



Planning & Development Services

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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 and www.skagit.net/CPA2017.

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.

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.

