



Planning & Development Services

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Memorandum: 2026 Planning Docket

To: Board of County Commissioners
From: Robby Eckroth, Senior Planner
Date: March 03, 2026
Re: Docketing Proposed Annual Comprehensive Plan, Map, and Development Code Amendments

Background

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

The County also accepts suggestions for development regulation amendments. An analysis for each map and text proposal describes how each proposed amendment is either consistent or inconsistent with the annual amendment review criteria, and maps are included for each proposed zoning amendment.

The remainder of this memo describes the docketing criteria and process and briefly summarizes the amendment proposals.

Process Summary

SCC Chapter 14.08 provides the following criteria for analyzing petitions:

- Petitions for amendments are accepted until the last business day of July of each year.
- The Department analyzes the petitions against the docketing criteria in SCC 14.08.030 and issues a recommendation to the Board. (See Petitions and Department Recommendations section below.)
- The Board holds a public hearing to allow applicants and the public to comment on the docketing recommendation.
- The Board must decide which petitions to include in the docket at a subsequent meeting under SCC 14.08.040. The Board has three options with respect to any proposal:
 - include a proposal for docketing;
 - defer the proposal until the next annual amendment cycle; or
 - exclude the proposal without prejudice.

¹ [RCW 36.70A.130\(1\)\(a\)](#).

The Board’s decision to include a proposed amendment in the docket is procedural and does not constitute a decision as to whether the amendment will ultimately be approved.

The petitions included in the docket move forward for SEPA analysis, Department of Commerce review, legal review, and subsequent review by the public, Planning Commission, and the Board through the process described in SCC 14.08.080–090.

Table 1. Timeline of the Yearly Docketing Process.

Date	Hearing Body	Meeting Type	Actions
March 10, 2026 10:30 AM	BoCC	Work Session	Discussion of 2026 Docket Petitions
April 14, 2026 10:15 AM	BoCC	Public Hearing	Accept testimony on which proposals merit inclusion in the Docket.
May 19, 2026 10:30 AM	BoCC	Deliberations	Docket established via Resolution.
Summer 2026	Planning Commission	Work Session	Discussion of upcoming Docket public hearing.
Summer 2026	Planning Commission	Public Hearing	Accept testimony on the proposals included in the Docket.
Summer 2026	Planning Commission	Deliberations	Recorded motion with recommendations to the BoCC.
Fall 2026	BoCC	Deliberations	Deliberate on whether to include, exclude, or defer amendments

Table 1 Summarizes the review process with approximate timeframes of each action. RCW 36.70A.130(2)(a) states that the Comprehensive Plan, with few exceptions, may not be amended more than once per year.

Department Docketing Criteria

SCC 14.08.040 requires the Department to make a recommendation to the Board as to which of the petitions the Department should be included in the docket. The Department must consider each of the following factors (“the docketing criteria”) in making its recommendation:

- (a) The petition complies with the filing requirements;*
- (b) The proposed amendment, in light of all proposed amendments being considered for inclusion in the year’s docket, can be reasonably reviewed within the staffing and operational budget allocated to the Department by the Board;*
- (c) A proposed amendment, to be adopted, would not require additional amendments to the Comprehensive Plan or development regulations not addressed in the petitioner’s application, and is consistent with other goals, objectives and policies adopted by the Board;*
- (d) A proposed amendment raises policy, land use, or scheduling issues that would more appropriately be addressed as part of an ongoing or planned work program, or as part of a regular review cycle;*
- (e) Some legal or procedural flaw of the proposal would prevent its legal implementation; or*

(f) *The proposal lacks sufficient information or adequate detail to review and assess whether or not the proposal meets the applicable Comprehensive Plan designation criteria. This does not preclude the Department from asking for additional information at a later date.*

2026 Petitions and Department Recommendations

Skagit County received the following timely petitions to amend the Comprehensive Plan or development regulations. For each proposal, the Department has provided a summary of the proposal, analysis against the docketing criteria, and a recommendation. The full text of each petition is available on the 2026 Docket [webpage](#).

Proposal Naming Convention

The proposals are organized and identified as described below, depending on whether they are policy, code or map amendments submitted by members of the public, or were initiated by the County:

LRPLN##-##: Proposal submitted by a member of the public or property owner for an amendment to Comprehensive Plan policies, development regulations, or a map amendment.

