



Skagit County Planning & Development Services

DALE PERNULA, AICP *Director*

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Notice of Availability

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

Proposal Information

Publish date:	March 3, 2016
Proposal name:	Comprehensive Plan 2016 Update
Documents available at:	www.skagitcounty.net/2016update
Lead Agency:	Skagit County Planning & Development Services
Contact Person:	Dale Pernula, AICP, Director
SEPA Responsible Official:	Dale Pernula, AICP, Director
Public hearing body:	Skagit County Planning Commission
Public hearing date:	Tuesday, April 5, 2016, at 6 p.m.
Written comment deadline:	Thursday, April 14, 2016, at 4:30 p.m.

Proposal Description

Skagit County is conducting its periodic review and update of its Comprehensive Plan, Land Use/Zoning map, and Development Regulations pursuant to the Washington State Growth Management Act (GMA), RCW 36.70A.130(4). This non-project legislative action proposes plan, map and code amendments to address GMA requirements and consistency measures and to address local circumstances. A summary of proposed changes follows:

- Update population and employment forecasts and allocations developed by the GMA Steering Committee. Between 2015 and 2036, Skagit County is expected to grow by 35,751 people and 18,853 jobs, for a total population of 155,452 and 70,617 jobs.
- Amend Countywide Planning Policy 1.1 to reflect updated population and employment allocations, and to implement an annual land use monitoring program by the County, cities and towns.
- Update Comprehensive Plan elements to reflect updated land use and demographic data and to updated GMA requirements and local circumstances.
- Update the Comprehensive Plan Transportation Element and supporting documents, including the transportation inventory, land use assumptions, travel forecasts, Level of Service (LOS) standards, current and future transportation needs, and a transportation financial plan.
- Update the County's Housing Needs Assessment and Comprehensive Plan Housing Element.

- Incorporate by reference existing subarea plans, the County’s Parks and Recreation plan, and the Capital Facilities Plan, and consolidate appropriate components into the Capital Facilities Element.

The following amendments to the Skagit County Comprehensive Land Use/Zoning Map are proposed:

- Lake Erie Trucking (PL15-0363): Expand the Mineral Resource Overlay (MRO) to boundaries of four parcels on Fidalgo Island now designated Rural Resource-NRL and partially included in the MRO.
- Concrete Concepts (PL15-0378): Redesignate P72958 in the Edison Rural Village from Rural Village Residential (RVR) to Rural Village Commercial (RVC).
- Edison Granary (PL15-0379): Redesignate a portion of P48536 in Edison Rural Village from RVR to RVC.
- Sedro-Woolley UGA (PL13-0299): Expand the Sedro-Woolley urban growth area (UGA) by up to 156 acres near Bottomless Lake to accommodate population and employment allocations; and add approximately 4.3 acres of city-owned land west of Janicki Fields for public use. In both cases the land is currently designated Rural Reserve in the County.
- City of Burlington UGA (CP-2): Expand the Burlington urban growth area (UGA) by approximately 32 acres to include adjacent properties owned by the Skagit Housing Authority known as Raspberry Ridge. The land is currently designated Ag-NRL and has existing residential development and related septic systems on it.

Skagit County is also proposing to amend portions of Skagit County Code, Title 14, to ensure consistency with state laws that have changed since the County adopted its last periodic update in 2008, and to improve code clarity and permitting efficiency.

The proposal affects lands within the unincorporated areas of Skagit County, Washington.

A staff report summarizing the proposal will be available on Friday, March 4, 2016 at the web address above.

Proponents

Skagit County Planning & Development Services is responsible for the overall update. Other proponents of land use and zoning map changes include: Lake Erie Trucking (PL15-0363), William W. Wooding; Concrete Concepts (PL15-0378), R Houston Foist; Edison Granary (PL15-0379), Martin Chamberlain; Sedro-Woolley UGA (PL13-0299), City of Sedro-Woolley; and City of Burlington UGA (CP-2), Skagit County.

SEPA Threshold Determination

Skagit County has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under the State Environmental Policy Act, RCW 43.21C.030(2)(c). This determination was made after review of completed environmental checklists and other information on file with the lead agency and available upon request.

This determination is issued pursuant to WAC 197-11-340(2). Skagit County will not act on this proposal for fourteen calendar days from the date of issuance. Written comments regarding this Determination of Nonsignificance must be submitted by the deadline above and in the

same manner as other comments. Pursuant to SCC 14.12.210, no administrative appeal process is available for this legislative action.

How to Comment

Comments are accepted via email or on paper. All comments must be received by the deadline and include (1) your full name, (2) your mailing address, and (3) the proposal name (“Comprehensive Plan 2016 Update”) in the subject line. Comments not meeting these requirements will not be considered.

Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us. Include your comments in the body of your email message rather than as attachments.

Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Comments on proposed “Comprehensive Plan 2016 Update”
Planning and Development Services
1800 Continental Place, Mount Vernon WA 98273

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.

Anyone who plans to attend the public hearing and has special needs or disabilities should contact the Clerk of the Board of County Commissioners at (360) 416-1300 at least 96 hours before the hearing to discuss and arrange any special accommodations.

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