. Skagit County sets and meets the population projects it uses to estimate

growth and does not need to increase this estimate. As required by the Comprehensive Plan and the State Growth Management Act (GMA), Skagit County has put most of its increase in population into cities, towns and urban growth areas (UGAs). The law requires that cities and their UGAs accommodate new residents inside their boundaries before expanding their boundaries.

Sincerely,

Rosann Wuebbels
11134 O Ave
Anacortes, wa 98221

From: [Kathy Jewell](#)
To: [Stacie Pratschner](#)
Subject: FW: Re: Avalon Master Planned Community letter
Date: Wednesday, November 01, 2017 9:41:37 AM

More Avalon

Sincerely,

Kathy Jewell

Administrative Coordinator

Skagit County Planning and Development Services

direct: 360-416-1338

www.skagitcounty.net/planning

From: Steve Omdal [mailto:steve@portofskagit.com]
Sent: Wednesday, November 01, 2017 9:30 AM
To: Kathy Jewell
Subject: Fwd: Re: Avalon Master Planned Community letter

Please forward my response to Don McMoran's Avalon proposal question to the Ag Advisory Board, thanks.

Steve

Steven Omdal
Port of Skagit Commissioner
District 2
steve@portofskagit.com

----- Forwarded message -----

From: Steve Omdal <steve@portofskagit.com>
Date: Oct 31, 2017, 4:23 PM -0700
To: McMoran, Donald W <dmcmoran@wsu.edu>
Subject: Re: Avalon Master Planned Community letter

Don,

I think there are numerous owners up/around Butler Hill area that make up the 1200 acres. Not certain of the time frame/land acquisition method / schedule for the proposed Skagit Partners development. The Port's position is that more housing is needed, yet continue to keep Ag Land out of that equation. We are not for or against this particular proposal, it is felt that it needs to be docketed / go through an evaluation to explore it's viability/ compatibility, that's all.

