



PLANNING & DEVELOPMENT SERVICES

DALE PERNULA, AICP, DIRECTOR

JACK MOORE, CBCO, BUILDING OFFICIAL

MEMORANDUM

To: Board of County Commissioners
From: Planning and Development Services
Date: March 25, 2013
Re: 2012 Comprehensive Plan Amendments (CPAs) Docket Recommendations

This memorandum contains summary information regarding the 2012 Comprehensive Plan Amendment proposals, as well as the Planning and Development Services Department's ("Department") docketing recommendations on those proposals.

The Board of County Commissioners (BCC) has scheduled a [public hearing](#) for Tuesday, April 9, at 6:00 pm, in the Board of County Commissioners' Hearing Room, to consider whether proposed amendments to the Skagit County Comprehensive Plan or Comprehensive Land Use/Zoning Map should be placed on the 2012 docket of annual amendments. Written comments (faxed, mailed or delivered) will also be received at the Skagit County Board of Commissioners' office until 4:30 p.m. on Monday, April 15.

Amendment Proposals under Consideration for 2012 Docket

One non-County-initiated proposal is being considered for the 2012 docket, consisting of a proposed amendment to the Skagit County Comprehensive Plan Land Use and Zoning maps:

NC-1. City of Anacortes (PL12-0258), proposal to expand its Urban Growth Area (UGA) by re-designating approximately 11 acres of Rural Reserve (RRv) land to Anacortes UGA on the Skagit County Comprehensive Plan Land Use map and to the Anacortes UGA Urban Development District (A-UD) on the Skagit County Zoning map. The subject properties (P19760, P19747, P19749, P19700, P19748, P19696) are generally described as located on Fidalgo Island, south of and adjacent to Stevenson Road, and west of the Reservation Road and the former Puget Sound and Baker River Railway Company railway right of way.

Four County-initiated proposals are being considered, two of which include amendments to the Skagit County Comprehensive Plan Land Use and Zoning maps; one amendment to incorporate by reference the 2012 Skagit County Parks and Recreation Comprehensive Plan; and, one amendment that may affect the Comprehensive Plan and Bayview Ridge Subarea Plan policies, text, and land use designation and zoning map:

C-1. Proposal to designate and zone 4 parcels (P74450, P103560, P103559, P74451), 1.5 acres in size, to Rural Business (RB). These are referred to in this document as the "West Pearle Jensen Way Properties." The subject parcels are generally described as located along the east side of the Swinomish Channel, and north and west of the Town of

LaConner and the Port of Skagit County. The subject properties were designated and zoned Commercial in 1992. Subsequent comprehensive plan updates indicated, in error, that the property was located within the corporate limits of the Town of LaConner. The proposal rectifies the inadvertent mapping error.

- C-2. Proposal to re-designate and rezone P118792, an approximately .3 acre parcel owned by Del Mar Community Service on which are located two water tanks, from Rural Resource-NRL (RRc-NRL) to Rural Reserve (RRv). This parcel is referred to in this document as the “Del Mar Community Water Service Tank Site.” The subject parcel is generally described as located on Fidalgo Island, south of Marine Drive, east of Rosario Road, and north and west of Sharpe Lane/Sharpe Road. The parcel immediately to the northwest, P19168, was redesignated from Rural Resource-NRL to Rural Reserve in the 2011 Comprehensive Plan Amendment Docket, leaving P118792 as an isolated island or spot zone of Rural Resource-NRL. This proposal would remedy that situation by re-designating P118792 to Rural Reserve, consistent with the properties surrounding it on all sides.
- C-3. Proposal to amend the Skagit County Comprehensive Plan to incorporate by reference the [2012 Skagit County Parks and Recreation Comprehensive Plan](#).
- C-4. Proposal to amend the Skagit County Comprehensive Plan to integrate the outcome of the Bayview Ridge Planned Unit Development and Development Standards Code project into the Bayview Ridge Subarea Plan.

