



# Comprehensive Plan/Zoning Map Amendment Request

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

**RECEIVED**  
01/15/2025

Per RCW 36.70A.470(2), this form is intended for use by any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to request amendments to the Skagit County Comprehensive Plan/Zoning Map. Please do not combine multiple unrelated map amendments on a single form. This form is for changes to the map; use the Policy or Development Regulation Suggestion form for changes to those regulations.

## Submitted By

Name	<u>John Coleman, Director of Anacortes PCED</u>	Organization	<u>City of Anacortes</u>
Address	<u>904 6th Street</u>	City, State	<u>Anacortes, WA</u> Zip <u>98221</u>
Email	<u>johnc@anacorteswa.gov</u>	Phone	<u>360-293-1901</u>

## Request Type

Choose one of the following:

- Site-specific map amendment, as defined in SCC 14.08.020(6), but NOT to a commercial/industrial designation.
- Site-specific map amendment to a commercial/industrial designation per SCC 14.08.020(7)(c)(iii).

## Required Submittals

All map amendments and rezones:

- Fees
- Land Use Map
- Lot of Record Certification
- Ownership Certification (if required below)

Commercial-Industrial map amendments and rezones:

- Site Plan
- Commercial/Industrial Phasing Plan; optional, see SCC 14.08.020(7)(c)(iii)

## Subject Property

Site Address	<u>Multiple</u>	City, State	_____	Zip	_____
Parcel No(s)	<u>See attached</u>	Existing Zone	<u>See attached</u>		
Acreage	<u>See attached</u>	Requested Zone	<u>See attached</u>		

## Property Interest

Are you the owner of the subject property?

- Yes  Please attach Ownership Certification
- No  Describe your interest in the subject property:

## Proposal Description

Please answer the questions that are applicable to your suggestion. You may answer questions on a separate sheet if needed.

1. Describe your proposed amendment.

See attached answers

2. *Describe the reasons your proposed amendment is needed or important.*

See attached answers

3. *Describe why existing Comprehensive Plan map designations should not continue to be in effect or why they no longer apply.*

See attached answers

4. *Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.*

See attached answers

5. *Describe the impacts anticipated to be caused by the change, including geographic area affected and issues presented.*

See attached answers

6. *Describe how adopted functional plans and Capital Facilities Plans support the change.*

See attached answers

7. *Describe any public review of the request that has already occurred.*

See attached answers

8. *Describe how the map amendment/rezone complies with Comprehensive Plan land use designation criteria in Chapter 2, the Urban, Open Space & Land Use Element; Chapter 3, the Rural Element; or Chapter 4, the Natural Resource Lands Element.*

See attached answers

9. *Population forecasts and distributions.*

*If you are proposing an **urban growth area boundary change**, describe how it is 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.*

*If you are proposing a **rural areas or natural resource land map designation change**, describe how it is supported by and dependent on population forecasts and allocated non-urban population distributions, existing rural area and natural resource land densities and infill opportunities.*

See attached answers

10. *If you are proposing a **natural resource land map designation change**, describe how the change is necessary based on one 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.*

See attached answers

## Notices

**Fees.** 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.

**Refunds.** 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.

**SEPA.** The SEPA checklist and fee, if required, are due upon request from the Department if the Board of County Commissioners docket this application for further consideration. This application may be considered complete without payment of the SEPA fee.

**Docketing.** SCC Chapter 14.08 governs the process for docketing of Comprehensive Plan amendments. Docketing is procedural only and does not constitute a decision by the Board of County Commissioners as to whether the amendment will ultimately be approved. Amendments are usually concluded by the end of the year following the request. State law generally prohibits the County from amending its Comprehensive Plan more than once per year.

**Submission deadline.** A complete application for a map amendment must be received by the last business day of July for docketing. Requests received after that date will not be considered until the following year's docket.

**How to Submit.** Submit your requests via email (preferred) to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us) or to Planning & Development Services at the address above.

**RECEIVED**

**01/15/2025**

**Comprehensive Plan/Zoning Map Amendment Request supplemental information**

Request Type:

The application is for an amendment to the Anacortes urban growth area (UGA), specifically to add parcels to the UGA. This question asks if the application meets SCC 14.08.020(6) or SCC 14.08.020(7)(c)(iii). Neither of those code sections are applicable; this is a Comprehensive Plan Amendment request to modify the Anacortes UGA.