Thanks,
Steve

Steven Omdal
Port of Skagit Commissioner
District 2

|

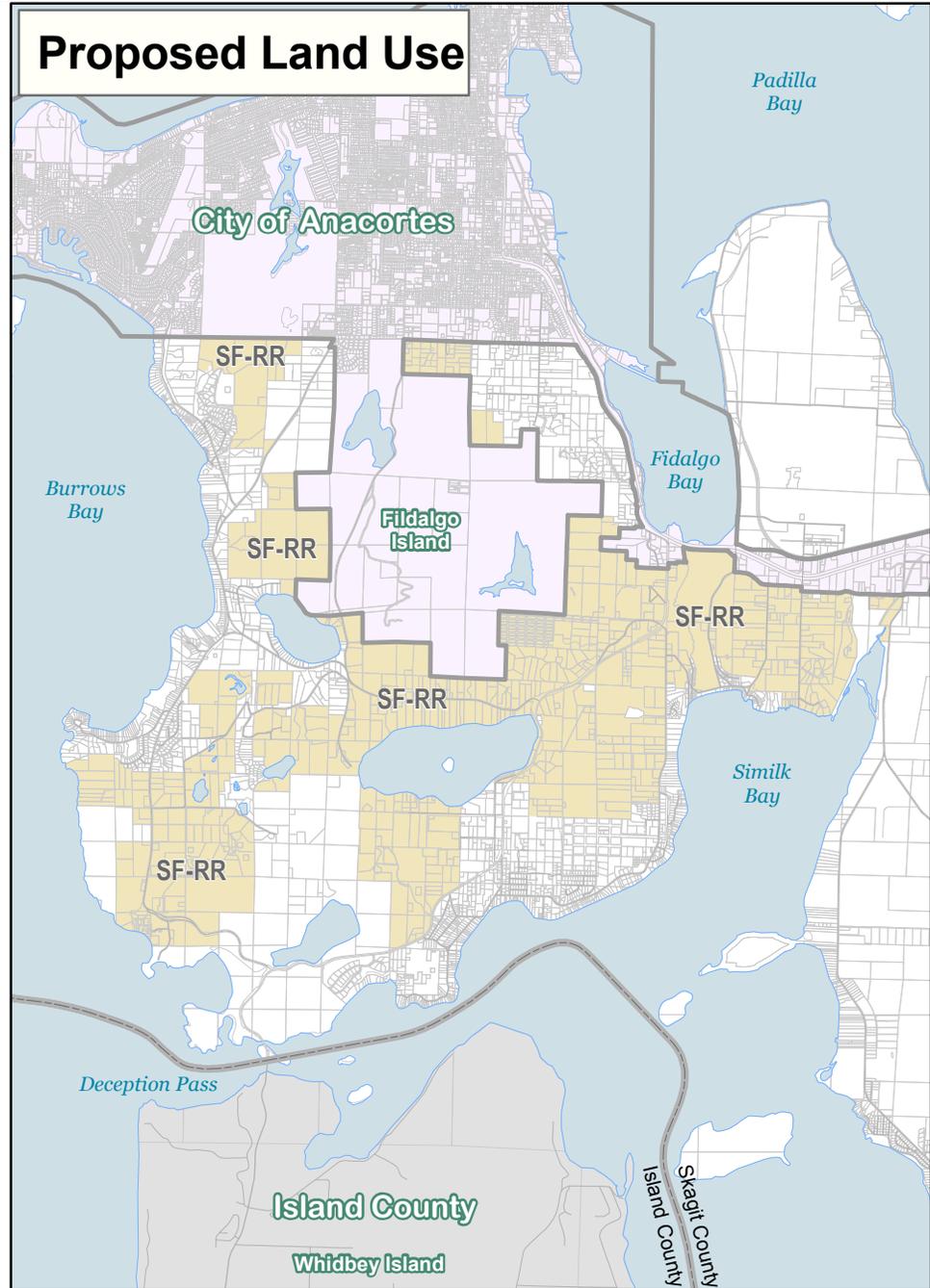
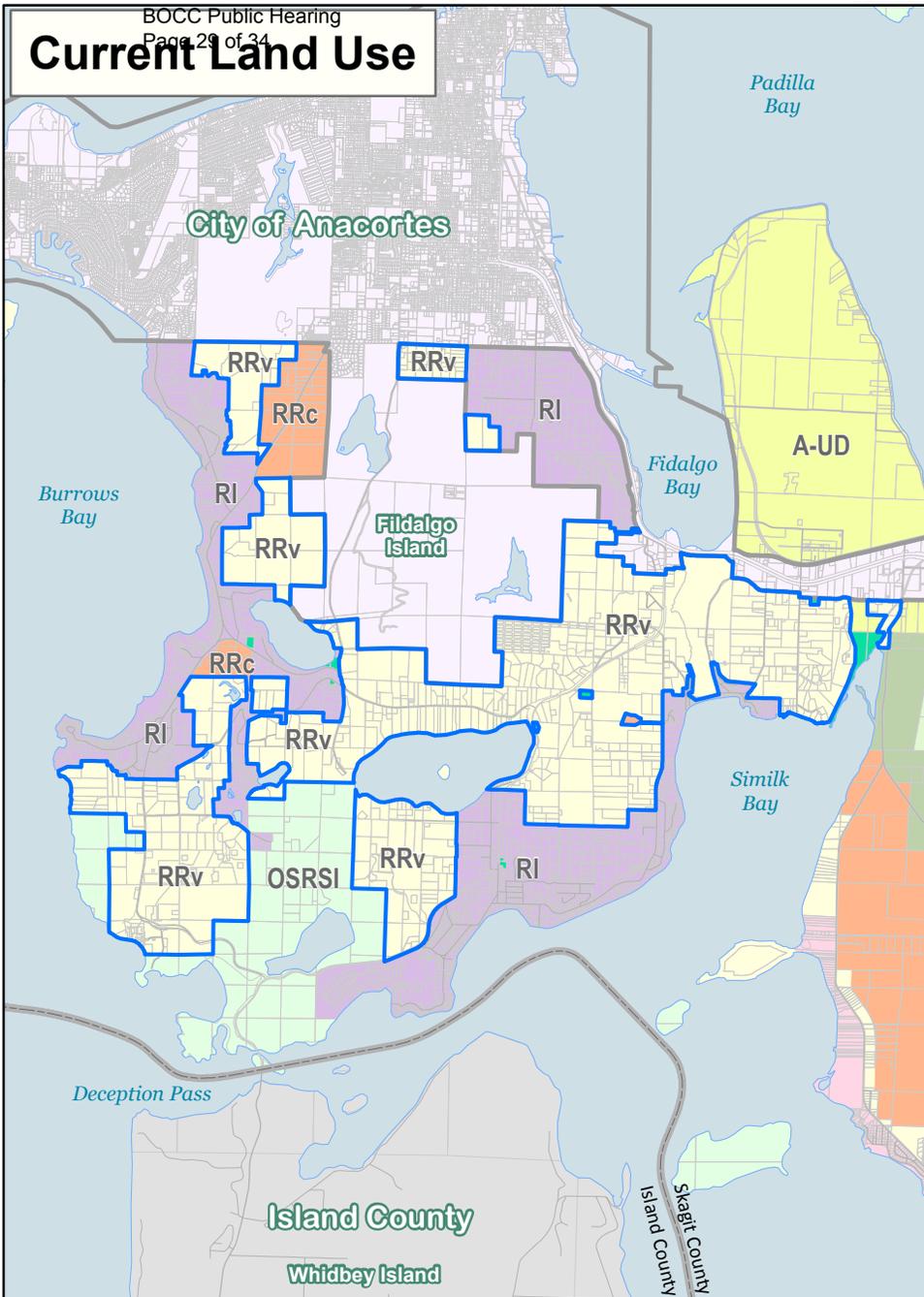
ATTACHMENT 5

