



Planning & Development Services

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Notice of Availability

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

Proposal Information

Publish date:	December 23, 2021
Proposal name:	Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments
Documents available at:	https://www.skagitcounty.net/2021CPA
Lead Agency:	Skagit County Planning & Development Services
Contact Person:	Peter Gill, Long Range Planning Manager
SEPA Responsible Official:	Hal Hart, Director
Public hearing body:	Skagit County Planning Commission
Public hearing date:	Tuesday, January 11, 2022, at 6 p.m.
Written comment deadline:	Thursday, January 13, 2022, at 4:30 p.m.

Proposal Description

The Growth Management Act provides that "each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation" (RCW 36.70A.130(1)(a)) and requires Skagit County to periodically accept petitions for amendments or revisions to our Comprehensive Plan policies, land use map, and development regulations. Skagit County implements this requirement through Skagit County Code Chapter (SCC) 14.08, which describes the process for annual amendments.

The 2021 docket consists of amendments to the Skagit County Comprehensive Plan, Land Use and Zoning Map, and Development Regulations under consideration through the 2021 Docket.

- PL19-0419 Nielson Brothers Comprehensive Plan & Zoning Map Amendment: Change 11.89 acres, east of Sedro Woolley, from Agriculture – Natural Resource Lands to Natural Resource Industrial.
- LR 20-02 Small Scale Business Zone Use Amendment: Amend SCC 14.16.140 Small Scale Business (SSB) zone to include restaurants as a permitted use.

- LR 20-05 Public Notice Amendment for Mineral Resource Extraction Area: Amend SCC 14.06.150, Public Notice Requirements. For mineral extraction activities notice must be provided within one mile and be posted at any post offices of nearby communities.
- LR20-07 Accessory Dwelling Unit Code Amendment: This proposal relaxes the family member occupancy requirement and removes the current Accessory Dwelling Unit size restrictions for existing structures.
- LR21-02 Clarify CaRD Land Divisions and the “Reserve” Function: Clarify the definition and function of the Conservation and Reserve Developments (CaRD) within the Comprehensive Plan and code.
- LR21-04 Agricultural Processing Facilities in Bayview Ridge-Light Industrial: Clarify “Agricultural and food processing, storage and transportation”, a permitted use in Bayview Ridge Light Industrial (BR-LI) zone, by adding Agricultural slaughtering facilities as an accessory use incidental to Agricultural and food processing, storage and transportation facilities.

County initiated proposals:

- C21-1 2020 Comprehensive Parks & Recreation Plan: Update the Comprehensive Plan to incorporate the 2020 Comprehensive Parks & Recreation Plan. This includes review of zoning and consistency of park classifications.
- C21-2 SEPA Determination Review Timing: The code for independent SEPA reviews does not require the submittal of a development permit when in the feasibility stage. This amendment would clarify that an appeal can be filed prior to a permit decision.
- C21-3 Hamilton Zoning & Comprehensive Plan Updates: Changes to the County Comprehensive Plan are needed to reflect the 2019 Hamilton annexation. This change will clean up zoning references that don’t exist anymore.
- C21-4 Reduced Front Setback to Include Class 19 Roads.
- C21-5 Pre-application requirement: Pre-application meeting requirement associated with a Project permit would no longer be required.

More information and public comments are available at the website above.

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 a completed environmental checklist and other information on file with the lead agency and is available upon request.

The threshold determination is issued under a separate cover, available on our website at the address above. Skagit County will not act on this proposal during the comment period. 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 16.12.210, no administrative appeal process is available for this legislative action.

How to Comment

Option 1: Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name ("Skagit County's 2021 Docket of Proposed Policy, Code, and Map Amendments") in the subject line. Include your comments in the body of your email message rather than as attachments and include your full name and mailing address.

Option 2: Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Planning and Development Services
Comments "Skagit County's 2021 Docket of Proposed Policy, Code, and Map
Amendments"
1800 Continental Place
Mount Vernon WA 98273

All comments must be received by the deadline referenced above, and include your full name and mailing address. Comments not meeting these requirements will not be considered.

Option 3: You may also comment at the Public Hearing. Due to the COVID-19 Pandemic the hearing will be held as a remote meeting. If you wish to provide verbal testimony, please send email to pdscomments@co.skagit.wa.us, with your name, phone number, and include a request to be added to the speakers list in the body of the email. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

Virtual meeting access information can be found on the Board of County Commissioners agenda, posted Thursday prior to the meeting, here:

<https://www.skagitcounty.net/Departments/PlanningCommission/PCminutes.htm>

Anyone who plans to attend the public hearing and has special needs or disabilities should contact Planning and Development Services at (360) 416-1320 at least 96 hours before the hearing to discuss and arrange any special accommodations.