Department Docketing Recommendations:

By code, the Department shall make docketing recommendations to the BCC based on the docketing criteria found at SCC 14.08.030(3). Those recommendations are one item that the BCC considers in making its docketing decisions, along with comments received from applicants and other members of the public. Another item to be considered by the BCC in the case of the Anacortes UGA amendment proposal is the recommendation of the Growth Management Act Steering Committee (GMASC), consisting of City and Town Mayors and the County Commissioners. The GMASC met on Wednesday, March 20th, and recommended that the Anacortes UGA amendment proposal be docketed.

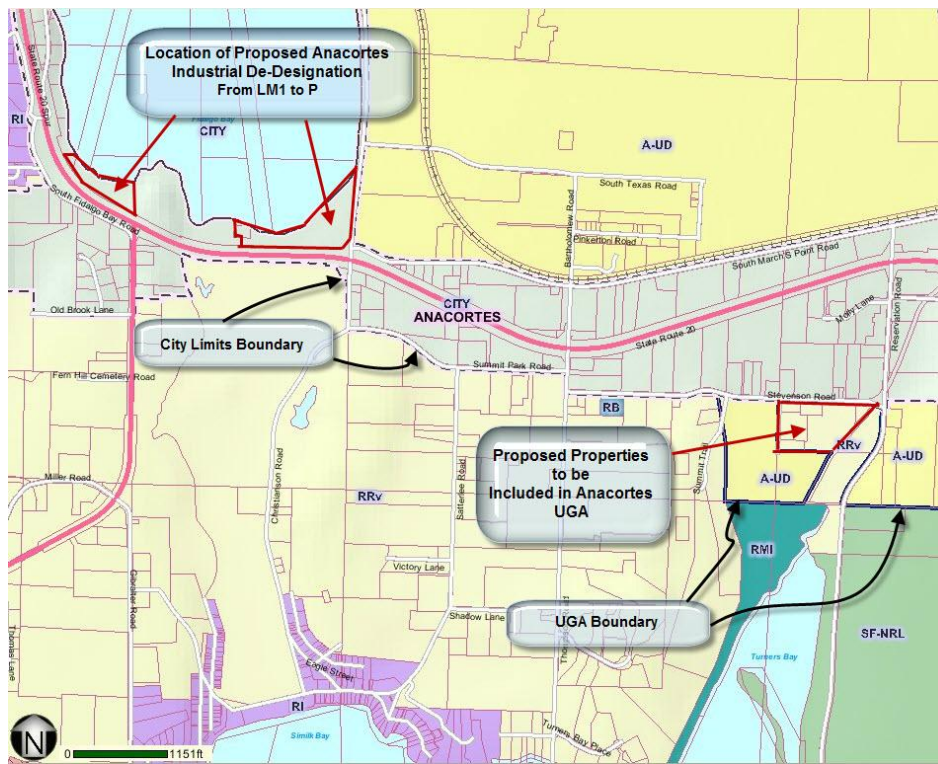
The full docketing process, including the docketing criteria, are described in the [Department's memo](#) to the BCC dated March 12, 2013, and available for review on the 2012 Comprehensive Plan Amendment website at:

<http://www.skagitcounty.net/Common/asp/default.asp?d=PlanningAndPermit&c=General&p=2012ACPpetitions.htm>

It is important to note that a recommendation by the Department to include a proposed amendment in the current year's docket is procedural only and does not constitute a Department recommendation as to whether the amendment should ultimately be approved.

