



Comprehensive Plan Policy/Zoning Map

LRPLN2025-0001

Amendment Application Checklist

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
voice 360-336-9410 · fax 360-336-9416 · www.skagitcounty.net/planning

Applications must be received by the last business day of July for docketing in the same year. Applications received after July will not be considered until the following year's docket.

Applications to change a municipal urban growth area boundary must be submitted by the applicable municipality. Individual applications to change urban growth area boundaries are not accepted.

All Applicants Must Submit the Following:

Fact Sheet

The fact sheet must be fully completed, signed, dated and submitted prior to the last business day of July.

Completed Questionnaire (See pages 3 and 4)

SEPA Checklist

Note: The SEPA checklist and fee, if required, are due upon request from the Department if the Board of County Commissioners grants approval of this application for further consideration during docketing.

Date Received:

Accepted by

Permit Number

Zoning / Setbacks

Flood Plain / Floodway

Shoreline

Notes:

Form with horizontal lines for input next to labels: Date Received, Accepted by, Permit Number, Zoning / Setbacks, Flood Plain / Floodway, Shoreline, Notes.

Applicants for Map Amendments Must Also Submit the Following:

Assessor's Map

A copy of the Skagit County Assessor section map including the subject parcel(s), full scale (18" x 24") or letter size (8.5" x 11). Full scale maps can be purchased from the Assessor's Office. **Please identify the subject parcel(s).**

Land Use Map

A map showing the subject property or properties with property lines identified and the Comprehensive Plan/Zoning designations of all properties within 500 feet of the site.

Requirements for site-specific map amendments only:

A site-specific map amendment is one that "applies to a specific number of parcels which are in readily identifiable ownership or is in conjunction with an identifiable development proposal." (SCC 14.08.020(6))

Fees \$ _____ SEPA \$ _____

Note: For review that requires more than 80 hours of staff time, the applicant will be billed at the hourly rate as shown on the fee schedule.

This application may be considered complete without payment of the SEPA fee. The SEPA fee is due upon request from the Department if the Board of County Commissioners grants approval of this application for further consideration during docketing.

Ownership Certificate

A signed and notarized ownership certificate is required.

Lot of Record Certification

Note: Certification is not required for policy or area-wide map amendment.

Applicants for a Change to Commercial or Industrial Designations Must Also Submit the Following:

Commercial / Industrial Phasing Plan (Optional - See SCC 14.08.020(7)(c)(iii))

Site Plan

A site plan drawn to scale of not less than 1" = 40' clearly showing dimensions of all property lines; location and dimensions of existing structures, proposed buildings and additions; access points; off street parking/ existing and proposed landscaping; location of sewer lines and connections, or septic tank and drain field including the distances from all structures (existing and proposed) from property lines and each other.

Submittals on 8.5" x 11" paper preferred, 11" x 17" maximum.

Section 3 Questionnaire

Prior to submittal, please answer all of the questions below that are applicable to your proposal. Provide your answers on separate attached sheets and reference the question numbers in your answer. Include maps, graphics and other information as necessary. Please be thorough. Incomplete or misleading information may cause unwarranted delays in processing and/or denial of the application. Answering these questions will require an understanding of the applicable provisions of the Skagit County Comprehensive Plan and Skagit County Code Title 14. Both are available at Skagit County Planning & Development Services or online at www.skagitcounty.net. **All Applicants** must answer the following:

1. Please provide a detailed statement of what is proposed to be changed and why. Include suggested amendatory language to the Comprehensive Plan, if applicable. For proposed map amendments to a commercial or industrial designation, include additional information relating to the proposed commercial or industrial use.
2. Has there been a change in circumstances pertaining to the Comprehensive Plan or public policy that would justify this proposal? Or, in the case of site-specific Comprehensive Plan/Zoning map amendments, has there been a change in circumstances pertaining to the subject property that is beyond the control of the landowner?
3. For policy and map amendments, what do you anticipate will be the impacts resulting from the proposed change in a policy or map amendment? What geographic areas may be affected? What other issues do you anticipate as a result of the proposal? (Note: If this application is approved for further consideration by the Board of County Commissioners, you may also be required to submit a State Environmental Policy Act (SEPA) checklist, which would require a more detailed analysis of the potential impacts, if any, of your proposal.)
4. For policy and/or comprehensive plan/zoning map amendments, please state why existing Comprehensive Plan policies or map designations should not continue to be in effect or why they no longer apply.
5. How would the proposal comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? (The community vision statements are discussed in Chapter 1 of the Comprehensive Plan. Goals, objectives and policies are described in Chapter 2, and are found throughout the Comprehensive Plan.)
6. How is this proposal supported by functional plans and Capital Facility Plans? In other words, would the proposed policy, designation and/or land use be consistent with the capital improvement plans of the various service purveyors (water, roads, fire, parks, schools, etc.) and not adversely affect their ability to provide these services.
7. How would this proposal affect implementing land-use regulations found in Skagit County Code Title 14? What changes would be necessary to bring the implementing land-use regulations into compliance with the Comprehensive Plan as proposed to be amended? (For example, a proposed new policy relating to historic preservation may require corresponding zoning code amendments to regulate the use and reuse of historic structures.)
8. What measures have you taken to solicit public review or inform the public of this proposal? Please provide a summary of any public review received.