Subject Property:

- P20029, P60752, P60752, P60763, P60777, P19298, P19211, P19056, P32547 (City of Anacortes) – approximately 107.24 acres requested to be zoned A-UD. These properties are outside of, but adjacent to, the Anacortes city limits.

Map is attached.

Property Interest:

The City of Anacortes owns parcels P20029, P60752, P60752, P60763, P60777, P19298, P19211, P19056, P32547.

The Anacortes Planning, Community and Economic Development Department is applying for the UGA expansion on behalf of, and at the request of the City of Anacortes.

Proposal Description:

1. Describe your proposed amendment

As part of the 2025 periodic comprehensive plan update, the city of Anacortes is studying the available land within its city limits and extra-jurisdictional urban growth area (UGA) to accommodate the amount of residents, housing units (by type) and employment growth as adopted by the Skagit Council of Governments Growth Management Act Steering Committee (GMASC). The allocations recommended by the GMASC are found in their Resolution 2023-01.

The city determined that no additional parcels will be necessary to help accommodate the city's 20-year housing or employment needs. Therefore, no land is requested to be added to the UGA to accommodate those needs. However, the city requests to add several city-owned parcels to the UGA for recreation and city uses. P20029 (20 acres), P60751 (3.04 acres), P60752 (5.74 acres), P60763 (5.74 acres), P60777 (2.86 acres), P19298 (20 acres), P19211 (0.54 acres), P19056 (40 acres) and P32547 (9.32 acres). Together these nine parcels total approximately 107.24 acres. These parcels are all adjacent to city limits, and all but P32547 were acquired (either by donation or purchase) for use as Anacortes Community Forest Lands (ACFL). All but P32547 are currently used for exclusively for recreation purposes and will continue to be used for recreation purposes. With the exception of P32547, all the city-owned parcels are currently zoned Rural Reserve.

P32547, a 9.32 acre parcel, was a permitted gravel pit at which Lakeside Industries has completed its quarry work. Lakeside deeded the property to the City of Anacortes in 2001 when mining on the property was completed. The parcel has a Parks Department trail on the northern portion and Public Works uses a southern portion for soil storage. The parcel is zoned Rural Resource NRL;

however, the gravel at the site has been depleted and the property is no longer a viable gravel pit. Thus, the Rural Resource NRL designation should be removed.

These city-owned lands will not be used to accommodate population growth (housing) or employment growth (commercial/industrial). The addition of the city-owned recreation properties will not affect the County's population and employment allocation. No employment or housing is lost by adding these properties to the UGA, and the lands will not be used for housing or employment. The city requests that all the parcels be zoned Anacortes UGA Urban Development District. The city intends to apply the Parks zoning designation to the properties in the Anacortes Future Land Use map. When the properties are annexed, they will be assigned the Parks zoning designation on the Anacortes Zoning map.

2. Describe the reasons your proposed amendment is needed or important.

The city-owned properties included in the UGA expansion request are adjacent to city limits, used for city purposes, primarily as recreation lands in the ACFL. The city manages these properties and it is important that permitting needs on the properties be managed comprehensively with other city-owned lands under the city's permitting systems. This makes for a cohesive, less complicated permitting process for city-managed lands and reduces the need for County staff to process permits on lands owned and managed by the city.

3. Describe why existing Comprehensive Plan map designations should not continue to be in effect or why they no longer apply.

As described above, the Comprehensive Plan map designations should be modified to enable the city to comprehensively manage its city-owned public lands. For all the reasons described above and below, the City of Anacortes requests that all 107.24 acres be designated A-UD. 97.92 acres are currently zoned Rural Reserve and 9.32 acres are currently zoned Rural Resource-NRL

4. Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.

The UGA expansion meets the County's Vision Statement for government efficiency, which calls for efficient delivery of services in a cost-effective way. Specifically, the proposal concentrates infrastructure investments and service delivery to support development patterns near Anacortes where a full range of local services are or can be made available. The land requested to be included in the UGA is part of the city's recreation and public service systems. Allowing the city-owned parcels to also be within city limits allows the city the opportunity to efficiently manage those properties as it manages the rest of the city-owned land in city limits.