NC-1. City of Anacortes, Map Amendment Proposal (PL12-0258)

Docketing Criteria found in SCC 14.08.030(3)	
1. Whether the proposed amendment, in light of all proposed amendments being considered for inclusion in the year's docket, can be reasonably reviewed within the staffing and operational budget allocated to the Department by the BCC.	The proposal can be reasonably reviewed with Department resources.
2. Whether the proposed amendment, to be adopted, would require additional amendments to the Comprehensive Plan or development regulations that are not addressed in the petitioner's application, and is consistent with other goals, objectives and policies adopted by the BCC.	The proposal would not require additional amendments to the Comprehensive Plan or development regulations.
3. Whether the proposed amendment raises policy, land-use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of a regular review cycle.	The proposal does not raise policy, land-use or scheduling issues more appropriately addressed through another process.
4. Whether the proposed amendment contains some legal or procedural flaw that would prevent its legal implementation.	The proposal does not contain legal or procedural flaws that would prevent its implementation.
5. Whether the proposed amendment conforms to the submittal requirements of SCC 14.08, Legislative Actions, and other applicable provisions of Skagit County Code.	With the addition of the supplemental information provided by the City of Anacortes, ¹ the proposed amendment conforms to the submittal requirements cited.
Department Recommendation: Include City of Anacortes Map Amendment Proposal (PL12-0258) in 2012 Comprehensive Plan Amendment Docket, with the exception of Parcel 19696, which the City and the property owner have requested be removed from the proposal.	



¹ Anacortes UGA Boundary Modification Petition, Supplemental Information Submittal, by E.D. Hovee & Company, LLC, January 23, 2013.

Since the Anacortes UGA Map Amendment Proposal was originally submitted, the City and property owner Roger Separovich have requested that the following 0.7 acre parcel be removed from the proposal:

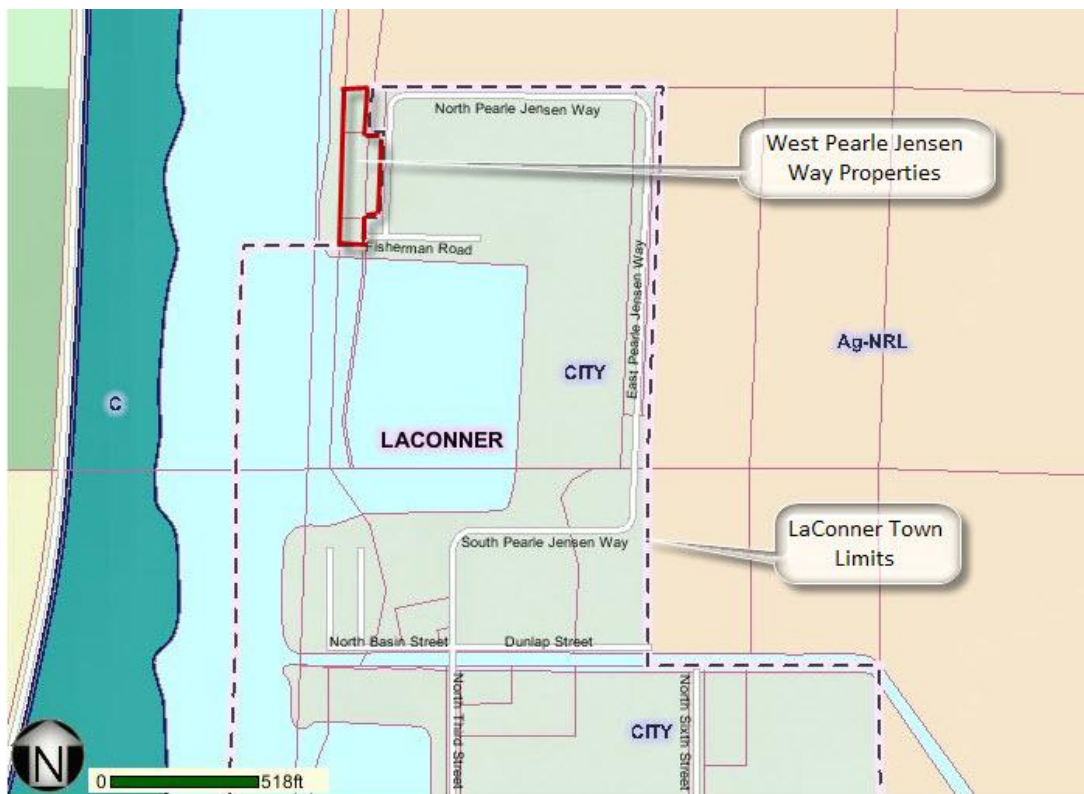


C-1 Skagit County Parks and Recreation Department, (PL12-0268), incorporating by reference the 2012 Skagit County Parks and Recreation Comprehensive Plan