Applicants for Map Amendments must also answer the following:

9. Describe how the proposed map change complies with applicable land-use designation criteria for the requested designation in the Urban, Open Space & Land Use Element, Chapter 2; the Rural Element, Chapter 3; or the Natural Resource Lands Element, Chapter 4, of the Comprehensive Plan.
10. Provide a detailed statement of how the proposal meets the detailed standards in SCC 14.16 applicable to the proposed zone.
11. For Urban Growth Area Boundary changes, demonstrate how your proposal will be supported by and dependent on population forecasts and allocated urban population distributions, existing urban densities and infill opportunities, phasing and availability of adequate services, proximity to designated natural resource lands and the presence of critical areas, consistent with the requirements of SCC 14.08.020(5). (Note: Only affected jurisdictions may apply for urban growth area boundary changes. Applications from individuals are not accepted.)
12. Any proposed natural resource land map designation changes shall recognize that natural resource land designations were intended to be long-term designations and shall further be dependent on 1 or more of the following:
 - (a) A change in circumstances pertaining to the Comprehensive Plan or public policy.
 - (b) A change in circumstances beyond the control of the landowner pertaining to the subject property.
 - (c) An error in initial designation.
 - (d) New information on natural resource land or critical area status.

Applicants for a Commercial or Industrial Designation must also include the following:

13. Please attach a proposed schedule of development, or a development phasing plan, as appropriate (see SCC 14.08.020(7)(c)(iii)).

INSTRUCTIONS

Please complete Sections 1 through 4 of this application packet. Attach other required forms or information as necessary. For information on general requirements, application review process, and frequently asked questions turn to Sections 5 & 6 of this packet.

APPLICATION TYPE [Please check the appropriate box below]

- Policy Amendment [A change to one or more comprehensive plan policies]
- Map Amendment [A change to a comprehensive plan/zoning designation]
 - Check this box if you are proposing a site-specific map amendment proposal, as defined under SCC 14.08.020(6).
 - Check this box if you are proposing to change your property to a commercial or industrial designation/zoning district. If the phasing option is chosen under SCC 14.08.020(7)(c)(iii), a phasing plan must be submitted as part of this application.
- Rezone [A change from one zoning designation to another within the same Comprehensive Plan Designation – rezones are only available within a UGA]

PERSONAL INFORMATION [Please Print]

Applicant/Contact Jasmine Wilson-Diebrich
 Mailing Address 3507 220th Street NW
 City Stanwood State WA Zip 98292 Email Address Jasmine.Diebrich@Hotmail.com
 Phone 425-212-7584 Alt Phone _____ Fax _____

Are you the owner of the subject property? Yes No [if yes, complete Section 4, Ownership Certification]

If no, please indicate your interest in the subject property [e.g. neighbor, community resident, interested citizen, etc.]

Property Owner ABAWA II LLC
 Mailing Address Same as above
 City _____ State _____ Zip _____ e-mail _____
 Phone _____ Alt Phone _____ Fax _____

PROPERTY INFORMATION [Site-specific map amendment proposals only]

Site Address or General Property Description – [Attach separate sheet if necessary]:

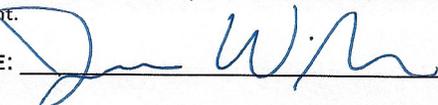
23528 Old Day Creek Road, Clear Lake

Assessor Parcel number(s) P23311

Section 01 Township 34 Range 04 Acreage/Lot Dimensions 0.33 Acres

Existing Zoning Designation RVR Requested Zoning Designation SSB [see Section 3]

By signing this form, the applicant agrees to pay all application fees in accordance with the approved Planning and Development Services fee schedule. If the application is approved for further consideration by the Board of County Commissioners, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist and related fees. Applicants are encouraged to consult with Department staff in advance of application submittal to review all submittal requirements. Payment of fees does not guarantee final approval. The applicant acknowledges that a completed application must be submitted by the close of business on the last business day of July of each year. Incomplete applications will be returned to the applicant.

APPLICANT SIGNATURE:  DATE: 7.15.25

Section 4 Ownership Certification

Required for site-specific map amendment proposals only.