###-#: Proposal initiated by the County to amend the Comprehensive Plan policies, map, or development regulations.

Citizen Petition Summary

The public has submitted two timely petitions for consideration in this year’s docket.

Table 2. Citizen Petitions for the 2026 Docket

Number	Title & Petitioner	Description	Department Recommendation (Include, Exclude, or Defer)
Rezoning/Map Amendments			
LRPLN-2025-0001	23528 Old Day Creek Road Rezone Request (ABAWA II LLC)	Rezone 0.3 acre parcel located at 23528 Old Day Creek Road, Clear Lake (P23311) from Rural Village Residential (RVR) to Small Scale Business (SSB).	Include
LRPLN-2025-0003	17684 Allen Road Mineral Resource Overlay Designation Request (Jon Rasar)	Inclusion of Five Parcels (Parcels P109100, P109099, P109098, P34222, P34233) located at 17684 Allen Road, Bow into the Skagit County Mineral Resource Overlay	Include

Department Amendments Summary

The Department has recommended one amendment for consideration in this year’s docket.

Table 3. Department Amendments for the 2026 Docket.

Number	Title & Petitioner	Description
C26-1	General Code Language Clean Up (PDS)	General Code Language Clean Up as identified as needed by PDS staff. These amendments will be minor in nature and are intended to clarify the code, correct inconsistencies, and address grammatical errors.

Citizen Petitions and Department Recommendations

Skagit County received the following timely petitions and suggestions to amend the Comprehensive Plan policies, map, or development regulations. For each proposal, the Department has provided a summary of the proposal, analysis of the docketing criteria, and a recommendation. The full text of each petition is available on the Comprehensive Plan Amendment [webpage](#).

LRPLN-2025-0001 ABAWA II LLC Old Day Creek Small Scale Business (SSB) Rezone Petition

(Quasi-Judicial: 14.08.060 Petitions—Approval criteria for map amendments and rezones.)

Summary

This proposal seeks to rezone 0.3 acres at 23528 Old Day Creek Road (P23311) in Clear Lake from Rural Village Residential (RVR) to Small-Scale Business (SSB). The property is located adjacent to the southeast corner of the roundabout where State Route 9 intersects Old Day Creek Road and Francis Road, and is located approximately 2 miles south of Sedro-Woolley and 2.75 miles east of Mount Vernon.

