

Work Session

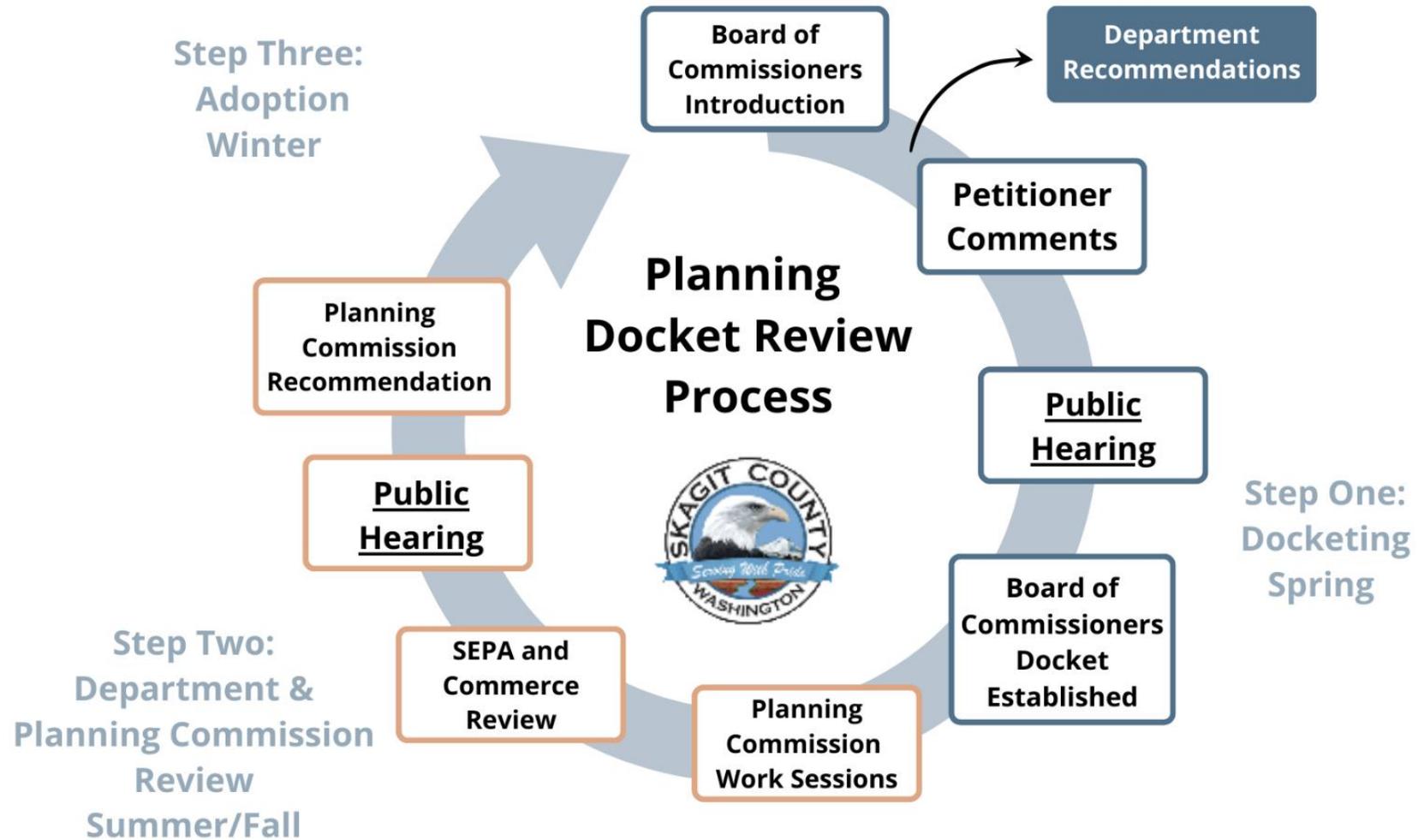
2026 Docket

Robby Eckroth
Long Range Senior Planner
March 10, 2026

Project Website:

<https://www.skagitcounty.net/Departments/PlanningAndPermit/2026CPA.htm>





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Docketing Criteria

- Petition complies with filing requirements.
- Petition can be reasonably reviewed by staff within the yearly work plan.
- Proposed change would not require additional amendments and is consistent with goals/policies of the Board.
- Proposed change would be more appropriately addressed through an ongoing or future work program.
- The proposal lacks sufficient information for review.