I, Jasmine Wilson, hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application, and that the statements, answers and information submitted present the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Address 3507 220th St NW

City and State Stanwood Wa 98292 Phone _____

Signature J Wilson for Ababwa II
(give corporation or company name)

ACKNOWLEDGMENT

State of Washington)

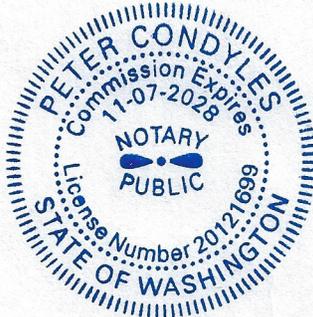
ss.)

County of Skagit)

On this day personally appeared before me Jasmine Wilson

known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that Jasmine Wilson signed the same as Jasmine Wilson free and voluntary act and deed for the uses and purposes therein mentioned.

[Signature]
Notary Public in and for the State of Washington



Residing at 1818 6th St Marysville, WA, 98270

Date: 7/15/25

Other property owners in this application must be listed below:

Name _____

Address _____ City/State _____ Zip _____

Section 5 General Requirements

1. Under the Growth Management Act (RCW 36.70A), the County may only amend its comprehensive plan once annually (with few exceptions). All proposals are considered together so the cumulative effect of the various proposals can be determined. It is important that amendments to the Comprehensive Plan retain the broad perspectives articulated in the community vision statements, satisfy the goals, objectives and policies of the Plan, and remain consistent with the intent of the Growth Management Act. Amendments must be supported by factors including changes in population, land capacity, economic indicators, changes in technology, omissions or errors, or declared emergency.
2. Amendments to the Comprehensive Plan, Comprehensive Plan/Zoning Map and Unclassified Use Permits must conform to the requirements of the Growth Management Act (RCW 36.70A), the Planning Enabling Act (RCW 36.70), Skagit County Code, the Skagit County Comprehensive Plan, Countywide Planning Policies, and all other applicable federal, state, and local laws, standards and polices.
3. In addition to the general requirements indicated above, specific submittal requirements and approval criteria may be found as follows:
 - ✓ Comprehensive Plan Chapter 2 – Urban, Open Space and Land Use Element
 - ✓ Comprehensive Plan Chapter 3 – Rural Element
 - ✓ Comprehensive Plan Chapter 4 – Natural Resource Lands Element
 - ✓ Comprehensive Plan Chapter 12 – Plan Implementation and Monitoring
 - ✓ SCC 14.08 – Legislative Actions
 - ✓ SCC 14.12 – SEPA
4. Applications will be accepted until the close of business on the last business day of July. Applications received after the last business day of July will not be considered until after July of the following year.
5. Incomplete applications will be returned to the applicant. It is recommended that the petitioner request a pre-submittal meeting with Planning and Development Services, well in advance of the deadline, to discuss amendment requirements and procedures.
6. Completed applications will be reviewed by Planning & Development Services and submitted to the Board of County Commissioners with a recommendation as to which of the applications the Department recommends for further consideration by the County. The Board of County Commissioners will hold a public hearing to allow comments on the recommendations. At a subsequent public meeting the Board of County Commissioners will consider the Department recommendation and public comment, and decide whether to proceed with further review of each application.
7. If an application is not approved by the Board of County Commissioners for further consideration, it will not be reviewed further. All applications approved by the Board of County Commissioners for further consideration will be subject to further review under SEPA and then forwarded to the Skagit County Planning Commission for public hearing(s). Thereafter, a recommendation will be forwarded to the Board of County Commissioners for their review and final action.
8. Upon Board of County Commissioners approval for further consideration, applicants for site-specific amendments and unclassified use permits shall complete and submit any required environmental checklists along with the appropriate fees. The Planning and Development Services will issue an environmental threshold determination after receipt of the environmental checklist(s). Costs for SEPA review related to individual site-specific applications will be charged to the individual applicant.
9. The final decision on all applications rests with the Board of County Commissioners and will take the form of a single ordinance listing whether each individual application has been approved or denied, and setting forth the appropriate findings of fact and/or application-specific conditions, if necessary. All applicants, whether approved or denied, will be notified of the final decision.

Section 6 Frequently Asked Questions

When may I submit my application?

You may submit a completed application at any time during the year, up to the last business day of July. Clerical processing and review for completeness will be conducted for each application as they are received. However, the substantive review of all applications will not begin until after the application deadline. All applications will be considered together in order to assess the cumulative effect of the various proposals.

What if I cannot complete my application before the last business day of July?

It is recommended that the petitioner request a pre-submittal meeting with the Planning and Development Services, well in advance of the deadline, to discuss application requirements and procedures. Applications received after the last business day in July will not be processed until after July of the following year.

Will I be required to pay a rezone fee along with my request for a Comprehensive Plan map amendment?

No. Rezones are processed in conjunction with, and subject to the fees for a Comprehensive Plan amendment.

