



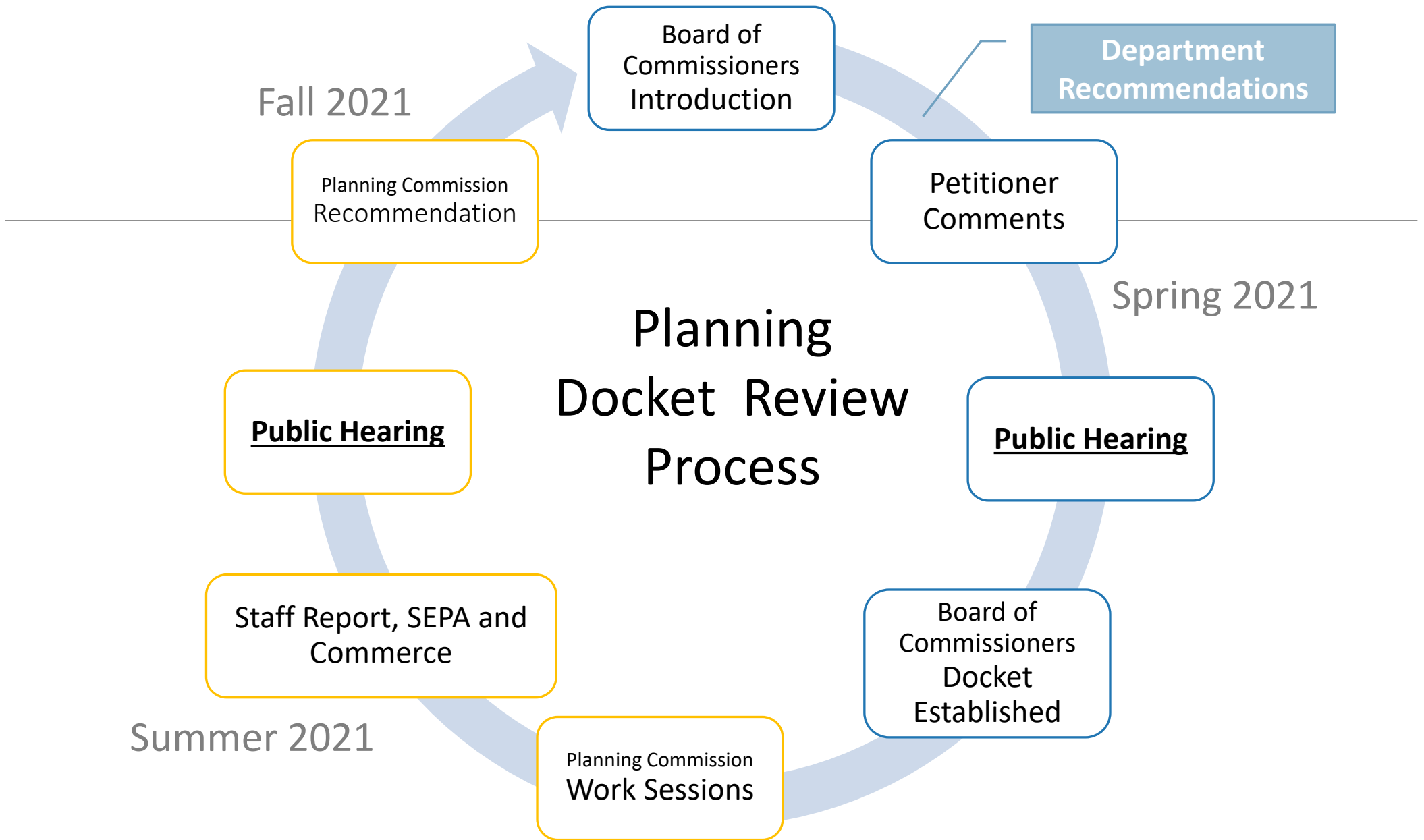
Petitions for 2021 Docket of Comprehensive Plan, Land Use Map, & Development Code Amendments