County-Initiated Proposals: 2018 Docket

Number	Petitioner	Description
Comprehensive Plan Policy		
C-1	Planning and Development Services (PDS)	Delete Comprehensive Plan Policy 4A-5.6 Remove policy that states “Drainage plans for minimizing impacts of development shall be circulated to the affected Drainage District for comment prior to issuance of permits by Public Works.”
Development Regulations – Skagit County Code (SCC)		
C-2	PDS	Remove Extraneous Language for Home Based Businesses Remove the following language from SCC 14.16.730(1): “Home-Based Business 2 and 3 require a special use permit, and are discussed in SCC 14.16.900.”
C-3	PDS	Modification of Permits Develop code to provide the Administrative Official the authority to modify development permits or conditions of approval for minor revisions.
C-4	PDS	Storage of Articles or Vehicles in Setbacks and Rights-of-Way Move the prohibitions of SCC 14.16.850(5) to SCC 14.16.945 – Prohibited Uses.
C-5	PDS	Admin Official Final Determination of Height in the AEO Add a requirement that the Admin Official has authority to make a final determination regarding building height restrictions in the Airport Environs Overlay zone.
C-6	PDS	Delete Language in SCC 14.16 Regarding Property Value Impacts from Wireless Facilities Remove the following language from SCC 14.16.720(9)(c): “Personal wireless service facilities shall be located and designed to minimize adverse impact on residential property values.”
C-7	PDS	Delete Language in SCC 14.16 Regarding Special Uses Complying with the Comprehensive Plan Remove the following language from SCC 14.16.900(1)(v)(A):”...comply with the Comprehensive Plan.”
C-8	PDS	Delete the definition for Unclassified Use Remove the definition of “Unclassified Use” in SCC 14.04.020. The concept of unclassified uses was removed in a prior code update.
C-9	PDS	Correction to Master Planned Resort Designation Remove language in SCC 14.16.900(1)(d) that refers to a Master Planned Resort as a Special Use, because it is a Comp Plan Map Designation.