Will my fees be refunded if my application is not approved for further review?

If an application is not approved for further review under SCC 14.08.030(2), or when an application is withdrawn or returned before such a preliminary decision is made, a refund of not more than 80% may be authorized by the Planning and Development Services Director. Refunds must be requested in writing within 180 days of the date the fee is collected.

Will my fees be refunded if my petition is denied?

No.

Is a lot certification always required?

If you are proposing only to amend Comprehensive Plan policies, or are proposing an area-wide Comprehensive Plan/Zoning map designation amendment you will not be required to submit a lot certification. In all other cases, a lot certification is required.

Does approval for further review (docketing) guarantee approval of my request?

No. Docketing of an amendment is procedural only and does not constitute a decision by the Board as to whether the amendment will ultimately be approved.



TOYER STRATEGIC ADVISORS, INC.
3705 COLBY AVE STE 1
EVERETT, WA, 98201
toyerstrategic.com

July 15, 2025

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA, 98273

To Whom it may Concern,

Our firm represents Mrs. Jasmine Wilson-Diedrich (ABAWA II LLC), owner of property at 23528 Old Day Creek Road, Clear Lake. Below are the materials for an application to rezone and redesignate this property from Rural Village Residential (RVR) to Small Scale Business (SSB). In addition to this, we are attaching a number of additional items as required in the application.

If you have any questions, please feel free to contact me.

Thank you.

Peter Condyles
Vice President, Toyer Strategic Advisors
425-501-6578

Rezone and Comprehensive Plan Amendment Questionnaire

Please provide a detailed statement of what is proposed to be changed and why. Include suggested amendatory language to the Comprehensive Plan, if applicable. For proposed map amendments to a commercial or industrial designation, include additional information relating to the proposed commercial or industrial use.

The applicant seeks to rezone 0.3 acres at 23528 Old Day Creek Road in Clear Lake from Rural Village Residential (RVR) to Small-Scale Business (SSB). Historically this property has been the site of a home, and a detached two-story garage. From 1974 to 2017, members of the Mitchell family owned the property and lived in that home. The home was built in 1978, and the garage in 1985. During this time, the detached garage was used for junk removal and storage, car storage, and repair services, including a small welding shop. In 2017, the property was sold to 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 garage standing on the east side of the property. During construction of the roundabout, the property was used to store excess materials from the project, as well as parking for WSDOT vehicles involved with the roundabout construction. Once the roundabout was constructed, WSDOT sold the property to the Berry family in 2021. The Berry family fixed up the detached garage that included the upstairs apartment and sold it in 2022 to Mrs. Wilson's business, ABAWA II LLC. She then rented the space to Back Breakers moving and junk removal. In May of 2023, Skagit County sent a code violation letter to Mrs. Wilson regarding the location of Back Breakers on her property stating that this was not an allowed use in the Rural Village Residential zone. This zone is primarily used for homes, and home-based businesses, of which this is neither.

Given that WSDOT has demolished the home that stood on this property, it is unlikely that this property can be used as a residence with the only dwelling unit being above the garage. After a series of meetings with code enforcement, and Skagit County Planning, it was determined that the best course of action to remedy this situation was to apply for a rezone of the property. This will allow for the property to be used as it has historically been used, understanding that the home is no longer a part of this property.

Has there been a change in circumstances pertaining to the Comprehensive Plan or public policy that would justify this proposal? Or, in the case of site-specific Comprehensive Plan/Zoning map amendments, has there been a change in circumstances pertaining to the subject property that is beyond the control of the landowner?

Yes, the demolition of the main house on the property by WSDOT changes how this property is used, and how it should be designated. Originally, the shop building could be an accessory use by the homeowner, but given it is the only building on the property now that is not realistic. The RVR zone allows for certain home-based businesses, however there is no longer a home on the property for a business to be based. A rezone to Small-Scale Business will allow the property, which is along a state highway, to be utilized in the most practical way.

For policy and map amendments, what do you anticipate will be the impacts resulting from the proposed change in a policy or map amendment? What geographic areas may be affected? What other issues do you anticipate as a result of the proposal? (Note: If this application is approved for further consideration by the Board of County Commissioners, you may also be required to submit a State Environmental Policy Act (SEPA) checklist, which would require a more detailed analysis of the potential impacts, if any, of your proposal.)

There are no imminent planes for further development on this property, this rezone and redesignation is simply to allow the zoning to catch up with the reality of the property. In addition, this will allow an existing Skagit County based business to continue operation.

For policy and/or comprehensive plan/zoning map amendments, please state why existing Comprehensive Plan policies or map designations should not continue to be in effect or why they no longer apply.