PETER GILL, LONG RANGE PLANNING

PLANNING & DEVELOPMENT SERVICES

PLANNING COMMISSION, WORK SESSION #1 JULY 13, 2021

www.skagitcounty.net/PlanningCommission



Citizen-Initiated Amendments

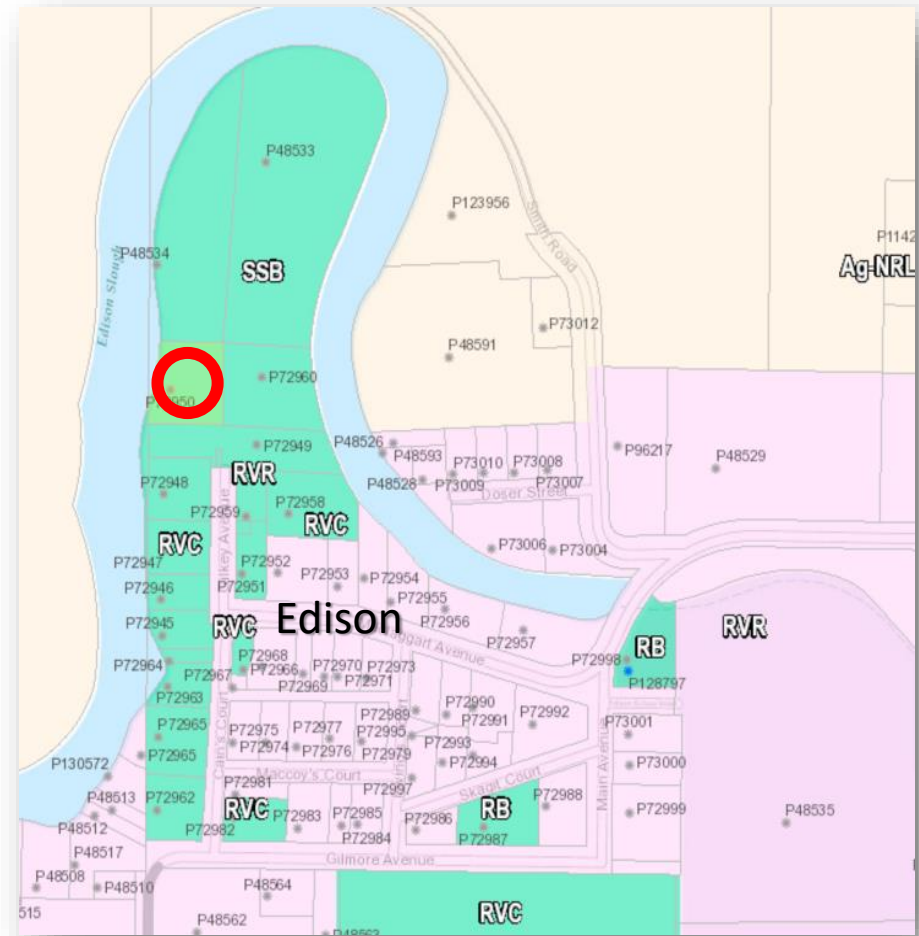
- LR20-02: Small Scale Business Zone Use Modification
- LR20-05: Public Notice for Mineral Resource Extraction area
- LR20-07: Accessory Dwelling Unit code Amendment
- LR21-04: Agricultural processing facilities in BR-Light Industrial
- PL19-0419: Nielsen Brothers Map Amendment & Rezone
- LR21-02: Clarify CaRD function
- LR20-04: Fully Contained community Proposal

Small Scale Business Zone Use Modification

LR20-02: (Terramar, LLC)

Summary: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as an accessory to a permitted use.

Accessory, as applied to a use, building or structure, means customarily subordinate or incidental to, and located on the same lot with a principal use, building, or structure.



Existing Uses in SSB Zone

Permitted Uses (14.16.140):

- Business/professional offices;
- Historic sites open to the public;
- **Small retail and service businesses; provided, that retail sales are limited to products produced primarily on site or which are accessory to products produced on site;**
- **Small-scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products;**
- Wholesale nurseries/greenhouses;
- Maintenance, drainage;
- Net metering system, solar;
- others...

Accessory:

- Owner operator/caretaker quarters

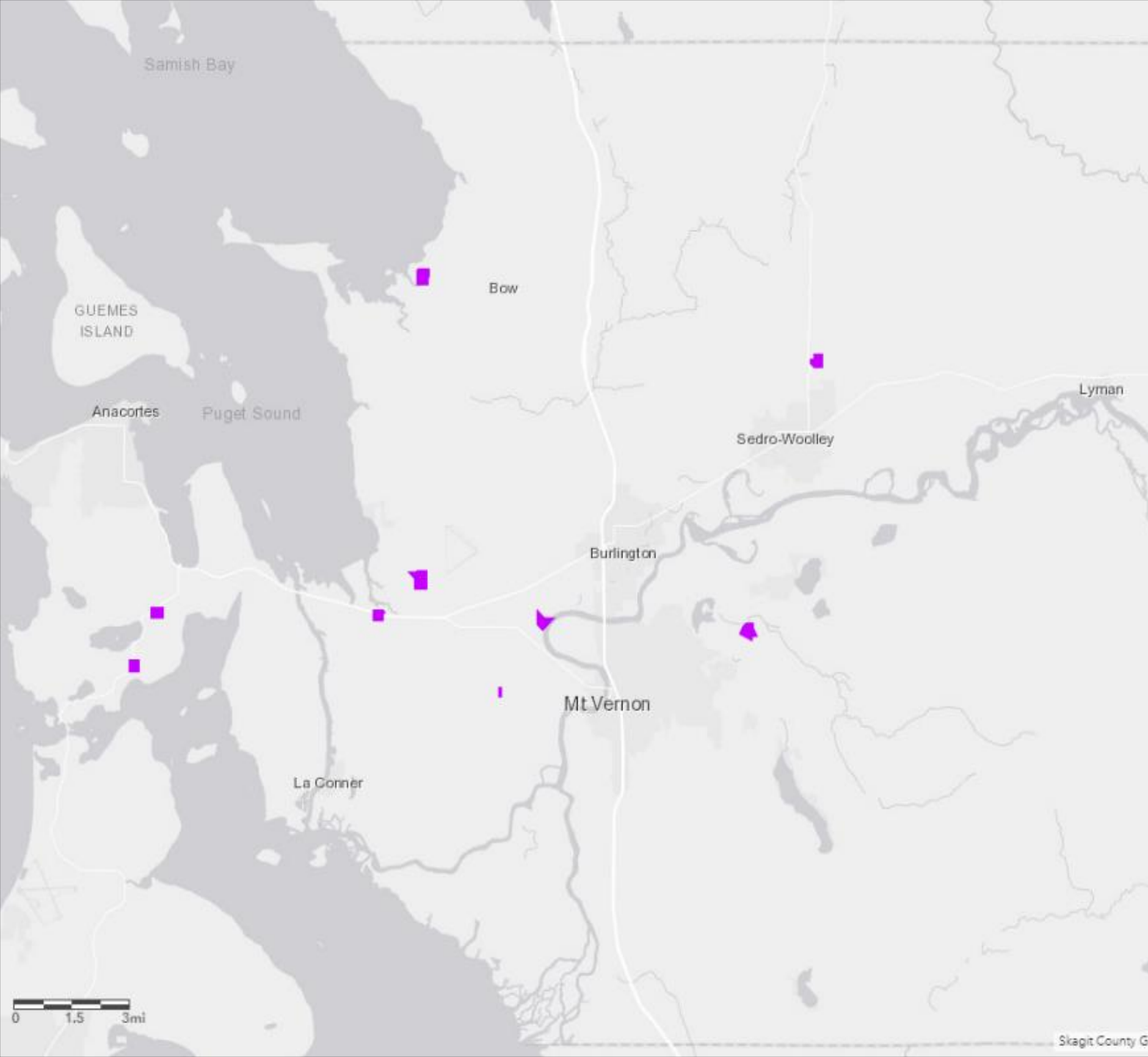
Administrative Special Use:

- Expansion of existing public uses to 3,000 sqft
- Kennel, day-use, if accessory to an existing commercial use and only if use is secondary and incidental to primary SSB use.
- Minor public uses.
- Minor utility developments.
- Retail nurseries/greenhouses.
- Temporary events.
- Trails and primary and secondary trailheads.

Hearing Examiner Special Uses...



Existing SSB Zones in Skagit County



Site	Current Use(s)
SR-09	Commercial/Construction
Beaver Marsh x McClean	Commercial
SR-20 (E)	Vacant
Farm to Market Rd. x Ovenell	Vehicle Repair Shop
SR-20 x Tibbles	House
SR-20 x Deception	Fire District #11
Fruitdale x Brandon Lane	Vacant, House

Public Amendment for Mineral Resource Extraction Area

LR20-05: (SKAGIT RIVER ALLIANCE)

The applicant requests an amendment to SCC 14.06.150(d) “For mineral extraction activities notice must be provided within 1 mile and be posted at any post offices of nearby communities.”

Current requirements for a development permit is 300 feet

- Can be expanded to 500 feet administratively
- Marijuana facilities is 1,000 feet
- Posted onsite, in paper, and requires public hearing



Accessory Dwelling Unit Amendment

LR20-07: (Robert and Kimber Burrows)

This proposal relaxes the family member occupancy requirement and current ADU size restrictions for existing structures.