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LRPLN-2025-0001 Wilson-Diedrich Small Scale Business Rezone

- Rezone 0.3 acres at 23528 Old Day Creek Road (P23311) in Clear Lake from **Rural Village Residential (RVR)** to **Small-Scale Business (SSB)**.
- Historically property was site of a home, and a detached shop that was used as a hydraulic repair business since the 1960s.
- Property was purchased by the Washington State Department of Transportation in 2017 for the purpose of constructing a roundabout.
- WSDOT demolished the house leaving only the detached shop.



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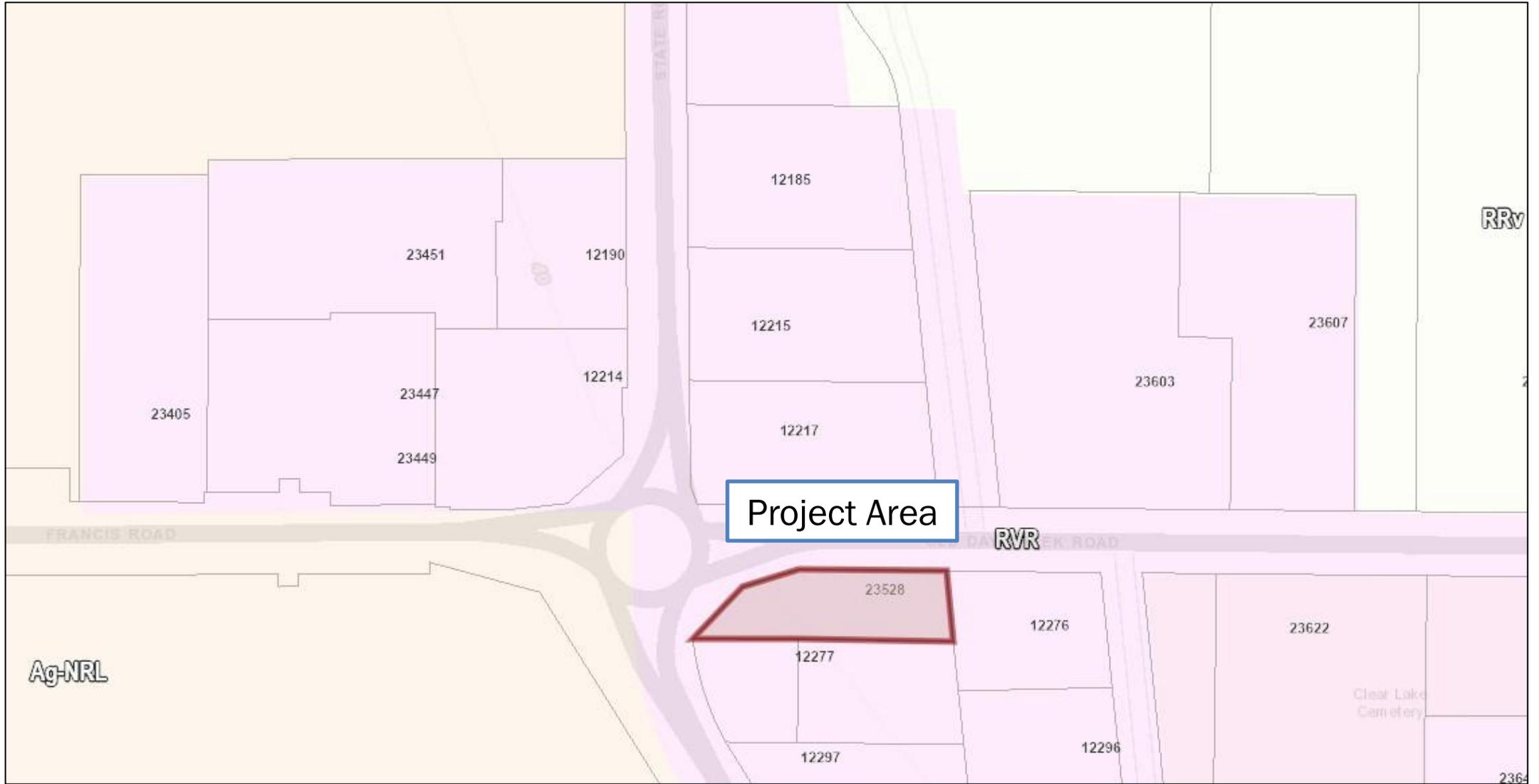
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Department Recommendation: **Include**