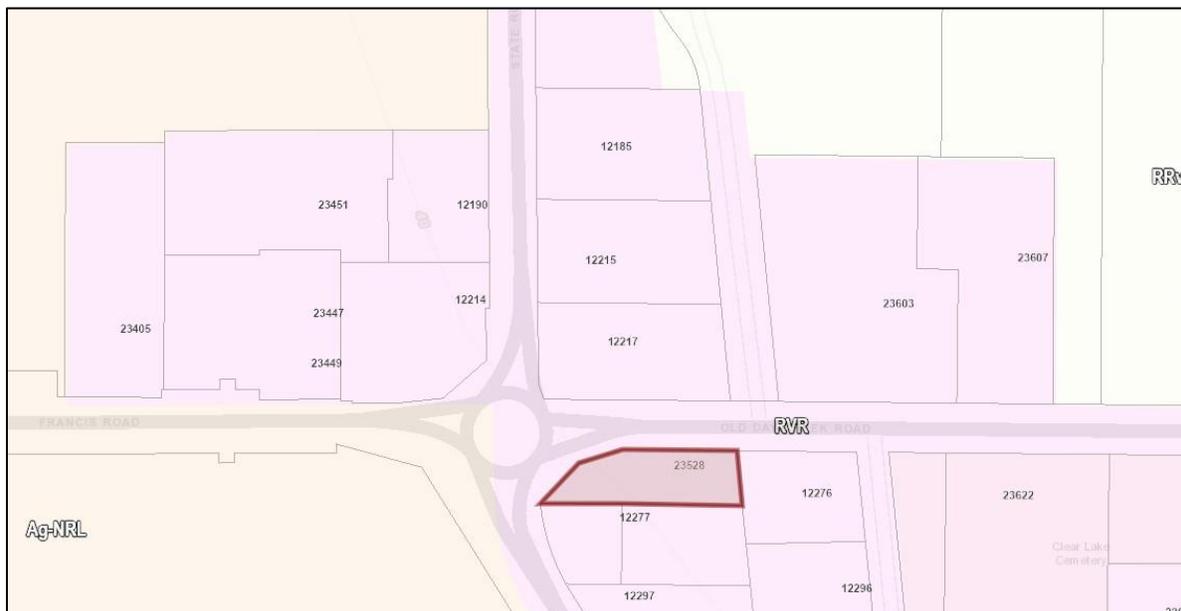


Figure 1 Parcel Map of P23311 Rezone

Historically this property has been the site of a home, and a detached shop that was historically used as a hydraulic repair business since the 1960s. In 2017, the property was purchased by the Washington State Department of Transportation for the purpose of constructing a roundabout at the corner of State Route 9 and Old Day Creek Road. WSDOT demolished the house which occupied the west half of the property, leaving only the shop standing on the east side of the property. Once the roundabout was constructed, WSDOT sold the property.

The current owner and applicant, Jasmine Wilson-Diedrich (ABAWA II LLC), purchased the property in 2022 and rented the shop to a moving and junk removal service business, to house their business. The business stores vehicles associated with the business at the site. Junk that is removed from its place of origin is brought directly to a waste transfer station and is never stored on the property. The existing

business on site only stores trucks during non-business hours, and does not have customers that visit the site.

The applicant is requesting this rezone to bring the property into compliance with the zoning code. The purpose of the Rural Village Residential (RVR) zone is to primarily preserve portions of Rural Villages designated for residential uses and allows limited non-residential uses such as home-based businesses. Since the business is not secondary to a residential use, a home-based business use is not an option to accommodate the junk removal business. Therefore, the applicant is requesting a rezone to Small Scale Business (SSB) which would allow the existing use to continue as a “Small Retail and Service Business” use which is allowed as a permitted use in the SSB zone per Table 14.12.020-1 in Skagit County Code.

History

This is a new petition that has not been docketed in the recent past.

Recommendation

The Department recommends the Board **include** this petition in the Planning Docket.

Analysis

The SSB designation is a Type 3 Limited Area of More Intense Rural Development (LAMIRD), as authorized under Revised Code of Washington 36.70A.070 (RCW 36.70A.070(5)(d)(iii)). Type 3 LAMIRDs allow for the intensification of development on lots containing isolated nonresidential uses, as well as new development of isolated cottage industries and small-scale businesses. These uses are not principally designed to serve the existing or projected rural population, but they do provide employment opportunities for rural residents.

Per the Skagit County Comprehensive Plan, the SSB zone allows small-scale commercial or industrial activities involving the provision of services or fabrication or production of goods, primarily for clients and markets outside of the immediate rural area. The SSB designation may be applied to existing or new businesses. Typical uses within the SSB zone include the small-scale production or manufacture of goods; the production, repair and servicing of specialized tools and equipment; and the provision of services, including professional, management, consulting, construction, and repair services.

The subject property is already zoned Rural Village Residential (RVR), which is considered a Type 1 LAMIRD. Type 1 LAMIRDs are established around areas of existing concentrated development. Accordingly, the existing Clear Lake LAMIRD boundary would remain unchanged, and this proposal would not create a new LAMIRD and would be contained within the existing LAMIRD boundary.

As the requested rezone appears to meet all of the docketing criteria and does not appear to be in conflict with the Growth Management Act, Skagit County Comprehensive Plan, or Skagit County Code, the Department recommends docketing this petition.

LRPLN-2025-0003 Rasar Mineral Resource Overlay Designation Petition (Quasi-Judicial: 14.08.060 Petitions—Approval criteria for map amendments and rezones.)

Summary

The petition seeks to designate five parcels—P109100, P109099, P109098, P34222, and P34233—within the Mineral Resource Overlay (MRO). The parcels are all owned by John Rasar. Collectively, the parcels encompass approximately 13.93 acres and are zoned Rural Resource – Natural Resource Lands (RRc-NRL). The subject properties are located roughly 3,000 feet west of Interstate 5 and approximately 2.5 miles northwest of the Burlington city limits. They lie directly west of an existing Miles Sand and Gravel mineral extraction site and the current Mineral Resource Overlay boundary and are accessed by Allen Road, the route currently used for mineral hauling. The parcels are also directly north of the BNSF rail line.