- Dropping the family member occupancy requirement is consistent with actual uses of ADUs.
- Need reasonable allowances so that affordable living spaces can be created from existing structures.

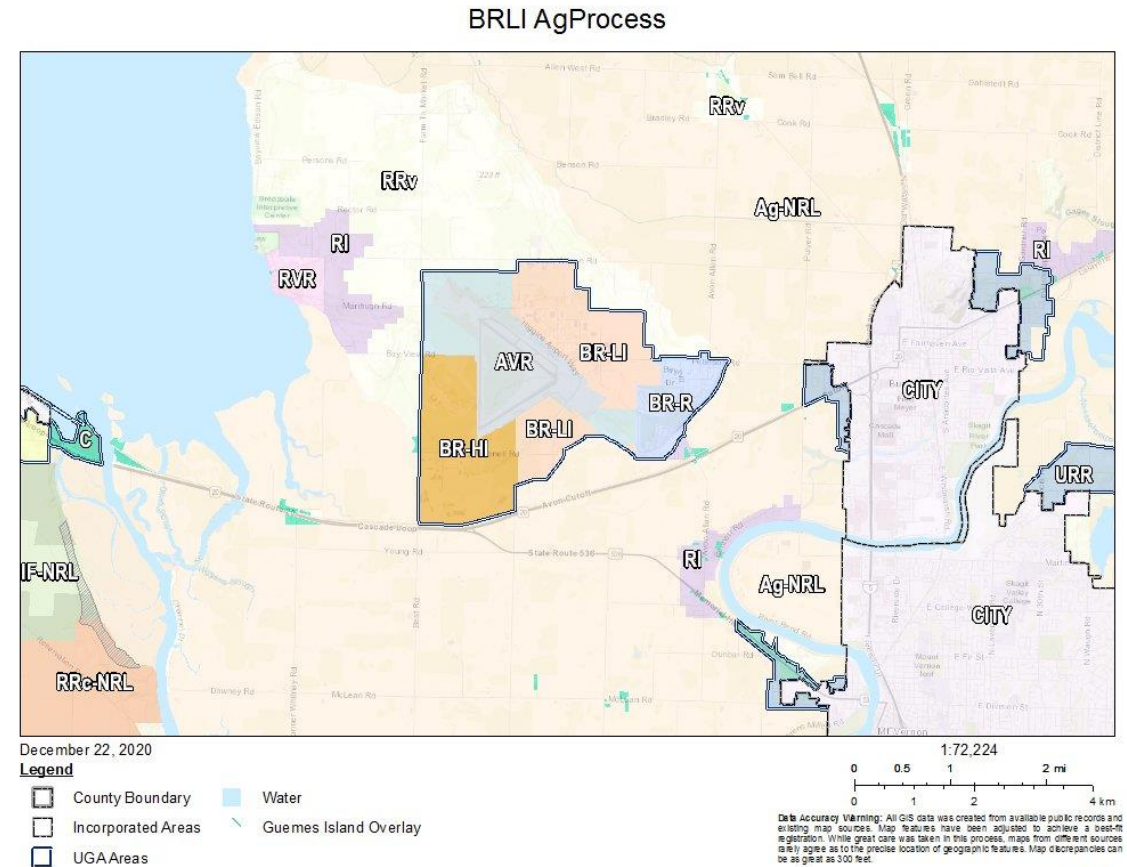


Agricultural processing facilities in BR-Light Industrial Zone

LR21-04: (Island Grown Farmers Cooperative)

Summary: Add agricultural slaughtering facilities as an accessory use incidental to Agricultural and food processing, storage and transportation facilities, a permitted use in Bayview Ridge Light Industrial (BR-LI) zone.

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.



County Initiated Proposals

- C21-1: 2020 Comprehensive Parks & Recreation Plan
- C21-2: SEPA Determination Review Timing
- C21-3: Hamilton Zoning & Comprehensive Plan Text Amendment
- C21-4: Front setback reduction in Bayview Ridge Residential zone
- C21-5: Removal of Pre-Application Requirement



C21-2 SEPA Determination Review Timing

Environmental Review:

This amendment will clarify when a SEPA threshold determination can be appealed.

Can it be appealed prior to the underlying development permit review, when the principal features of a proposal and its environmental impacts can be reasonably identified, or are specific requirements of a project required?