Project Area





LRPLN-2025-0001 Wilson-Diedrich Small Scale Business Rezone

- Current owner purchased the property in 2022 and rents the shop to a moving and junk removal service business.
- Applicant is requesting this rezone to bring the property into compliance with the zoning code.
- RVR zone primarily designated for residential uses and allows only limited non-residential uses.
- SSB zone allows small-scale commercial or industrial activities



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Department Recommendation: **Include**

LRPLN-2025-0001 Wilson-Diedrich Small Scale Business Rezone

- Property is already zoned RVR, which is considered a Type 1 Limited Area of More Intense Rural Development (LAMIRD).
- Type 1 LAMIRDs are established around areas of existing concentrated development.
- Existing Clear Lake LAMIRD boundary would remain unchanged.



Project Website:

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Department Recommendation: **Include**

LRPLN-2025-0003 Rasar Mineral Resource Overlay (MRO) Designation

- Petition seeks to designate five parcels (P109100, P109099, P109098, P34222, & P34233) within the Mineral Resource Overlay (MRO).
- Parcels encompass approximately 13.93 acres.
- Zoned Rural Resource – Natural Resource Lands (RRc-NRL).
- Parcels located directly west of an existing mineral extraction site and the current MRO boundary.
- Applicant requesting to designate parcels within the MRO for future potential mineral extraction opportunities.