Docketing Criteria found in SCC 14.08.030(3)	
1. Whether the proposed amendment, in light of all proposed amendments being considered for inclusion in the year's docket, can be reasonably reviewed within the staffing and operational budget allocated to the Department by the BCC.	The proposal can be reasonably reviewed with Department resources.
2. Whether the proposed amendment, to be adopted, would require additional amendments to the Comprehensive Plan or development regulations that are not addressed in the petitioner's application, and is consistent with other goals, objectives and policies adopted by the BCC.	The proposal would not require additional amendments to the Comprehensive Plan or development regulations.
3. Whether the proposed amendment raises policy, land-use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of a regular review cycle.	The proposal does not raise policy, land-use or scheduling issues more appropriately addressed through another process.
4. Whether the proposed amendment contains some legal or procedural flaw that would prevent its legal implementation.	The proposal does not contain legal or procedural flaws that would prevent its implementation.
5. Whether the proposed amendment conforms to the submittal requirements of SCC 14.08, Legislative Actions, and other applicable provisions of Skagit County Code.	The proposed amendment conforms to the submittal requirements cited.
Department Recommendation: Include Skagit County Parks and Recreation Department Amendment proposal, incorporating by reference the 2012 Skagit County Parks and Recreation Comprehensive Plan, in the 2012 Comprehensive Plan Amendment Docket.	

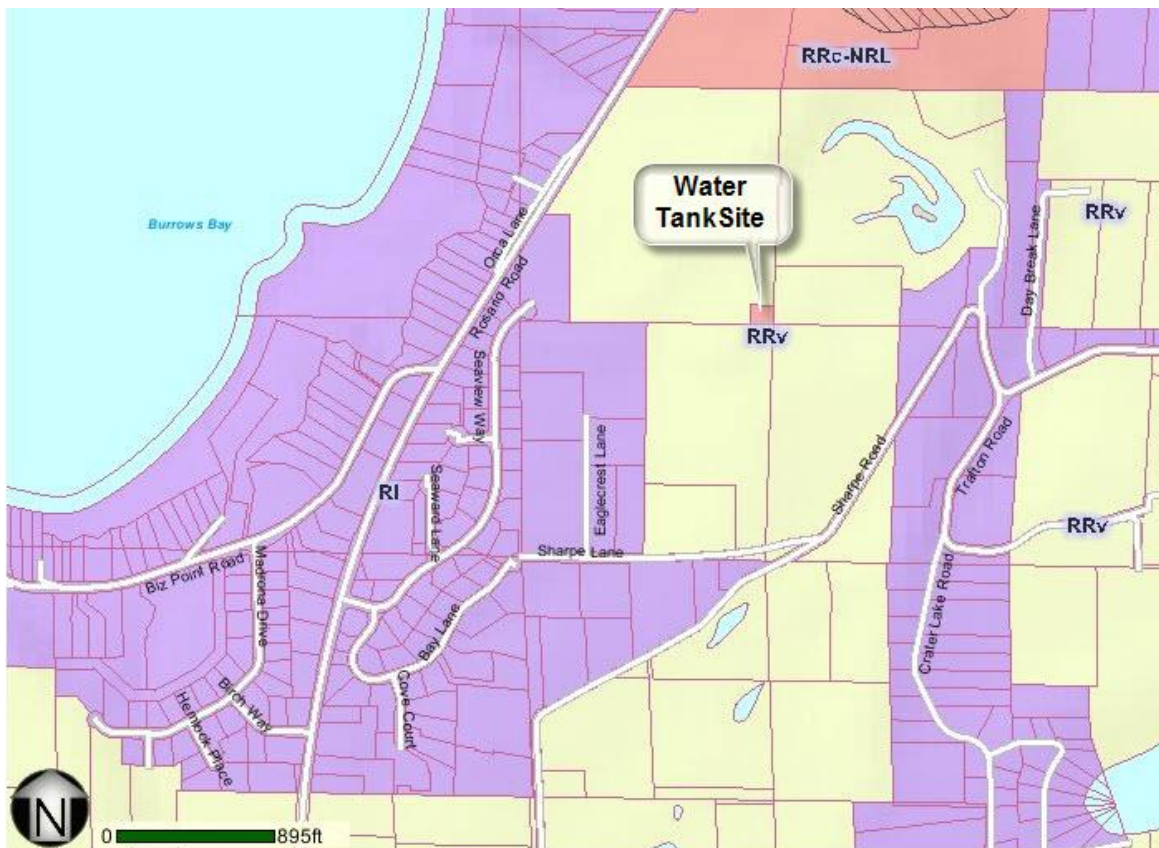
C-2 Proposal to designate and zone four parcels, approximately 1.5 acres in size, Rural Business (The West Pearle Jensen Way Properties).

