



PLANNING & DEVELOPMENT SERVICES

DALE PERNULA, AICP, DIRECTOR

JACK MOORE, CBCO, BUILDING OFFICIAL

Memorandum

To: Board of County Commissioners

From: Dale Pernula, AICP, Director

Date: July 2, 2013

Re: 2012 Annual Comprehensive Plan Amendment Docket

On April 9, 2013, you conducted a public hearing to consider whether proposed amendments to the Skagit County Comprehensive Plan or Comprehensive Plan Land Use / Zoning Map should be placed on the 2012 docket of annual amendments. You also sought legal advice on the City of Anacortes's (PL12-0258) proposal to expand its urban growth area boundary. Written correspondence and public testimony on the below petitions, and legal advice on Anacortes's proposal, can be viewed at: [Annual Comprehensive Plan 2012 Petitions](#).

2012 Petitions to Amend Skagit County Comprehensive Plan

- NC-1. City of Anacortes (PL12-0258) to expand its Urban Growth Area (UGA)
- C-1. Designate and zone 4 parcels (P74450, P103560, P103559, P74451), 1.5 acres in size, to Rural Business (RB).
- C-2 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).
- C-3. Amend Skagit County Comprehensive Plan to incorporate by reference the 2012 Skagit County Parks and Recreation Comprehensive Plan.
- C-4. Amend Skagit County Comprehensive Plan to integrate the outcome of the Bayview Ridge Planned Unit Development code and Master Site Plan process into the Bayview Ridge Subarea Plan.

A public meeting has been scheduled for July 9, at 10:30, in your hearing room, so that you may make your decision on which petitions will be placed on the 2012 docket of annual comprehensive plan amendments. The public comment period on your docketing decision has expired; however, you may allow additional public comment at your discretion with proper notice.

Should you decide to docket one or more of the comprehensive plan amendment petitions, then the Department will commence the environmental review of those docketed petitions. Pursuant to the State Environmental Policy Act (SEPA) and Skagit County Code, the Department is the lead agency and responsible authority for making a SEPA threshold determination. Once the environmental review process is completed, a public hearing on the docketed petitions will be scheduled before the Skagit County Planning Commission. Thereafter, a recommendation will be forwarded to you for your review and action.

After review of the public comments and legal advice related to the Anacortes UGA expansion proposal, the Department expects this proposal will require significant staff resources to conduct both the environmental review and the project-specific components of the review. If this proposal is docketed, the Department will need a commitment from the City of Anacortes to ensure any costs beyond the initial application fee will be recouped. The applicant is responsible for costs associated with its proposal.

Should you have advance questions or need further information, please advise.