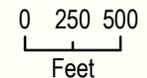
Number	Petitioner	Description
C-10	PDS	Delete Delay for Issuance of Permits in the AEO Remove the following language from SCC 14.16.210(4): “The Department must wait at least 10 days for the Port’s comments before approving the application.”
C-11	PDS	Delete Examples of Administrative Decisions Remove the following language from SCC 14.06.040(4): “Examples include reductions of required landscape buffers, reductions of required parking or reduction of setbacks.” These examples are administrative variances.
C-12	PDS	Delete SCC 14.10.030(2) Remove the following language from SCC 14.10.030(2): “An application for a variance may be accompanied by another permit application that depends on the variance, but the accompanying permit application may not be approved until the variance is approved.”
C-13	PDS	Modify Short Plat Alterations to be Level 1 Decisions Modify SCC 14.18.200(8) and 14.06.050 to permit the alteration of short plats to be a Level 1 decision, rather than be reviewed by the BOCC.
C-14	PDS	Amend SCC 14.06.150 to Modify Applicant Submission Requirements for Notification Clarify the code to ensure consistent formatting is used when address and property owner information is submitted pursuant to SCC 14.06.150. Consider options to the applicant submitting envelopes for mailing.
C-15	PDS	Add In-Patient Facilities Locations to Essential Public Facilities Amend the table in SCC 14.16.600(2) to add regional and local in-patient facilities to BR-LI, BR-HI, and RFS.
C-16	PDS	Add Primitive Campground to Rural Reserve Amend 14.16.320 to add “primitive campground” as an admin special use. The zone contains more intense campground uses but not this ledd-intensive use. This change responds to a request from the Town of Concrete.
C-17	PDS	Remove Reference to Building Code in Setback Easements Amend SCC 14.16.810(5) to remove the reference to the IBC for minimum building separation.
C-18	PDS	Modify Site Assessment Requirements for Liquefaction Hazard Areas Modify SCC 14.24.410(3)(a) regarding liquefaction hazard areas to clarify and change when a site assessment or other mitigation measure is required.
Comprehensive Land Use / Zoning Map Amendments		

Number	Petitioner	Description
P-12	PDS (deferred from 2017 Docket)	South Fidalgo Island Rural Residential Map Amendment Amend the Comprehensive Plan and Zoning designation of approximately 4,736 acres from the Rural Reserve (RRv) to a new zone, the South Fidalgo Island Rural Residential (SF-RR). A new section is proposed in Skagit County Code 14.16 – Zoning to provide bulk and dimensional standards for the new zone. Concurrent amendments to the Comprehensive Plan describing the policies and goals of the new zone will also be required.



South Fidalgo Island Rezone Proposed Land Use / Zoning Map Amendment

-  Land use Amendment Area
-  [RRv] Rural Reserve
-  [RI] Rural Intermediate
-  [RRc-NRL] Rural Resource - NRL
-  [SF-RR] South Fidalgo Rural Residential



ATTACHMENT 5b

EXCERPT FROM STAFF REPORT FOR THE 2017 DOCKET

P-12. South Fidalgo Rural Residential Zone

Comments on the P-12 proposal raise several important issues for the Planning Commission to consider.

1. **New zone.** Creating a new zone within the zoning code allows for different uses to be allowed, at different levels of review, for a particular area. The County has long considered south Fidalgo Island to be an area worthy of individualized attention because of its unique rural character, topography, geology, and water availability. In 2006, the County attempted a subarea plan for the island.¹ Although that plan was not adopted, the Department still considers the unincorporated portion of the island worthy of land use planning that takes into account the island's unique features. There is no theoretical reason the island cannot have a unique land use zone, and there are several other zoning requirements already in the County code that apply to special geographic areas (e.g., Fidalgo Island, Guemes Island, Alger). The Department recommends the PC recommend creation of a new zone.
2. **Zone boundary.** Comments suggested that the area generally around Thompson Road contain a number of pre-existing commercial uses that ought to be encouraged to continue. Those uses include seafood sales, a dog kennel, a major golf course (currently held in fee simple by the Swinomish Tribe), and a substantial area planned for the Samish Tribe's new casino. After discussion with the petitioner (see attached email), the Department recommends that the Planning Commission consider a smaller boundary than originally proposed as shown in Attachment 3, which would retain Rural Reserve zoning in the Summit Park/Thompson Road area that is already characterized by multiple 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. See Attachment 3.
3. **Uses.** The proposal as released for public comment reduced the uses that would be allowed in the SF-RR zone from what is currently allowed in Rural Reserve. Notably, the 2006 subarea plan recommended deletion of many of the same commercial uses "to emphasize the community's wish that South Fidalgo be a single-family residential area."² The Department believes it is prudent to remove from the zone, through this legislative process, those special uses that are not appropriate for the island's character, topography, geography, and other unique features. In the alternative, neighbors and applicants may end up fighting over special use proposals in an expensive, quasi-judicial forum before the Hearing Examiner, where the special uses enjoy an

¹ The County abandoned that process after substantial public outcry about an element of the proposal that would have increased density, contrary to GMA, by rezoning all Rural Reserve to Rural Intermediate. More information about the South Fidalgo Subarea Planning Process, including the 2006 draft subarea plan, is available at <https://www.skagitcounty.net/Departments/PlanningAndPermit/southfidalgomain.htm>.