Docketing Criteria found in SCC 14.08.030(3)	
1. Whether the proposed amendment, in light of all proposed amendments being considered for inclusion in the year's docket, can be reasonably reviewed within the staffing and operational budget allocated to the Department by the BCC;	The proposal can be reasonably reviewed with Department resources.
2. Whether the proposed amendment, to be adopted, would require additional amendments to the Comprehensive Plan or development regulations that are not addressed in the petitioner's application, and is consistent with other goals, objectives and policies adopted by the BCC;	The proposal would not require additional amendments to the Comprehensive Plan or development regulations.
3. Whether the proposed amendment raises policy, land-use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of a regular review cycle; or	Designation of this parcel as Rural Business at least provides an interim zone for the parcel. It may be appropriate in a future amendment cycle to consider inclusion of the parcels in the Town of LaConner Urban Growth Area.
4. Whether the proposed amendment contains some legal or procedural flaw that would prevent its legal implementation.	The proposal does not contain legal or procedural flaws that would prevent its implementation.
5. Whether the proposed amendment conforms to the submittal requirements of SCC 14.08, Legislative Actions, and other applicable provisions of Skagit County Code.	The proposed amendment conforms to the submittal requirements cited.
Department Recommendation: Include West Pearle Jensen Way Properties in 2012 Comprehensive Plan Amendment Docket.	



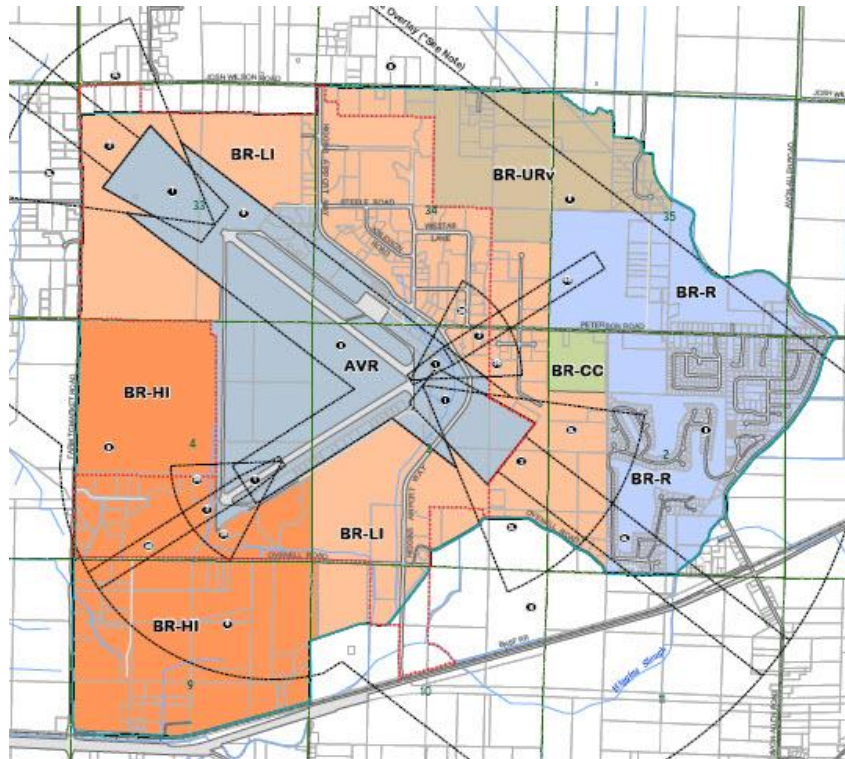
C-3 Proposal to re-designate and rezone an approximate .3 acre parcel from Rural Resource-NRL (RRc-NRL) to Rural Reserve (RRv) (The Del Mar Community Water Service Tank Site).