Also, relying primarily upon cities, towns and special purpose districts as the providers of local facilities and services appropriate to serve those local needs, except where the County is a local service provider. Anacortes will provide government services to the city-owned land in the UGA

expansion area; the city is the appropriate entity to provide local services to areas of owned by, and adjacent to city limits.

5. Describe the impacts anticipated to be caused by the change, including geographic area affected and issues presented.

Adding the city-owned properties that are already used for recreation and Public Works use to the UGA will not have an impact on the city's ability to provide services. If these properties are in city limits, it is easier for the city to manage the lands efficiently.

6. Describe how adopted functional plans and Capital Facilities Plans support the change.

The addition of passive recreation lands and a parcel to accommodate public uses to the UGA will not have any impact on capital facilities. Once include in the city limits, the city-owned land can be added to the city's inventory of lands, and the forest land can be included in the Anacortes Community Forest Lands Plan.

7. Describe any public review of the request that has already occurred.

The City Council held a work session on July 15, 2024 to discuss requested amendments to the Comprehensive Plan and development regulations. The City Council also held a public hearing at its July 22, 2024 meeting to take testimony on the 2025 Comprehensive Plan Periodic Update docket. After the public hearing, the City Council deliberated and decided to include request to add the city owned parcels to the UGA to the 2025 Docket on July 31. The Planning Commission held a public hearing on November 13, 2024 and deliberated on the proposed amendments to the UGA boundary; the Planning Commission recommended that the council affirm the city's request to amend the Urban Growth Area boundary to include the 9 city-owned parcels adjacent to existing city limits. The Council reviewed the Planning Commission's recommendation and passed Resolution 3172, which formally states the Council's support for the UGA expansion and directed staff to continue the UGA expansion process with the County.

8. Describe how the map amendment/rezone complies with Comprehensive Plan land use designation criteria in Chapter 2, the Urban, Open Space & Land Use Element; Chapter 3, the Rural Element; or Chapter 4, the Natural Resource Lands Element.

Ch. 2 - The Urban, Open Space and Land Use Element of the County Comprehensive Plan says this about growth: "Most new growth in Skagit County is encouraged to locate in Urban Growth Areas. These areas include the incorporated cities and towns and unincorporated land surrounding the incorporated areas that the County has determined to be necessary and appropriate for urban growth..." *This statement supports the city's request to expand its UGA to accommodate open space and recreational opportunities on the outer edge of city limits. The UGA expansion will add numerous acres to the city's community forest lands, a concept that is supported by the County's*

*adopted Skagit Countywide UGA Open Space Concept Plan – 2009, which identifies and prioritizes open space corridors and greenbelts within and between UGAs that include lands useful for recreation, wildlife habitat, trails, and connection of critical areas, and working farm and forestlands. The Open Space Areas section of Chapter 2 of the Skagit County Comprehensive Plan says the 2009 Plan “identifies and prioritizes open space and greenbelt lands desirable for public acquisition or continued private ownership and conservation.” The UGA expansion is a result of the city acquiring land for recreational and city use.*

Goal 2A Guide most future development into concentrated urban growth areas where adequate public facilities, utilities, and services can be provided consistent with the Countywide Planning Policies.

Goal 2A-1 Establish Urban Growth Areas in which urban development will be encouraged and outside of which growth can occur only if it is rural in character. *The Anacortes UGA has been established and the proposed UGA expansion is consistent with this goal.*

Policy 2a-1.1 Work with local jurisdictions to designate and maintain Urban Growth Areas (UGAs) of sufficient size to accommodate the County’s 20-year urban population and employment allocations. Areas proposed for UGA designation shall meet the following criteria:

(a) Compact development can be accomplished through infill or expansion, while minimizing the fiscal and environmental impacts of growth and assuring opportunities for housing, jobs, and commerce. *The City is not adding land for development, the proposed UGA expansion is only for park land and public land use.*

