

**SKAGIT COUNTY
DETERMINATION OF NON-SIGNIFICANCE (DNS)**

**Proposed 2007 Docket of Comprehensive Plan Text and
Map Amendment Proposals**

Description of Proposal: The 2007 docket of Comprehensive Plan Amendments consists of two citizen-initiated map-amendment proposals; nine county-initiated map-amendment proposals; the Alger subarea plan; and several county-initiated Comprehensive Plan text amendments. The Planning and Development Services Department (Department) recommends approval of some of those amendments and denial of others. Unless otherwise noted, only those amendments which the Department recommends for approval are part of the proposal to which this Determination of Non-Significance (DNS) applies. Any departures from these recommendations would require further review under the State Environmental Policy Act (SEPA) to determine if they would result in probable significant adverse environmental impacts.

Part A: Citizen-initiated Map-amendment Proposals:

1. Windward Group, LLC (PL07-0597): The application seeks to amend the designation of parcel no. P46542, abutting Guemes Island Resort and now owned in common with the Resort, to Small Scale Recreation and Tourism. The Department has recommended conditional denial of this application, pending additional information from the applicant. However, the Department has determined that approval of the proposal would not have a probable significant impact on the environment.
2. Bouslog Investments, LLC (PL07-0808): The application seeks to change the designation of an approximately 15-acre portion of the west half of P20983 from Bayview Ridge Community Center to Bayview Ridge Light Industrial, within the Bayview Ridge Urban Growth Area. The proposal as recommended by the Department and as considered under this DNS is to retain the current Bayview Ridge Community Center designation.

Part B: County-initiated Map-amendment Proposals:

1. MT Enterprises and surrounding: The proposal is to redesignate from Agricultural-Natural Resource Land (Ag-NRL) to Rural Reserve (RRv) five parcels located between F&S Grade Road and Thomas Creek: P36102, P36100, P36098, P36132, and P36138.
2. Ron Bates and surrounding area: The proposal is to redesignate from Rural Resource-Natural Resource Land (RRc-NRL) to RRv 16 parcels in an area north of Highway 20 in the Birdsvie vicinity. The parcels are: P102187, P42388, P102186, P42380, P42381, P42399, P42402, P99233, P42367, P42371, P42366, P42368, P42369, P42361, P110543, and P42472.
3. Birdsvie Rural Resource: The Department evaluated four parcels in the western portion of Birdsvie currently designated as Rural Resource-Natural Resource Land (RRc-NRL) for possible re-designation: P42796, P42774, P42773, and P101362. The proposal as recommended by the Department and as considered under this DNS is to retain the current RRc-NRL designation.
4. Spinnaker Lane: The proposal would adjust the designation boundaries on two properties located off Spinnaker Lane on Fidalgo Island to remedy the current occurrence of 'split zoning' on the properties. The properties are: P32576 & P116518.

5. Gregg Cooley/Frank Adams: The proposal would redesignate two parcels in the Alger Rural Village from their current split designation as Rural Village Residential and Rural Business to Rural Village Residential only. Parcel nos.: P70395 & P116893.
6. Bill Schmidt and surrounding: The proposal would include within the Mineral Resource Overlay (MRO) an area approximately 280 acres in size east of Walker Valley. Parcel nos.: P30602, P30603, P30604, P30606 & P107935.
7. Sauk River: The proposal would redesignate seven parcels along State Route 530 east of the Sauk River from Secondary Forest-Natural Resource Land to Rural Reserve. Parcel nos.: P31053, P31052, P31051, P31072, P31059, P31060, and P31061.
8. State Parks to OSRSI: The proposal would redesignate the following Washington State Parks-owned properties to Public Open Space of Regional/Statewide Importance (OSRSI):
 - a. Larrabee State Park: P47650 from Secondary Forest-NRL (SF-NRL) to OSRSI.
 - b. Cone Islands State Park: Parcels P46504 and P46505 from Rural Reserve to OSRSI.
 - c. O'Brien-Riggs State Park: Parcels P45313, P45303 and P45546 from RRv and RRc-NRL (with a Mineral Resource Overlay) to OSRSI, with the MRO designation removed.
 - d. Rockport State Park: Parcels P44684 and P90165 from IF-NRL and SF-NRL with MRO to OSRSI; and remove the MRO designation.
9. Healy Road area: The Department evaluated the SF-NRL 'band' in the area northeast of Lyman near Healy Road for possible redesignation to RRc-NRL or RRv. The proposal would leave the existing SF-NRL designation in place.

Part C: Community (Subarea) Plans:

1. Alger Subarea Plan: The Planning Commission previously held a public hearing and forwarded its recommendation on the Alger Subarea Plan to the Board of County Commissioners. The Department issued a DNS on this proposal on September 27, 2007. The Alger Subarea Plan is only included within the current proposal to consider its cumulative impacts with the other elements of this docket proposal.

Part D: County-initiated Policy-amendment Proposals:

1. Review of Comprehensive Plan Definitions: The proposal would update Comprehensive Plan Appendix A – Acronyms and Definitions, to address omissions, errors or inconsistency with adopted policies and development regulations.
2. Consistency with Recently Adopted Capital Facilities Plan: The proposal would update the Comprehensive Plan Capital Facilities Element to ensure consistency with the newly adopted Capital Facilities Plan
3. List of Pending Community Plans: The proposal would amend Comprehensive Plan Chapter 12 – Plan Implementation and Monitoring, Policy 12A-4.2, to emphasize that the list of future community plans is not all-inclusive. The proposal also identifies the Lake Cavanaugh Rural Village as a potential future community plan to reflect Planning Commission findings regarding the potential need for commercial uses.
4. Urban Growth Area Modification Policies: The proposal would amend Comprehensive Plan Chapter 2 – Urban, Open Space and Land Use, Policy 2A-1.2, to reflect adoption of urban

growth area modification criteria developed and approved by the Skagit County Growth Management Act Steering Committee.

Location of Proposal: Lands within the unincorporated areas of Skagit County, WA (see above descriptions for map amendments).

Lead Agency: Skagit County Planning & Development Services

Threshold Determination: Skagit County has determined that this non-project proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This determination of non-significance (DNS) is issued under WAC 197-11-340(2); Skagit County will not act on this proposal for at least 14 days from the date of this notice. **Written comments on this threshold determination must be submitted by 4:30 p.m., Friday, October 24, 2008.** *E-mail correspondence will not be accepted.* Pursuant to SCC 14.12.210, no administrative appeal process is available for this legislative action.

Comments: Please direct any comments concerning this threshold determination to:

Kirk Johnson, Senior Planner/Team Leader
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, Washington 98273
(360) 336-9410 Ext. 5916

SEPA Responsible Official: Gary R. Christensen, Director/Administrative Official,
Skagit County Planning & Development Services

Signature:

Gary R. Christensen, Director/Administrative Official
Skagit County Planning & Development Services

Date of Decision: October 3, 2008
cc: Washington State Dept. of Ecology, attached mailing list

Transmitted to Skagit Valley Herald on October 7, 2008
Publish on October 9, 2008