



Skagit County Planning & Development Services

DALE PERNULA, AICP *Director*

JACK MOORE, CBCO *Building Official*

Notice of Availability

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

Proposal Information

Publish date:	September 26, 2013
Proposal name:	Skagit County's 2012 Proposed Amendments to the Comprehensive Plan and Land Use and Zoning Map
Documents available at:	www.skagitcounty.net/planning
Lead Agency	Skagit County Planning & Development Services
Contact Person:	Dale Pernula, AICP, Director
SEPA Responsible Official:	Dale Pernula, AICP, Director
Public hearing body:	Planning Commission
Public hearing date:	Tuesday, November 5, 2013, at 6 p.m.
Written comment deadline:	Thursday, November 7, 2013, at 4:30 p.m.

Proposal Description

Three County-initiated proposals are being considered, two of which include amendments to the Skagit County Comprehensive Plan Land Use and Zoning maps; and, one amendment to incorporate by reference the 2012 Skagit County Parks and Recreation Comprehensive Plan.

- C-1. Proposal to amend Skagit County Comprehensive Plan to incorporate by reference the 2012 Skagit County Parks and Recreation Comprehensive Plan.
- 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). 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 re-designate and rezone 4 parcels (P74450, P103560, P103559, P74451), 1.5 acres in size, to Rural Business (RB). The subject parcels are generally described as located along the east side of the Swinomish Channel, and north and west of the Town of La Conner 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 La Conner. The proposal rectifies the inadvertent mapping error.

Two other 2012 Comprehensive Plan docketed proposals -- the City of Anacortes request to expand its Urban Growth Area by about 10.45 acres, and the Bayview Ridge Subarea Plan, Planned Unit Development Code and Master Site Plan and affiliated code changes are not being released at this time and will be deferred to a later date.

SEPA Threshold Determination

A State Environmental Policy Act (SEPA) checklist, including supplemental sheet for non-project actions and a SEPA threshold determination of non-significance (DNS) have already been prepared and issued separately. The SEPA threshold determination was published on September 26, 2013. Written comments on the SEPA threshold determination must be received by 4:30 pm., October 10, 2013.

Copies of the Proposal

The entire proposal may be viewed on the Skagit County website at www.skagitcounty.net/planning (click on "Annual Comprehensive Plan 2012 Petitions"); or may be reviewed at Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA, weekdays between the hours of 9:00 am to noon, and 1:00 pm to 3:30 pm.

Public Review and Comment Schedule

The public is invited and encouraged to comment on this proposal by attendance, representation, and/or letter. The public review and comment period will begin on September 26, 2013. Written comments may be submitted in writing to the Skagit County Planning and Development Services Department, at the address listed below, through 4:30 p.m. on Tuesday, November 7, 2013.

Planning Commission Public Hearing

Comments on the proposal may also be made or submitted at the public hearing before the Skagit County Planning Commission. The public hearing will begin at 6:00 p.m. on Tuesday, November 5, 2013, in the Hearing Room of the Skagit County Commissioners Administrative Building, 1800 Continental Place, Mount Vernon, WA. The Planning Commission will meet again, on a date(s) to be determined to deliberate upon the public testimony and written correspondence received, and formulate recommendations to be forwarded to the Board of County Commissioners.

Citizens who plan to attend the public hearing and have special needs or disabilities are asked to call the office of the Board of County Commissioners at (360) 336-9300 at least 96 hours before the hearing to discuss and arrange any special accommodations.

How to Comment

You may submit written comments via email to pdscomments@co.skagit.wa.us or via US mail or hand delivered to the address below. All paper comments must be submitted on 8½" x 11" paper. All comments must be received by the deadline and include (1) your full name, (2) your mailing address, and (3) the name of the proposal or project you are commenting on. Comments not meeting these requirements will not be considered.

You may also comment in person at the public hearing at the Commissioners Hearing Room, 1800 Continental Place, Mount Vernon. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

Please address all comments to:

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