

**NOTICE OF AVAILABILITY, PUBLIC COMMENT and PUBLIC HEARINGS
on Skagit County's 2007 Docket of Proposed Amendments to the
Comprehensive Plan and Land Use and Zoning Map**

Notice is hereby given that on that on Friday, October 10, Skagit County will make available its 2007 docket of proposed amendments to the Skagit County Comprehensive Plan and Land Use and Zoning Map. The proposed docket consists of the following:

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.
2. Bouslog Investments, LLC (PL07-0808): The application seeks to change the zoning 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.

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 Planning and Development Services Department (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 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 Alger Subarea Plan is only included within the current proposal to consider its cumulative impacts with the other elements of this docket proposal. Located in northern Skagit County, the Alger planning area totals more than 22 square miles and is home to more than 2,400 residents. It extends from the Skagit County border with Whatcom County south to Bow Hill Road and is roughly bordered by the Blanchard Mountain highlands to the west and Alger Mountain to the east. The area is transected north to south by Interstate-5.

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.

The proposal to be released on October 10, 2008, consists of the following:

1. **A Department report** that describes and makes a recommendation on each element of the proposal. Included are maps that show the properties included within each proposal. Also included are the proposed text amendments to the Skagit County Comprehensive Plan.
2. **A State Environmental Policy Act (SEPA) checklist**, including supplemental sheet for non-project actions; and
3. **A SEPA threshold determination** of non-significance (DNS).

Copies of the Proposal: Copies of the entire proposal may be viewed on the Skagit County website at www.skagitcounty.net/cpa07; or may be reviewed at Skagit County Planning and Development Services, 1700 College Way, Mount Vernon, WA.

Copies of the proposal may be ordered, for a fee, through the Skagit County Planning and Development Services Department at 360-336-9410, ext. 3497. Due to the time required for reproduction, ordered copies may not be immediately available.

Public Review and Comment Schedule: The public is invited and encouraged to comment on this proposal. The public review and comment period will begin on October 10, 2008. 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 11, 2008.

Planning Commission Public Hearing: Comments on the proposal may also be made or submitted at a public hearing before the Skagit County Planning Commission. The will begin at 6:00 p.m. on Thursday, November 13, 2008, in the Hearing Room of the Skagit County Commissioners Administrative Building, 1800 Continental Place, Mount Vernon, WA. Following the hearing, the Planning Commission will meet again to deliberate upon

the public testimony received, and formulate a report and recommendation to be forwarded to the Board of County Commissioners.

Citizens who plan to attend the public hearing that 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 special accommodation.

Submittal Requirements for Correspondence: Comments on the proposal must be submitted on 8 ½” x 11” paper. Maps must be in black and white and also reduced to 8 ½” x 11” size for purposes of reproduction. Submittals not meeting these requirements will not be considered. Comments may not be submitted via email.

Please address all comments to:

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1800 Continental Place
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(360) 336-9410, ext. 5916
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