



# Planning & Development Services

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## Notice of Availability

*including notice of SEPA threshold determination, written comment period, and public hearing*

### Proposal Information

<b>Publish date:</b>	May 8, 2022
<b>Proposal name:</b>	Skagit County's 2022 Docket of Proposed Policy, Code, and Map Amendments
<b>Documents available:</b>	<a href="https://www.skagitcounty.net/2022CPA">https://www.skagitcounty.net/2022CPA</a>
<b>Lead Agency:</b>	Skagit County Planning & Development Services
<b>Contact Person:</b>	Jenn Rogers, Assistant Long Range Planner
<b>Public hearing body:</b>	Skagit County Board of County Commissioners
<b>Public hearing date:</b>	May 24, 2022 at 10:00 a.m.
<b>Written comment deadline:</b>	May 26, 2022 at 4:30 p.m.

### Proposal Description

The Growth Management Act provides that “each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation” (RCW 36.70A.130(1)(a)) and requires Skagit County to periodically accept petitions for amendments or revisions to our Comprehensive Plan policies, land use map, and development regulations. Skagit County implements this requirement through Skagit County Code Chapter (SCC) 14.08, which describes the process for annual amendments.

Skagit County has received the following applications to amend the Skagit County Comprehensive Plan, Land Use and Zoning Map, and Development Regulations.

- LR22-01 Small Scale Recreation and Tourism Rezone: rezone four parcels from Rural Reserve to Small Scale Recreation and Tourism zone.
- LR22-02 Fully Contained Communities: Amend Countywide Planning Policies and Skagit County development regulations to establish a process for consideration and approval of a new fully contained community, consistent with RCW 36.70A.350.

- LR22-03 Critical Areas Review Amendment: Amend SCC14.24.070(5) to clarify existing single-family residences may be remodeled, reconstructed, or replaced without critical areas review if the use remains residential and the footprint does not change.
- LR22-04 Seawater Intrusion Protection Monitoring System: add new code sections to SCC 12.48 to require the County hydrogeologist to review applications for well approvals before the drilling of any new wells in a sole source aquifer.
- LR22-05 Agriculture Accessory Use Amendment: Amend SCC 14.16.400, SCC 14.04.020, and Skagit County Comprehensive Goals and Policies to allow for temporary/seasonal farmworker housing as an allowed accessory use in Ag-NRL zone and other zones with agriculture as an allowed use.

County initiated proposals:

- C22-1 Wind Turbine Use Amendment: add wind turbines as an allowed use accessory to residential structures.
- C22-2 Critical Areas Ordinance Correction: Code correction in SCC 14.24.080(4)(c)(vi). Reference to subsection (6) should be a reference to (5)(b).
- C22-3 Guemes Island Overlay Side Setback Amendment: remove preferential side setback requirements for the Guemes Island Overlay to be consistent with other areas of the County.

More information is available at the website above.

## How to Comment

Option 1: Email comments are preferred and must be sent to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us) with the proposal name (“Skagit County’s 2022 Docket of Proposed Policy, Code, and Map Amendments”) in the subject line. Include your comments in the body of your email message rather than as attachments.

Option 2: Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Planning and Development Services  
 Comments on “Skagit County’s 2022 Docket of Proposed Policy, Code, and Map Amendments”  
 1800 Continental Place  
 Mount Vernon WA 98273

All comments must be received by the deadline referenced above, and include your full name and mailing address. Comments not meeting these requirements will not be considered.

Option 3: You may also comment in person. The Planning Commission is hosting meetings in the Skagit County Commissioners’ Hearing Room at 1800 Continental Place, Mount Vernon, WA 98273. If you wish to provide online testimony, please send an email to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us), with your name, phone number, and include a request to be added to the speakers list in the body of the email. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

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.