(b) A range of governmental facilities and services presently exists or can be economically and efficiently provided at urban levels of service in a timely manner. These services include sewer, water, storm drainage, transportation improvements, fire and law enforcement protection, and parks and recreation. *The city of Anacortes provides all of these services within its UGA. The proposed UGA expansion is only for park land and public land use. The Expansion will result in additional land within the city for recreational uses.*

(c) The area has a physical identity or social connection to an existing urban environment. *The proposed UGA expansion is adjacent to city limits and is in city ownership. It will continue to be used for recreation and public uses.*

(d) Natural features and land characteristics are capable of supporting urban development without significant environmental degradation. *The additional UGA land is in city ownership and the city’s critical areas regulations will ensure that any future parks and public uses do not negatively affect the critical areas.*

(e) The land does not have long-term, commercially significant value for agriculture, forestry, or mineral production and that can accommodate additional development without conflicting with activities on nearby natural resource lands. *One of the city-owned parcels is designated as Rural Resource NRL, but the gravel on that site has already been mined and the site is no longer viable as a resource land. This application requests the NRL designation be removed from the 9.32 acre parcel. The remaining city-owned parcels to be included in the UGA are not designated NRL and they will continue to be used for recreation purposes.*

Policy 2A-1.2 Proposals for Urban Growth Area expansions shall be evaluated for their consistency with the Urban Growth Area Modification Criteria developed and approved by the Growth Management Act Steering Committee. These criteria address issues including: land capacity analysis; ability to provide urban services; impacts on critical areas, natural resource lands, and hazard areas; and compliance with related Countywide Planning Policies. Urban Growth Area expansion proposals shall demonstrate that expansion is necessary within the 20-year planning period, that public facilities and services can be provided concurrent with development, and that reasonable efforts have been made to encourage infill and redevelopment within existing Urban Growth Area boundaries before those boundaries can be expanded. *The UGA expansion is to accommodate passive park uses and public uses. The UGA expansion is not to accommodate housing or employment growth. The city's CAO is written to protect critical areas and hazard areas on any property in the city. One of the city-owned parcels is designated as Rural Resource NRL, but the gravel on that site has already been mined and the site is no longer viable as a resource land. This application requests the NRL designation be removed from the 9.32 acre parcel. The remaining city-owned parcels to be included in the UGA are not designated NRL and they will continue to be used for recreation purposes.*

Policy 2A-1.3 In designating Urban Growth Areas, consider GMA requirements to provide for recreational lands, critical areas, open space corridors, greenbelts, and view sheds, and to avoid natural hazard areas prone to flooding or other risks to public safety. *Much of the UGA expansion area request is to add lands for recreation lands, which will also create open space corridors, greenbelts and viewsheds. In particular, P32547 is an important trail and habit corridor between the Hart Lake portion of the AFCL and the Little Cranberry Lake portion of the AFCL. Without this important connection, users would have to walk on Haverstock Road for over a half mile to get from one portion of the AFCL to the other.*

#### 9. Population forecasts and distributions.

The city is performing a Periodic Comprehensive Plan Update as required by the Growth Management Act (GMA). *The city is working closely with the other jurisdictions in Skagit County to accommodate the population, housing and employment growth in the County between 2025 and 2045. The city-owned recreational / public use land will not be used for accommodating housing or employment growth. The land added to the UGA can serve the recreational needs of a growing region, not just the needs of the residents of Anacortes.*

10. If you are proposing a natural resource land map designation change, describe how the change is necessary based on one 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.



The city is proposing that one city-owned parcel is changed from the Rural Resource NRL designation to Anacortes UGA Urban Development District. The parcel should be removed from NRL status because it meets condition A of the criteria to remove NRL status identified in SCC 14.08.060(3)(D).

(D) The status of this property has changed since it was designated NRL. Parcel P32547 contained a permitted gravel pit. The property was depleted of its gravel in roughly 2000 and the owner (Lakeside Industries) deeded the land to the City of Anacortes in 2001 because the land no longer has any natural resource value. Because the natural resource on this property (gravel) has already been removed, the property contains no NRL resources, thus the NRL designation should be removed.

The parcel is adjunct to city limits and mining activities are not consistent with the adjacent land uses. The adjacent property to the north was platted as a residential subdivision in 2004. The entire subdivision has been built-out and there are now 10 homes directly adjacent to this parcel.