



2022 PLANNING DOCKET



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April 25, 2022



2022 Petitions can be found at:
www.skagitcounty.net/2022CPA

LR22-01 Small Scale Recreation & Tourism Rezone (Bertelsen)



- Proposal requests to rezone four parcels from current zoning as Rural Reserve to Small Scale Recreation & Tourism
 - Total acreage: 69.02 acres
- The southern parcels are used as a winery and the northern parcel has one existing structure
- Petitioners would like to rezone to expand the winery, add camping and a dog park, and support new agricultural products



LR22-02 Fully Contained Communities (Sygitowicz)



- Petition would amend the Countywide Planning Policies and Skagit County development regulations to establish a process for consideration and approval of a new fully contained community.
- The petition is a continuation of a previous petition, LR20-04. LR22-02 was submitted to the County in July 2021.
- In December 2021, the Board deferred LR20-04 to allow for the Skagit County GMA Steering Committee to consider creating a population reserve.



LR22-03 Critical Areas Review Amendment (Wolden)



Current Code SCC 14.24.070 (5):

“Modification of an existing single-family residence that does not change the use from residential, does not expand the building footprint and does not adversely impact critical areas or their buffers.”



Proposed Code:

“Modification of an existing single-family residences. Legally constructed existing single-family residences may be remodeled, reconstructed, or replaced; provided that the use does not change the from residential, the footprint does not expand, and the new construction or related activity does not adversely impact the critical area or buffer as a result of the proposed modification.”



LR22-04 Seawater Intrusion Protection Monitoring System (Rooks)



- The petition proposes to amend the Skagit County Health Code 12.48 to implement a seawater intrusion protection monitoring system on Guemes Island
- Would require the County to determine if a proposed well would be likely to have chlorides higher than 100 ppm, or cause chlorides higher than 100 ppm on the aquifer and/or neighboring wells



LR22-05 Agriculture Accessory Use Amendment (Wisdom)



- The petition would add permanent and/or seasonal farmworker housing as an allowed accessory use in zones which allow agricultural activity
- The petitioner states the County lacks available and affordable housing for the farm workforce



C22-1 Wind Turbine Use Amendment



- The petition would add wind turbines as an allowed use accessory to a residential structure
- Only for small scale use, i.e. one turbine per property and only for net metering
- The current code defines wind turbines, but does not include wind turbines as an allowed use in any zone



C22-2 Critical Areas Ordinance Correction



- Petition would correct an error in Skagit County Code 14.24.080(4)(c)(vi)
- Current code language refers to subsection (6)(b) when it should be (5)(b)





C22-3 Guemes Island Overlay Setback Amendment



- Petition would change the side setback requirements within the Guemes Island Overlay to be the same as side setback requirements for other areas of the County
- Each side setback must be at least eight feet. The total of both side setbacks must be at least 30 feet, or 30 percent of the lot width at its widest point, whichever is less.





NEXT STEPS

MAY 9, 2022
STAFF REPORT &
RECOMMENDATIONS

MAY 24, 2022
PUBLIC HEARING

JUNE 14, 2022
BOCC DELIBERATIONS

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