The petitioner is requesting to designate the subject parcels within the Mineral Resource Overlay for future potential mineral extraction opportunities. Mining operations require approval of a Hearing Examiner Special Use Permit and are subject to the requirements of SCC 14.52 – Special Use Permits for Mining. If the MRO designation request is approved, the applicant would be required to obtain approval of a Hearing Examiner Special Use Permit and would be subject to environmental review under the State Environmental Policy Act (SEPA).



Figure 2 Parcel Map of P109100, P109099, P109098, P34222, and P34233



Figure 3 Aerial Image of P109100, P109099, P109098, P34222, and P34233

Recommendation

The Department recommends **including** this petition from the docket.

History

This is a new petition that has not been docketed in the recent past. However, two of the subject parcels were included in the Mineral Resources Overlay in the past and were removed from the overlay with the adoption of the 2005-2007 Periodic Comprehensive Plan update.

Analysis

The MRO is an overlay to Forest and Rural Resource lands, where geologic deposits and land use characteristics have long-term commercial significance for mineral extraction. The County has designated an estimated 61,682 acres as MRO.

During the 2005–2007 periodic update to the Comprehensive Plan, the County conducted an in-depth review of geologic formations and potential mineral resource deposits and revised the Mineral Resource Overlay mapping. Parcels P109100 and P34223 were included within the MRO prior to the updated Comprehensive Plan taking effect on October 16, 2007. However, during the update process, the two parcels were removed from the Mineral Resource Overlay. In researching this docket petition, staff were unable to locate documentation explaining the rationale for their removal.

Site-specific drilling submitted by the applicant indicates the presence of a significant aggregate resource on the property. The DNR's Aggregate Resource Inventory of Skagit County further identifies the site as being within 10 miles of areas with high aggregate demand, placing it within a favorable transportation distance.

Skagit County Comprehensive Plan goals and policies related to the Mineral Resource Overlay are contained in the Natural Resource Lands Element, beginning on page 125. Designation criteria for mineral resource lands are set forth in Policy 4D-1.1.

The petition appears to meet the applicable docketing criteria outlined in this memorandum. Accordingly, staff recommend that the petition be included on the 2026 docket. If docketed, staff will evaluate the proposal for consistency with all relevant Comprehensive Plan goals and policies.

County-Initiated – Comprehensive Plan or Code

C26-1 General Code Language Clean Up

Summary

Staff request that general code language clean-up be included as part of this docket. These amendments will be minor in nature and are intended to clarify provisions, correct inconsistencies, and address grammatical errors.

The Planning Commission is currently reviewing a separate miscellaneous code amendment item. Any additional issues identified by staff following the docketing and adoption of those miscellaneous amendments will be incorporated into this petition.

Recommendation

The Department recommends **including** this petition in the Planning Docket.

How to Comment

The comment period will begin March 12, 2026. The public may submit written comments via email to pdcomments@co.skagit.wa.us (preferred) or via US mail. All paper comments must be submitted on 8 ½ x 11” paper to the address below:

Skagit County Planning & Development Services
RE: Comments “Skagit County 2026 Docket of Proposed Policy, Code, and Map Amendments”
1800 Continental Place
Mount Vernon, WA 98273

All comments must be received by April 16, 2026, at 4:30 p.m. and include (1) your full name, (2) your mailing address. Comments not meeting these requirements will not be considered.

The public hearing will be held on April 14, 2026, at 10:15 AM. The Board of County Commissioners will host the public hearing in the Commissioner’s Hearing Room at 1800 Continental Place, Mount Vernon, WA 98273. You may attend in person, watch the hearing on TV21, or stream the hearing via Zoom on your phone, computer, or tablet. Please visit the Commissioner’s webpage for more information on viewing options. <https://www.skagitcounty.net/Departments/CountyCommissioners/main.htm>

Public hearing testimony is limited to three minutes, so written comments are preferred.