When this property was first developed in the 1970's and 1980's this area was mostly residential, and the property had a home on it. Today, this property is along a state highway that has gotten very busy, and is now on the corner where a large round-about has been installed. In addition to this, the home that once stood on the site is now gone, and a large shop is the only building left standing. Given its proximity to a high traffic area, and the reality of what buildings are actually left on site, the

current zone and designation are no longer sufficient.

How would the proposal comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? (The community vision statements are discussed in Chapter 1 of the Comprehensive Plan. Goals, objectives and policies are described in Chapter 2, and are found throughout the Comprehensive Plan.)

Community Vision Statements:

Support economic opportunities: This plan strives to promote a strong and diverse economy for Skagit County residents through policies and programs that promote new business opportunities, increase family wage jobs and create a predictable regulatory environment for businesses and citizens. Sustainable economic development efforts will focus on providing all communities with a balance of jobs and housing and helping communities with redevelopment or new economic initiatives.

The current existing non-conforming business (the “tenant”) on this property is an existing Skagit County based business that serves the needs of local residents. Given that there is a very low likelihood that this property as currently developed will ever be a residence, it is in the best interest of the community and the over all economic development of the county to allow the property to be utilized in some way. In this case, that utilization is a low impact small business.

Protect and retain rural lifestyles: This plan seeks to maintain the unique rural lifestyle for which Skagit County is widely known and cherished. Skagit County's rural communities and open spaces require protection and conservation from urban sprawl and suburban development patterns. Rural community character and open spaces are a valued part of Skagit County's diversity.

This rezone and redesignation would not create any additional urban sprawl given that no new development is proposed on this property. This action would only bring the zoning and comprehensive plan designation in line with the reality of the buildings on site, and the functionality of the property.

Respect property rights: This plan respects private property rights by assuring that regulatory and administrative actions do not result in an unconstitutional taking of private property. Skagit County, in exercising its land use regulatory authority to protect the public health, safety and general welfare (Article XI Section 11 of the State Constitution), must respect private property rights by not exceeding the constitutional limits on its authority.

The actions of WSDOT in demolishing the house on this property changed how it could be used in the future. Because of this, the current zoning leaves the property nearly unusable and makes it so the property owner is not able to utilize their property.

Comprehensive Plan Chapter 3

Goal 3A-2 Provide for a variety of residential densities and business uses that maintain rural character, respect farming and forestry, buffer natural resource lands, retain open space, minimize the demand and cost of public infrastructure improvements, provide for future Urban Growth Area expansion if needed, and allow rural property owners reasonable economic opportunities for the use of their land.

This proposal does not negatively impact farming, forestry, or open space as this property was never used for any of those purposes. In addition to this, given its low intensity use, it serves as a good buffer between State Route 9, and the residential portions of Clear Lake.

Policy 3A-2.1 Manage development in rural areas through density requirements that protect and maintain existing rural character, natural resource lands, open space, critical areas, significant cultural resources, and water resources, and that manage traffic volumes.

This proposal does not harm existing rural character, resources lands, open space, critical areas, cultural resources or water resources. In addition to this, a rezone and redesignation of this property would not bring

with it any additional traffic given this property is less than half an acre big.

Policy 3A-2.2 The rate of development in rural and resource areas should be in accordance with adopted Countywide Planning Policies stating that urban areas should accommodate 80 percent of new population growth, with the remaining 20 percent locating in non-urban areas. Monitor the pace of development in conjunction with the maintenance of data describing the inventory of available buildable land.

This rezone and redesignation would not bring any additional new growth or development, it would only be recognizing the reality of what the property can be used for post-WSDOT construction.

Policy 3A-2.7 Develop and implement standards to ensure that noise and light impacts from residential and commercial development in the rural area do not diminish rural character.

This proposal would not create any new noise or light impacts in the rural area.

Policy 3B-1.7 The County's Small-Scale Business and Rural Business designations are based on a third type of LAMIRD allowed under GMA. There are distinctions between the two designations: Small-Scale Business may be applied to a new use in the rural area, whereas a Rural Business must have existed on June 1, 1997. Both designations are consistent with RCW 36.70(A).070(5)(d)(iii) which permits:

- (a) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents.

The current tenant serves both rural and nonrural residents.

- (b) Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW 36.70A.030(14).

The building that the current tenant occupies was constructed in 1985 and has been compatible with the rural character of the area ever since. No expansions or additional development on site is planned.

Policy 3C-9.2 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 business may have customers visit the site, but retail sales are limited to products primarily produced on site.

The scale of activities within a SSB is typically greater than can be accommodated through a Home-Based Business. Nothing in these policies is intended to create a presumption that the property on which a Home-Based Business is located should be re-designated to SSB if that business outgrows its home-based status. There is no automatic progression from Home Based Business to Small-Scale Business.