SEPA is included in Title 16 and Title 14

SCC 16.12.060 ADDITIONAL TIMING CONSIDERATIONS.

- (1) For nonexempt proposals, the DNS or draft EIS for the proposal shall accompany the County's staff recommendation to any appropriate advisory body, such as the Planning Commission.
- (2) **If the County's only action on a proposal is a decision on a building permit or other license that requires detailed project plans and specifications, the applicant may request, in writing, that the County conduct environmental review prior to submission of the detailed plans and specifications.**

SCC 14.06.070 INTEGRATION OF SEPA REVIEW WITH DEVELOPMENT PERMIT REVIEW.

- (2) SEPA and the review of development permit applications shall be combined and integrated in all development permits that are not categorically exempt from SEPA or for which environmental review has not already been completed in the following manner:

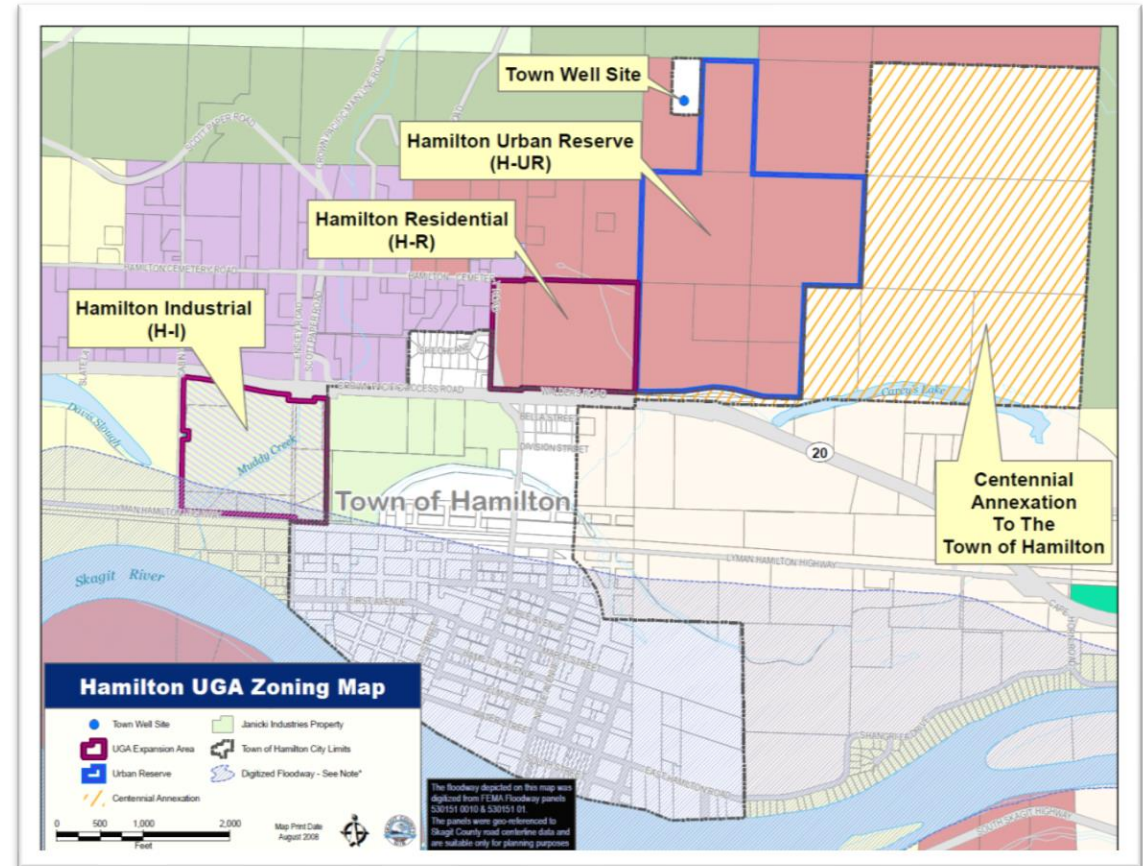


C21-3 Hamilton Zoning & Comprehensive Plan updates

Changes to the County Development Regulations are needed to reflect the 2019 Hamilton annexation.

Code citations include:
SCC 14.16.175 & 14.16.380

Hamilton Urban Reserve is maintained, (SCC 14.16.385)



Further Information Available

- **Petitioner Applications**
- **Department Recommendations and Memo's**
- **Public Comments**
- **Hearing Transcripts**

www.skagitcounty.net/2021CPA