Docketing Criteria found in SCC 14.08.030(3)	
1. Whether the proposed amendment, in light of all proposed amendments being considered for inclusion in the year's docket, can be reasonably reviewed within the staffing and operational budget allocated to the Department by the BCC;	The proposal can be reasonably reviewed with Department resources.
2. Whether the proposed amendment, to be adopted, would require additional amendments to the Comprehensive Plan or development regulations that are not addressed in the petitioner's application, and is consistent with other goals, objectives and policies adopted by the BCC;	The proposal would not require additional amendments to the Comprehensive Plan or development regulations.
3. Whether the proposed amendment raises policy, land-use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of a regular review cycle; or	The proposal does not raise policy, land-use or scheduling issues more appropriately addressed through another process.
4. Whether the proposed amendment contains some legal or procedural flaw that would prevent its legal implementation.	The proposal does not contain legal or procedural flaws that would prevent its implementation.
5. Whether the proposed amendment conforms to the submittal requirements of SCC 14.08, Legislative Actions, and other applicable provisions of Skagit County Code.	The proposed amendment conforms to the submittal requirements cited.
Department Recommendation: Include Del Mar Water Tank Site in 2012 Comprehensive Plan Amendment Docket.	



C-4 Proposal to amend the Skagit County Comprehensive Plan to integrate the outcome of the Bayview Ridge Planned Unit Development and Development Standards Code project into the Bayview Ridge Subarea Plan.

Docketing Criteria found in SCC 14.08.030(3)	
1. Whether the proposed amendment, in light of all proposed amendments being considered for inclusion in the year's docket, can be reasonably reviewed within the staffing and operational budget allocated to the Department by the BCC;	The proposal can be reasonably reviewed with Department resources.
2. Whether the proposed amendment, to be adopted, would require additional amendments to the Comprehensive Plan or development regulations that are not addressed in the petitioner's application, and is consistent with other goals, objectives and policies adopted by the BCC;	The proposed amendment must be consistent with the Bayview Ridge Planned Unit Development and Development Standards Code currently under development by the Department and scheduled for legislative consideration later this year.
3. Whether the proposed amendment raises policy, land-use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of a regular review cycle; or	The proposal does not raise policy, land-use or scheduling issues more appropriately addressed through another process.
4. Whether the proposed amendment contains some legal or procedural flaw that would prevent its legal implementation.	The proposal does not contain legal or procedural flaws that would prevent its implementation.
5. Whether the proposed amendment conforms to the submittal requirements of SCC 14.08, Legislative Actions, and other applicable provisions of Skagit County Code.	The proposed amendment conforms to the submittal requirements cited.
Department Recommendation: Include Bayview Ridge Subarea Plan amendment proposal in 2012 Comprehensive Plan Amendment Docket.	



Bayview Ridge Subarea Plan, August 2008.