The existing business on site only stores trucks during non-business hours, and does not have customers that visit the site. They current operate at a leave that cannot be accommodated through the home-based business designation, as there is no home on site to be based out of since WSDOT demolished the home in 2018.

Policy 3C-9.4 A Small-Scale Business may have up to 20 full-time equivalent (FTE) employees, meaning an employee that visits the business site more than two times per week, including visits solely for purposes of vehicle transfer.

The current tenant has far less than 20 employees, and does not have any regular visits to the site by customers.

Policy 3C-9.7 A Small-Scale Business designation should not be located on designated natural resource lands,

nor create the potential for conflicts with the use of agricultural, forest, and mineral resource lands of long-term commercial significance.

This proposal would not create potential conflicts with agriculture, forest, or mineral resource lands.

Comprehensive Plan Chapter 11

Goal 11A Encourage the creation and retention of diverse employment opportunities.

This proposal would serve to retain jobs that already exist in Skagit County.

Goal 11A-3 Encourage diverse job options and entrepreneurial opportunities for persons interested in full-time and part-time employment or desiring to own their own business.

The tenant on this property is an existing small-business that is locally owned and operated, and has received a number of Skagit County business awards.

Goal 11B-6 Promote the retention and expansion of existing local businesses as a first priority while also promoting the start-up of new businesses particularly those providing living wage jobs.

The existing business that is operating on this site has been in place for a number of years.

Goal 11G-2 Recognize the need for flexibility in promoting economic development to be responsive to unforeseen or changing economic conditions and community expectations.

Part of flexibility on the part of local government is understanding when one policy isn't working, or isn't relevant anymore. Given the changes to this site because of WSDOT construction, the zoning and comp plan designation are no longer relevant. This was truly a change in economic conditions for Clear Lake, and one that should be corrected by zoning.

How is this proposal supported by functional plans and Capital Facility Plans? In other words, would the proposed policy, designation and/or land use be consistent with the capital improvement plans of the various service purveyors (water, roads, fire, parks, schools, etc.) and not adversely affect their ability to provide these services.

This proposal would not create any new development that would have increased demand on capital facilities. Regardless of this, upgrades have been made to existing water, fire, and highway services in recent years to accommodate additional growth in and around Clear Lake. An example of this is the roundabout that was constructed adjacent to this property to handle the increased volume of traffic.

How would this proposal affect implementing land-use regulations found in Skagit County Code Title 14? What changes would be necessary to bring the implementing land-use regulations into compliance with the Comprehensive Plan as proposed to be amended? (For example, a proposed new policy relating to historic preservation may require corresponding zoning code amendments to regulate the use and reuse of historic structures.)

This rezone and redesignation would not affect any of the land-use regulations found in Title 14 of the Skagit County Code, as this proposal would not bring with it any new development or growth in Clear Lake.

What measures have you taken to solicit public review or inform the public of this proposal? Please provide a summary of any public review received.

None to this point, however the applicant is open to public review and input.

Map Amendment Questions:

Describe how the proposed map change complies with applicable land-use designation criteria for the requested designation in the Urban, Open Space & Land Use Element, Chapter 2; the Rural Element, Chapter 3; or the Natural Resource Lands

Element, Chapter 4, of the Comprehensive Plan.

Small Scale Business

The Small-Scale Business (SSB) designation 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, whereas the Rural Business designation applies only to businesses that were established as of June 1, 1997. The name of the designation was changed during the 2005 GMA Update from Cottage Industry/Small Scale Business to avoid any confusion with Home Based Business. A SSB may be substantially larger and requires a designation on the Comprehensive Plan/Zoning map, whereas Home Based Business does not. The SSB designation is a type of LAMIRD authorized by RCW 36.70A.070(5)(d)(iii).

The existing business on this property is a small-scale commercial operation that has been in operation since 2021. This meets the timing requirement for the small-scale business designation. In addition to this, the existing business, which is junk removal, services all of Skagit County, including the rural area, and the Clear Lake area, and is not considered a home-based business.

Provide a detailed statement of how the proposal meets the detailed standards in SCC 14.16 applicable to the proposed zone.

The Small-Scale Business zoning district supports existing and new small-scale businesses that are not principally designed to serve the existing and projected rural population and non-residential uses, but that do enhance rural economic development opportunities and job opportunities for rural residents.

The existing business serves both the rural and nonrural residents of Skagit County, as well as local residents in the Clear Lake area. It has created a handful of jobs in Skagit County, and provides economic development to a part of the county where there hasn't traditionally been any.

For Urban Growth Area Boundary changes, demonstrate how your proposal will be supported by and dependent on population forecasts and allocated urban population distributions, existing urban densities and infill opportunities, phasing and availability of adequate services, proximity to designated natural resource lands and the presence of critical areas, consistent with the requirements of SCC 14.08.020(5). (Note: Only affected jurisdictions may apply for urban growth area boundary changes. Applications from individuals are not accepted.)