² Draft 2006 Subarea Plan, page LU 13.

expectation that they can be made compatible with the surrounding land uses and special use permit applications are very infrequently denied.

Based on public comments, the Department recommends the following adjustments to the proposal:

- a. **Agricultural Processing as an Accessory Use.** As discussed in the email in Attachment 2, the Department recommends retaining “Agricultural Processing Facilities” as an accessory use to agriculture in the new SF-RR zone, limited to processing of agricultural products produced onsite.
- b. **Aircraft landing fields.** Several commenters with private aircraft or helicopters suggested that the use “aircraft landing field, private” should be retained as a Hearing Examiner Special Use in the new zone. The Department does not believe any of those commenters actually have obtained a special use permit for their aircraft landing use. But because the use is limited by its definition to “private, non-commercial use,” the Department doesn’t think it inconsistent with the character of the new zone to continue to allow this use in the new zone and recommends it be retained as a Hearing Examiner Special Use.
- c. **ATV uses.** Some commenters objected to removal of the “Off-road vehicle use areas and trails” from the zone, but their described intended use was simply their own private use of ATVs on their own property. Because the use is defined as “designated areas and trails for off-road vehicles to serve more than immediate family living on the site,” the Department recommends no changes to the proposal, i.e., leaving this use excluded from the new zone. The Department does not see any conflict with personal ATV use on one’s own property with the listed uses in the new zone.
- d. **Campgrounds.** Pioneer Trails RV Resort commented that the proposal would put them out of business. We believe that conclusion is incorrect. The proposed zone would continue to allow pre-existing 30-acre-or-less “destination campgrounds,” as administrative special uses, precisely as the Rural Reserve zone does. Existing code defines “destination campground” as “a campground with a high level of amenities, including the amenities of a developed campground and any of the following: snack bars, small retail shops, restaurants, recreation halls, or other similar activities to serve the campground patrons.” Pioneer Trails is less than 30 acres and has such amenities. The Department does not recommend any change from the proposal.

Existing businesses within the new SF-RR zone would be allowed to continue under the terms of any special use permit they have, or as pre-existing legal uses. New and existing Home-Based Businesses (levels 1, 2, or 3) would also continue to be allowed in the new zone. The Home-Based Business use allows significant economic opportunities for residential property owners, including the possibilities of having clients come to the site and up to three employees in addition to the family residing in the dwelling. See existing SCC 14.16.730 for a complete description of the Home-Based Business category.

As indicated in the staff report, the large existing businesses on South Fidalgo (e.g., Harold's Market, the Shrimp Shack, Lake Erie Grocery, Dunton's Body Shop) are contained within standalone Rural Business, Rural Center, or Small-Scale Business zones and would not be affected by this proposal.

4. **CaRDs.** The proposal as originally released contains several options for CaRDs in the new SF-RR zone, described below. The Planning Commission should make a recommendation on one or more of the approaches. The options included in the original proposal are:
 - a. Do not allow CaRDs in the new SF-RR zone. SCC 14.16.390(5)(e) and 14.18.310(2)[table].
 - b. Do not allow density bonuses for CaRDs on Fidalgo Island.³ SCC 14.18.310(2).
 - c. Do not allow density bonuses for CaRDs on Fidalgo Island except where the source of water is from a public water system whose source is outside the designated area or from an approved alternative water system pursuant to Chapter 12.48 SCC. SCC 14.18.310(2).

The Department recommends approach C, which is the same approach currently applied on Guemes Island and is consistent with the County's strong policy in favor of public water systems. South Fidalgo Island is served by significant public water with sources outside the subarea, from both the City of Anacortes and Skagit PUD water systems, as shown in the maps in Attachment 4. Where external public water is not available, this option would help reduce the impact on the island's aquifer.

