



Planning & Development Services

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Memorandum

To: **Planning Commission**

From: Michael Cerbone, AICP
Andrew Graminski, Long Range Planning Intern

Date: July 25, 2019

Re: **Planning Commission Workshop Follow up – Docket Item C-3**

This is a supplemental staff report outlines questions from planning commissioners from the July 2 2019 Planning Commission workshop on docket item C-3. Questions and responses from staff are outlined below.

Question: What is the justification behind this docket item?

Response: SCC 14.18.500(2)(c) has been hindering economic development of small incubator business near the airport and zones near Bayview Ridge including Bayview Ridge-Light Industrial and Heavy Industrial and Aviation Related and Aviation Related Limited. The code provision requires a property owner to process and complete a land division (Binding Site Plan) in order to be able to lease space to more than two entities. Staff believes the intent of the Binding Site Plan process was to provide a more efficient way for commercial and industrial property owners to be able to transfer (sell) properties, in an effort to promote economic development.

Staff spoke with a local property owner who noted that this requirement encumbers his ability to lease space to business that would like to locate in Skagit County. He noted that by the time he hires a surveyor, completes the first application, gains approval, and records the final survey, the user can already be accommodated within Whatcom County or Anacortes where there are not similar requirements.

Question: Why would only BR-LI, BR-HI, AVR, and AVR-L be exempt from 14.18.500(2)(c) and not any other zones?

Response:

These were the specific zones that were identified last year, Upon closer examination of the standard PDS is proposing to remove SCC 14.18.500(2)(c). After reviewing this section of code and having discussions with staff members, it has been determined that this section of the code is inhibiting economic development because it requires an applicant to get approval of a land

division to be able to lease space. Land divisions are necessary to be able to transfer (sell) property, they are not necessary to be able to lease property.

Question: When was the original ordinance for binding site plans adopted?

Response:

We are still researching this question and will provide the information at a later date.