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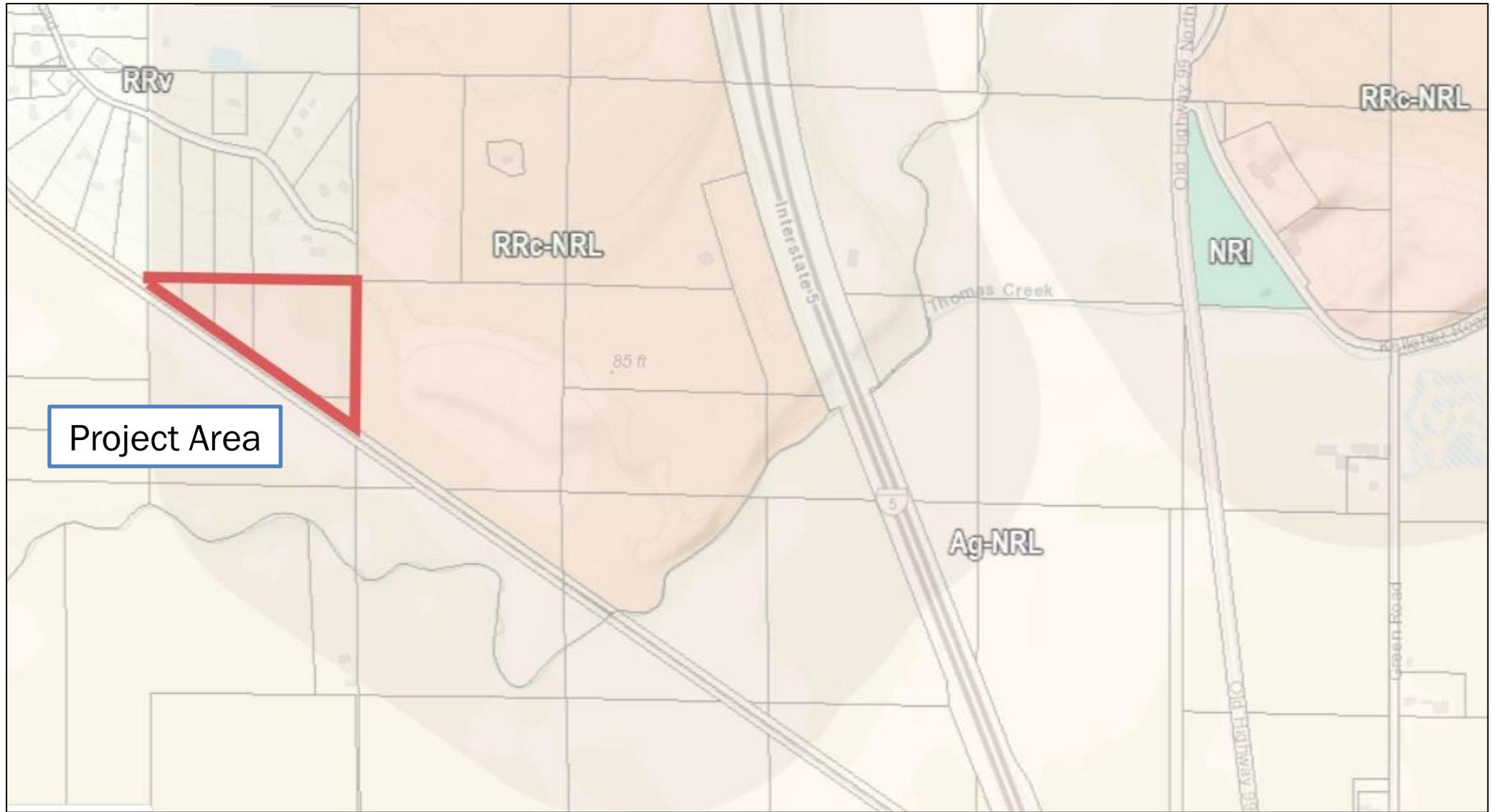
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Department Recommendation: **Include**



Project Area





LRPLN-2025-0003 Rasar Mineral Resource Overlay (MRO) Designation

- 2007 periodic comprehensive plan update, County conducted an in-depth review of potential mineral resource deposits and revised the MRO.
- Parcels P109100 & P34223 were included within the MRO prior to update taking effect October 16, 2007.
- Site-specific drilling submitted by the applicant indicates the presence of a significant aggregate resource on the property.
- DNR's Aggregate Resource Inventory of Skagit County further identifies the site as being within 10 miles of areas with high aggregate demand.



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Department Recommendation: **Include**

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Department Recommendation: **Include**

LRPLN-2025-0003 Rasar Mineral Resource Overlay (MRO) Designation

- County Comprehensive Plan goals and policies related to the Mineral Resource Overlay are contained in the Natural Resource Lands Element.
- Designation criteria for mineral resource lands are set forth in Policy 4D-1.1.
- If docketed, staff will evaluate the proposal for consistency with all relevant Comprehensive Plan goals and policies.
- If MRO designation is approved, 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).



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Department Recommendation: **Include**

C26-1 General Code Language Clean-Up

- Staff request that general code language clean-up be included as part of this docket.
- Amendments will be minor in nature and are intended to clarify provisions, correct inconsistencies, and address grammatical errors.
- Planning Commission is currently reviewing a separate miscellaneous code amendment item.
- Additional issues identified by staff following the docketing and adoption of those miscellaneous amendments will be incorporated into this petition.



Department Recommendation: **Include**

How to Comment

- **Public comment period opens Thursday March 12, 2026 and will close on Thursday, April 16, 2026 at 4:30pm.**
- **Three options – mailing, emailing, or attending the public hearing on April 14, 2026 at 10:15 am.**
 - Mail to 1800 Continental Place, Mount Vernon, WA
 - Email to pdscomments@co.skagit.wa.us
- **Please provide your full name and address for any submitted comments.**
 - **May 19 at 10:30 am – BoCC Deliberations***