N/A

Any proposed natural resource land map designation changes shall recognize that natural resource land designations were intended to be long-term designations and shall further be dependent on 1 or more of the following:

- (a) A change in circumstances pertaining to the Comprehensive Plan or public policy.
- (b) A change in circumstances beyond the control of the landowner pertaining to the subject property.
- (c) An error in initial designation.
- (d) New information on natural resource land or critical area status.

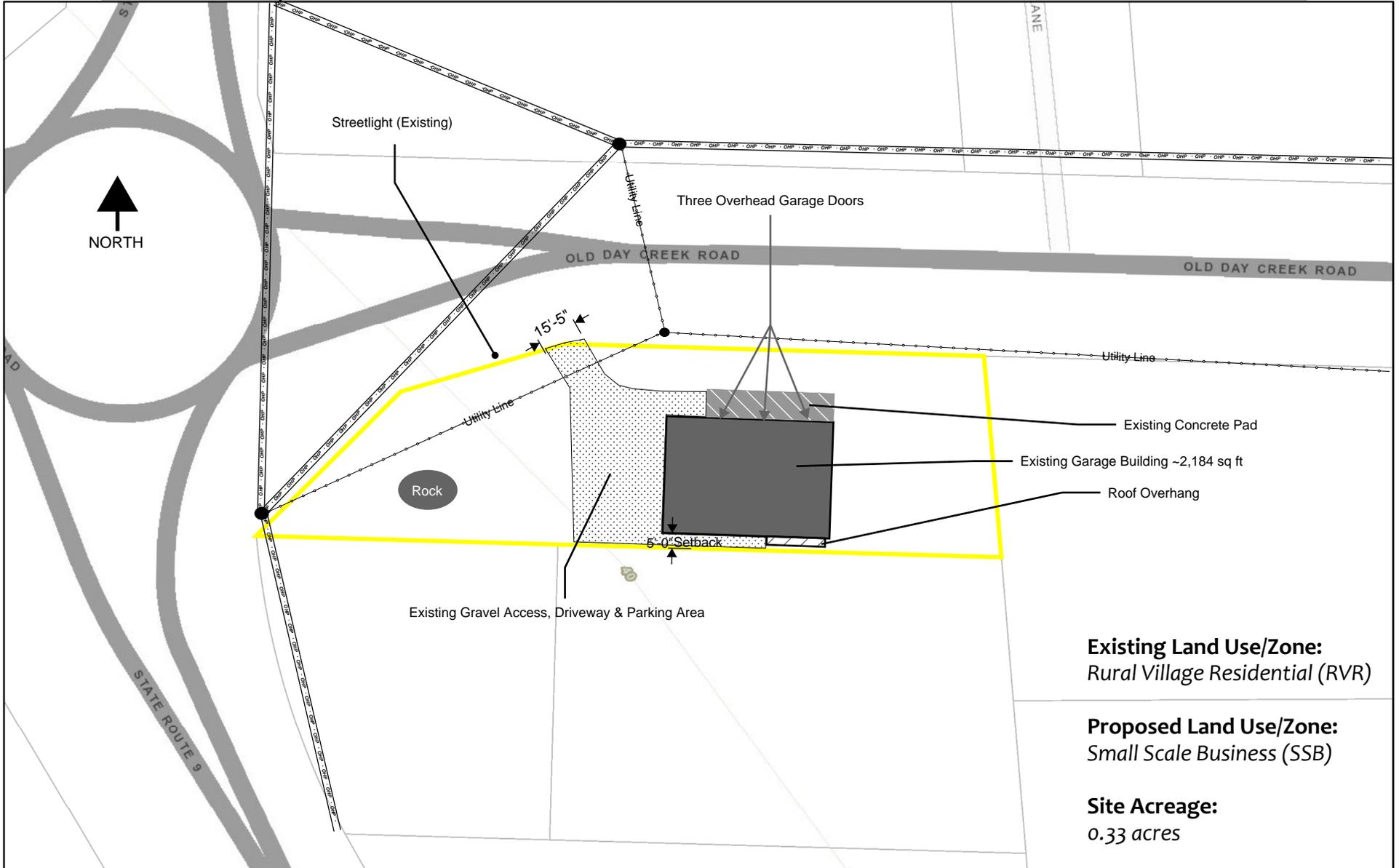
N/A

Please attach a proposed schedule of development, or a development phasing plan, as appropriate (see SCC 14.08.020(7)(c)(iii)).

Property is already developed, and no additional development is proposed.

Development Proposal

As Stated above, this property used to have a home and detached garage. WSDOT demolished the home in 2018, leaving only the garage with upstairs apartment on site. The property is not suitable for residential use anymore, and because of this, is currently occupied by a business. The purpose of this rezone and redesignation is only to bring the zoning and comprehensive plan designation is alignment with the new reality of the property. There will be no new development taking place on this property if this is approved.



