



# 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:** October 5, 2023

**Proposal name:** Skagit County's 2023 Docket of Proposed Policy, Code, and Map Amendments

**Documents available:** [www.skagitcounty.net/2023CPA](http://www.skagitcounty.net/2023CPA)

**Lead Agency:** Skagit County Planning & Development Services

**Contact Person:** Sarah Ruether, Senior Planner

**Publichearing Body:** Skagit County Planning Commission

**Publichearing Date:** October 24 at 6:00 p.m.

**Written comment deadline:** October 26, 2023 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 2023 docket consists of twelve petitions, two citizen-initiated and ten staff-initiated, to amend the Skagit County Comprehensive Plan, Land Use and Zoning Map, and Development Regulations.

- LR23-01 Dunlap Rural Reserve Rezone: rezone 21 acres from Agricultural-Natural Resource Lands to Rural Reserve.
- LR23-03 Port of Skagit Bayview Ridge Rezone: rezone a portion of one parcel, which has a split zoning designation, from Bayview Ridge-Residential to Bayview Ridge-Light Industrial.

### County initiated proposals:

- C23-1 Seawater Intrusion Area Well Drilling Requirements: amend the critical areas ordinance to require applicants to submit an application and supporting materials for review by the Planning Department prior to drilling a well in a seawater intrusion area with a sole source aquifer.
- C23-2 Qualified Professional Definition: update the definition of “Qualified Professional” in SCC 14.04 to ensure consistency with surrounding jurisdictions and competency of consultants for Skagit County.
- C23-3 OSRSI Allowed Uses Amendment: amend SCC 14.16.500(3) to allow trails to be a permitted use in the OSRSI zone, while trailheads are kept as an administrative special use.
- C23-4 Master Planned Resort Designation: amend code language to refer to Master Planned Resort as a zone designation, not a special use, to remain consistent with the Comprehensive Plan and Growth Management Act.
- C23-5 Fire Marshal Code Amendment: amend SCC 14.16.850(6) to remove the requirement for a foam applicator for firefighting in a building located outside of a Skagit County fire district.
- C23-6 Temporary Manufactured Homes Title Notice Requirement: require a title notice for temporary manufactured homes.
- C23-7 Flow Sensitive Basin Rules: update and remove flow sensitive basin regulations which have been superseded by the Skagit and Stillaguamish Instream Flow Rules.
- C23-9 Primitive Campground Definition Amendment: amend the primitive campground definition to clarify which amenities would qualify a site as a primitive campground.
- C23-10 Countywide Planning Policies Update: adopt amended Countywide Planning Policies recommended by the Growth Management Act Steering Committee.
- C23-11 General Code Language Clean Up: amend stormwater and wireless facilities code language to correct inconsistencies found by code revisers during updates in 2022.

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 and at the above listed website.

This determination is issued pursuant to WAC 197-11-340(2). Skagit County will not act on this proposal for at least 14 days from the publish date indicated in the table above. Written comments regarding this Determination of Nonsignificance must be submitted by the written comment 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](mailto:pdscomments@co.skagit.wa.us) with the proposal name ("Skagit County's 2023 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.

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

Planning and Development Services  
Comments on "Skagit County's 2023 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 in person. If you wish to provide verbal testimony, please send an email to [pdscomments@co.skagit.wa.us](mailto: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.

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.

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