Attachments

1. Email from P-12 Petitioner Roger Robinson regarding SF-RR boundary
2. Email from Ashley and Kathleen Rowley regarding Ag Accessory Uses
3. Fidalgo Island, Proposed Revised SF-RR Boundary in Thompson Road Area
4. City of Anacortes/Skagit PUD Water System Maps

³ Note that CaRDs in Rural Intermediate do not receive density bonuses anywhere in the County. SCC 14.18.310(2)[table]. The only other relevant zone on South Fidalgo is Rural Resource, which is a very limited area that is also zoned Mineral Resource Overlay, which separately prohibits CaRD density bonuses within 1/4 mile of the MRO. SCC 14.18.310(2)[table footnote].



Planning & Development Services

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

Notice of Availability

Including the written comment period, public hearing date, and environmental review.

Proposal Information

Publish date:	November 4, 2017
Proposal name:	Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map
Documents available at:	www.skagitcounty.net/2018CPA
Lead Agency:	Skagit County Planning & Development Services
Contact Person:	Dale Pernula, AICP, Director
Public hearing body:	Skagit County Board of County Commissioners
Public hearing date:	Tuesday, November 21, 2017, from 2:30 to 4:00 p.m.
Written comment deadline:	Monday, November 27, 2017, at 4:30 p.m.
Commissioners Deliberations:	Tuesday, December 19, 2017 at 9:30 a.m.

Proposal Description

Skagit County has received the following three timely petitions and one deferral to amend the Comprehensive Plan:

- **P-1 (Ehlers):** Amendment to Skagit County Code 14.24.320 to prohibit all the activities listed in Sections (1) through (6) in all of unincorporated Skagit County.
- **P-2 (Samish Bay Cheese):** Amendment to Skagit County Code 14.04.020 to include an allowance for limited food service that is incidental to farming in the Ag-NRL zoning designation.
- **P17-0414 (Quaker Cove Ministries):** Amendment to the Comprehensive Plan Land Use / Zoning map to re-designate thirty-one parcels totaling approximately 25.69 acres from Rural Intermediate (RI) to Small Scale Recreation and Tourism (SRT). The parcels are located north of Gibraltar Road and south of Campbell Lake, on southeast Fidalgo Island.
- **P17-0416 (Avalon):** Amendments to the Countywide Planning Policies, the Comprehensive Plan, and the development regulations to establish a process for consideration and approval of a new fully contained community per RCW 36.70A.350. Amend the Comprehensive Plan Land Use / Zoning map to re-designate approximately 1,244 acres from Rural Resource – NRL to a new

zoning district to support a fully contained community called Avalon. This request was deferred from the 2016 and 2017 dockets. Past analysis of this request is available to view at www.skagit.net/CPA2016 www.skagitcounty.net/CPA2016 and www.skagit.net/CPA2017 www.skagitcounty.net/CPA2017.

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The Department has identified eighteen text amendments (one in the Comprehensive Plan and seventeen in Skagit County Code Title 14) for inclusion in this year's docket. One County-initiated map amendment (P-12: South Fidalgo Island Rezone) was deferred from the 2017 Docket for further analysis.

A list of these amendments is available to view at www.skagit.net/CPA2018 www.skagitcounty.net/CPA2018.

Comment [SP1]: Scrivener's Errors corrected: 11/21/2017.

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The Board of Commissioners will make a decision on which petitions to move forward (docket) for full review and potential adoption after considering public comment. The Department has analyzed the petitions pursuant to the adopted Countywide Planning Policies, the Skagit County Comprehensive Plan, and Skagit County Code (SCC) 14.08 and issued a memo with recommendations. Detailed descriptions of each proposal, staff analyses, and maps showing the proposed land use map changes are available at the following web address: www.skagitcounty.net/2018CPA.

Environmental Review (SEPA)

Pursuant to SCC 14.08.050, after the Board of County Commissioners establishes the year's docket of amendments, the County must complete environmental review of all of the proposed amendments. For a site-specific Comprehensive Plan amendment, the applicant must submit a complete environmental checklist to the County and required fees.

How to Comment

Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name ("Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map") 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 "Skagit County's 2018 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map"
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 limited to three minutes.

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.