Existing Land Use/Zone:
Rural Village Residential (RVR)

Proposed Land Use/Zone:
Small Scale Business (SSB)

Site Acreage:
0.33 acres

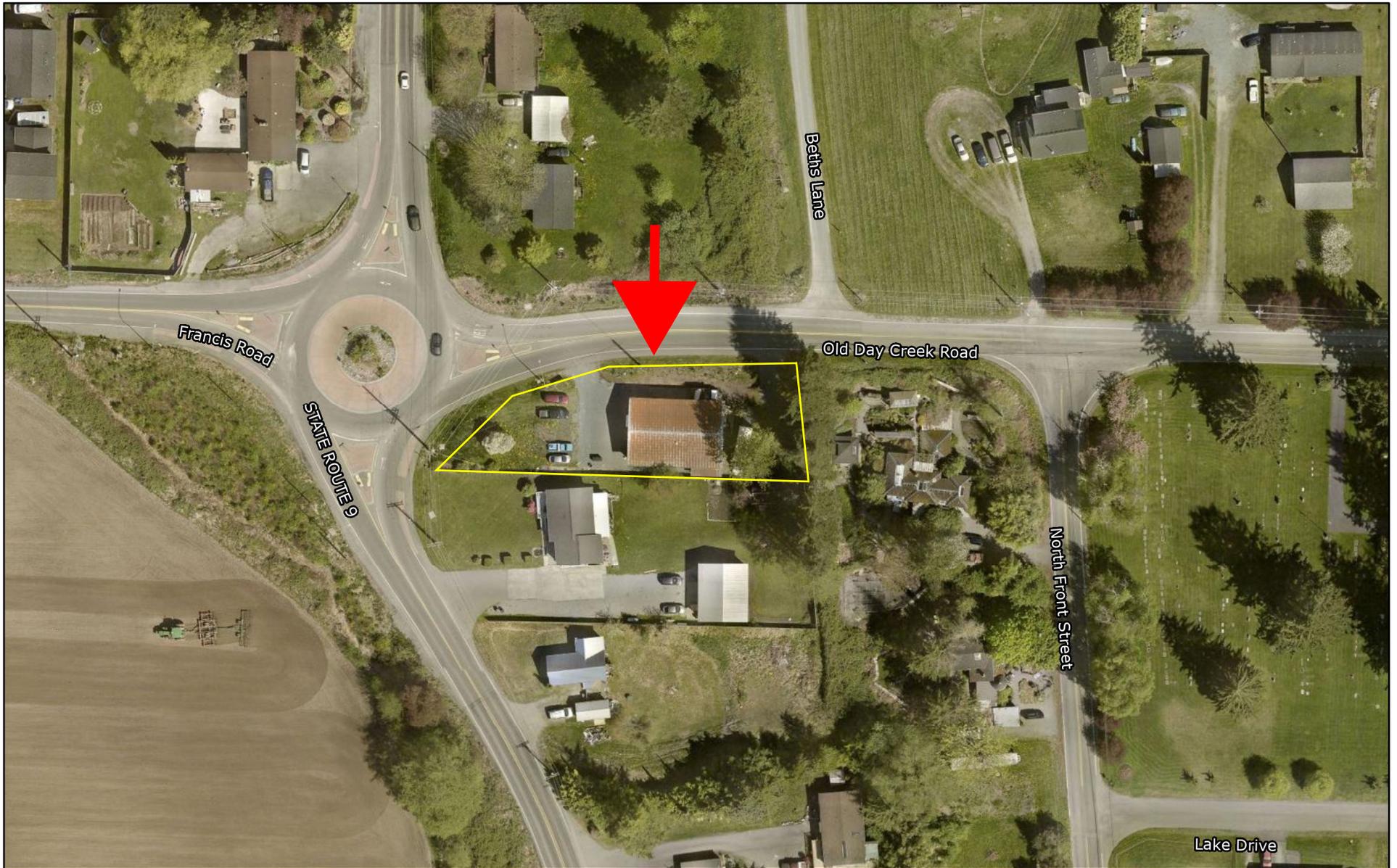
July 2, 2025

Legend

-  County Boundary
-  Tax Parcels
-  Pre Tax Account Property

Rough scale 1" = 564' or 5.5722" = 247.29'

Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.



July 2, 2025

Legend

 County Boundary

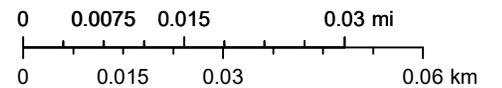
City Names

Road Labels

Hydro Labels

Regional Labels

1:1,128



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.