



Planning & Development Services

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STATE ENVIRONMENTAL POLICY ACT Determination of Non-Significance (DNS)

Description of Proposal: Skagit County 2025 Periodic Comprehensive Plan and Development Regulations Update.

The proposal includes updates to the Comprehensive Plan as follows:

- Comprehensive Plan's vision, goals, policies, background information, and appendices.
- Comprehensive Plan's various chapters with maps, charts and tables including the Housing Element to reflect the updated requirements under the Growth Management Act.
- Housing Element to meet recent state laws addressing the affordability of housing at all income levels and to reduce racially disparate impacts. Associated with this are rural residential zoning adjustments.
- A new Climate Element with Greenhouse Gas (GHG) Emissions Reduction and Climate Resilience Sub-Elements.

The proposal also includes one Urban Growth Area (UGA) amendment. The City of Anacortes is requesting to expand the Anacortes UGA to incorporate nine (9) city owned parcels totaling 107.24 acres. All these parcels, except for P32547, are currently used exclusively for recreational purposes and will continue to be used in this capacity. The city-owned parcels are all zoned Rural Reserve (RRv), with the exception of P32547, which is zoned Rural Resource – Natural Resource Lands (RRc-NRL). The City is requesting to expand the UGA to incorporate the city owned parcels because the City manages the properties and would eventually like jurisdiction over those areas.

If approved, the properties would be eligible to be annexed into the City of Anacortes city limits. After such time, the properties will be served by the City of Anacortes and can be developed according to city development regulations. County regulations will not apply to these parcels after annexation.

The County is also updating its development regulations for consistency with the proposed Comprehensive Plan amendments, including zoning, subdivision, and critical areas regulations. This includes:

- Allowance for vehicle charging stations in the NRI, IF-NRL, SF-NRL, URP-OS, OSRSI zones.
- Increase opportunities for housing within LAMIRDs which aligns with rural character and the requirements of RCW 36.70A.070(5).
- Add definitions and allow for indoor emergency shelter, transitional housing, emergency housing, and permanent supportive housing in the appropriate residential and commercial zones.
- Update definitions for consistency with RCW [36.70A.030](#) and [84.36.043\(3\)\(c\)](#) to allow supportive housing types.
- Add tables and Essential Public Facilities list to include behavioral health facilities.

- Update zoning code (SCC 14.16) to allow unit lot subdivision, middle housing (in Rural Village Residential), manufactured home and mobile home parks (in Rural Village Residential) where appropriate public facilities and services are provided.
- Updates in the legislative actions chapter (14.08) to require a countywide analysis of all resource lands prior de-designation and a climate impact analysis prior to urban growth area alterations.
- Allowance for two Accessory Dwelling Units (ADU) in UGAs when public sewer is available.
- Updates to critical areas ordinance based on Best Available Science and to improve clarity for readability and implementation.

In addition to development regulation changes proposed for consistency with the Comprehensive Plan and GMA changes which have occurred since the last periodic comprehensive plan update in 2016, a reorganization of the county's development code to improve its structure and facilitate residential permitting is being completed. Board objectives include:

- Improve readability, usability, and administration of the code by improving the organization of code chapters;
- Align terminology and improve plain language of the code;
- Delete duplicative code language that could result in inconsistencies in interpretation or administration, and to improve maintainability of the code;
- Streamline residential permitting requirements including by reducing the need for variances and streamlining the lot certification process;
- Integrate Administrative Official Interpretations (now known as Director Interpretations under revised SCC 14.06.130 adopted by ordinance O20240005); and
- Minimize code renumbering where possible given the other objectives above.

[Important project documents may be found on the Skagit County 2025 Comprehensive Plan Update website](#). This includes the Draft Comprehensive Plan and related documents.

Proponent: Skagit County

Location of Proposal: Applies to areas within the unincorporated areas of Skagit County, WA.

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 43.21C.030(2)(c). This decision was made after review of completed environmental checklists and other information on file with the lead agency.

This determination of non-significance 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 pm, May 30, 2025.**

Appeals process: Pursuant to SCC 16.12.210, no administrative appeal process is available for this DNS on this legislative action. Appeals may be filed with the Western Washington Growth Management Hearings Board, following final Board of County Commissioner action on the proposal, based on written comments submitted on the DNS by the deadline noted above.

Comments: Comments are accepted digitally or on paper, please include (1) your full name, (2) your mailing address, and (3) the proposal name in the subject line. 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. Please direct any comments concerning this threshold determination to:

Robby Eckroth, AICP – Senior Planner
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SEPA Responsible Official: Jack Moore, Director/Administrative Official,
Skagit County Planning & Development Services

Date of Decision: May 15, 2025

Signature _____
Jack Moore, Director/Administrative Official
Skagit County Planning & Development Services

Publication Date: May 15, 2025

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