



Planning & Development Services

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Memorandum

From: Peter Gill, Long Range Planning Manager
Re: 2020-2021 Comprehensive Plan, Map and Code Amendment Docket
Discussion with Board
Date: March 23, 2021

The Growth Management Act requires the County to have a process for receiving suggestions for amendments to the Comprehensive Plan policies, Comprehensive Plan map, and development regulations. Under county code, proposals are due by the last business day of July. Proposals may also be initiated by the Board of County Commissioners and the Planning & Development Services Department. Following a public hearing and written comment period, the Board then decides which of the petitions are docketed for further consideration by the department, the Planning Commission, and the public.

Due to the COVID-19 pandemic the 2019 Docket was significantly delayed. A new planning docket cannot be established until the current one is resolved. This year, Planning and Development Services (PDS) has consolidated the Planning Docket to include petitions received in 2020 and 2021.

The County received twelve public petitions for Comprehensive Plan policy, map amendments, or new development regulations. Those submittals are summarized below and available for review at www.skagitcounty.net/2020CPA. County staff are proposing to docket another five.

The proposals are organized into two groups, depending on whether they were submitted by members of the public or by the County:

- **LR##-####:** Proposal submitted by a member of the public, consultant, or business for an amendment to Comprehensive Plan policies or development regulations.
- **PL##-####:** Proposal submitted by a member of the public, consultant, or business for a Comprehensive Plan Map amendment or rezone. These petitions, if docketed, are considered quasi-judicial and are evaluated against additional criteria described in SCC 14.06.080.
- **C21-##:** Proposal initiated by the *County* to amend the Comprehensive Plan policies, map, or development regulations.

The various proposals submitted for consideration in the docket are shown below. **At this stage, the Department is only informing the Board about the list of proposals and checking to see if anything is missing from this list that the Board wants to add to the docket proposal.**

The Department is also looking to schedule a date and time for the Board to hear the petitioners and solicit public comment on the proposed docket items. Prior to the public hearing and written comment period, County code

requires the Department to analyze each of the petitions against the docketing criteria ([SCC 14.08.040\(2\)](#)) and provide the Board with a recommendation. We will provide that analysis in a memorandum which we will make available on the 2020 - 2021 Comprehensive Plan Update [website](#).

The tables below provide a summary of each of the submittals for this year’s planning docket. Submittals are separated in two tables, public submittals and County submittals. The full petition requested by members of the public that are listed below can be found online: www.skagitcounty.net/2020CPA

Public Submittals

Number	Title	Description	Petitioner
Map Amendment/Rezone (Quasi-judicial)			
PL19-0396	Buchanan Acres Map Amendment and Rezone	Rezone a 32 acre parcel from Rural Reserve to Rural Village Reserve. This open space is Lot 9 is of the Buchanan Acres Long CaRD (Conservation and Reserve Area).	Buchanan Acres, LLC (Lisser & Associates)
PL19-0419	Nielsen Brothers Map Amendment and Rezone	Change 11.89 acres, east of Sedro Woolley, from Agriculture – Natural Resource Lands zoning to Natural Resource Industrial zoning.	Nielsen Brothers, Inc. (Nielsen)
Policy / Code Amendment			
LR20-02	Small Scale Business Zone Use Modification	Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use.	Terramar, LLC (Barker)
LR20-04	Fully Contained Community Proposal	Amend the Comprehensive Plan, Development Regulations, and Countywide Planning Policies to establish a process for consideration and approval of a new fully contained community, consistent with RCW 36.70A.350.	Skagit Partners, LLC (Sygitowicz)
LR20-05	Public Notice Amendment for Mineral Resource Extraction area	Amend SCC 14.06.150, Public Notice Requirements. For mineral extraction activities, notice must be provided within 1 mile and be posted at any post offices of nearby communities.	Skagit River Alliance (Burrows)
LR 20-06	Outbuildings in Rural Zones	Amend the development code to allow rural landowners in rural residential zones to legally have more than one 200 square foot outbuilding per five acres.	Robert Burrows
LR20-07	Accessory Dwelling Unit Code Amendment	This proposal relaxes the family member occupancy requirement and current ADU size restrictions for existing structures.	Robert and Kimber Burrows
	Mineral Resource Overlay Review Late Submission	The petitioner requests a comprehensive review of the mineral resource overlay (MRO) from Concrete, WA to Marblemount, WA. Received August 1, 2019.	Robert Burrows

Number	Title	Description	Petitioner
LR21-01	Delvan Hill Rd MRO removal and moratorium	Reconsider the MRO granted under 2017 docket item, Weide Quarry C-20. Place a 3 year moratorium relating to mining and restrict truck traffic to historical standards.	Delvan Hill Rd Residents (Dolstand, Donnelly, etc.)
LR21-02	Clarify CaRD land divisions and the “reserve” function	Clarify the definition and function of the Conservation and Reserve Developments (CaRD) land divisions within the Comprehensive Plan and code. Reconcile the different definition in the Comprehensive Plan with the definition in the Code.	Friends of Skagit County (Bynum)
LR21-03	Prohibit mitigation banks and their service areas in Skagit County	Prohibit the future development of additional wetland mitigation banks and in Skagit County along with mitigation bank service areas from other counties.	Friends of Skagit County (Bynum)
LR21-04	Agricultural processing facilities in BR-Light Industrial	Clarify “Agricultural and food processing, storage and transportation,” a permitted use in Bayview Ridge Light Industrial (BR-LI) zone, by adding Agricultural slaughtering facilities as an accessory use incidental to Agricultural and food processing, storage and transportation facilities, provided that the portion of the premise dedicated to slaughtering is (1) entirely enclosed within the interior of the facility, and (2) occupies less than 5,000 square feet of the total processing facility.	Island Grown Farmers’ Cooperative (IGFC) (Shephard)
LR21-05	Expand pre-existing natural resource-based uses in AG-NRL	Amendment to Comprehensive Plan policies Section 4 regarding Agricultural Resource Lands – Allowable Land Uses. Amendment to SCC 14.16.400 regarding Agricultural Resource Lands (Ag-NRL) zone provisions. The proposed amendments would allow for expansion of pre-existing natural resource-based uses in Agricultural resource lands subject to administrative special use review.	Nielsen Brothers, Inc. (Nielsen)

County-Initiated Submittals

Number	Name	Description	Petitioner
C21-1	2020 Comprehensive Parks & Recreation Plan	Update the Comprehensive Plan to incorporate the 2020 Comprehensive Parks & Recreation Plan. This includes review of zoning and consistency of park classifications.	Parks & Recreation Department

Number	Name	Description	Petitioner
C21-2	SEPA Determination Review Timing	The code for independent SEPA reviews does not require the submittal of a development permit when in the feasibility stage. This amendment would clarify that an appeal can be filed prior to a permit decision.	Planning & Development Services
C21-3	Hamilton zoning & Comprehensive Plan updates	Changes to the County Comprehensive Plan are needed to reflect the 2019 Hamilton annexation. This change will clean up zoning references that don't exist anymore.	Planning & Development Services
C21-4	Front setback reduction in Bayview Ridge	The proposed change would reduce front setbacks to 20 feet on minor access roads within BR-R zoning.	Planning & Development Services
C21-5	Pre-Application Requirement	Pre-application requirement associated with the Project permit would no longer be required	Planning & Development Services