

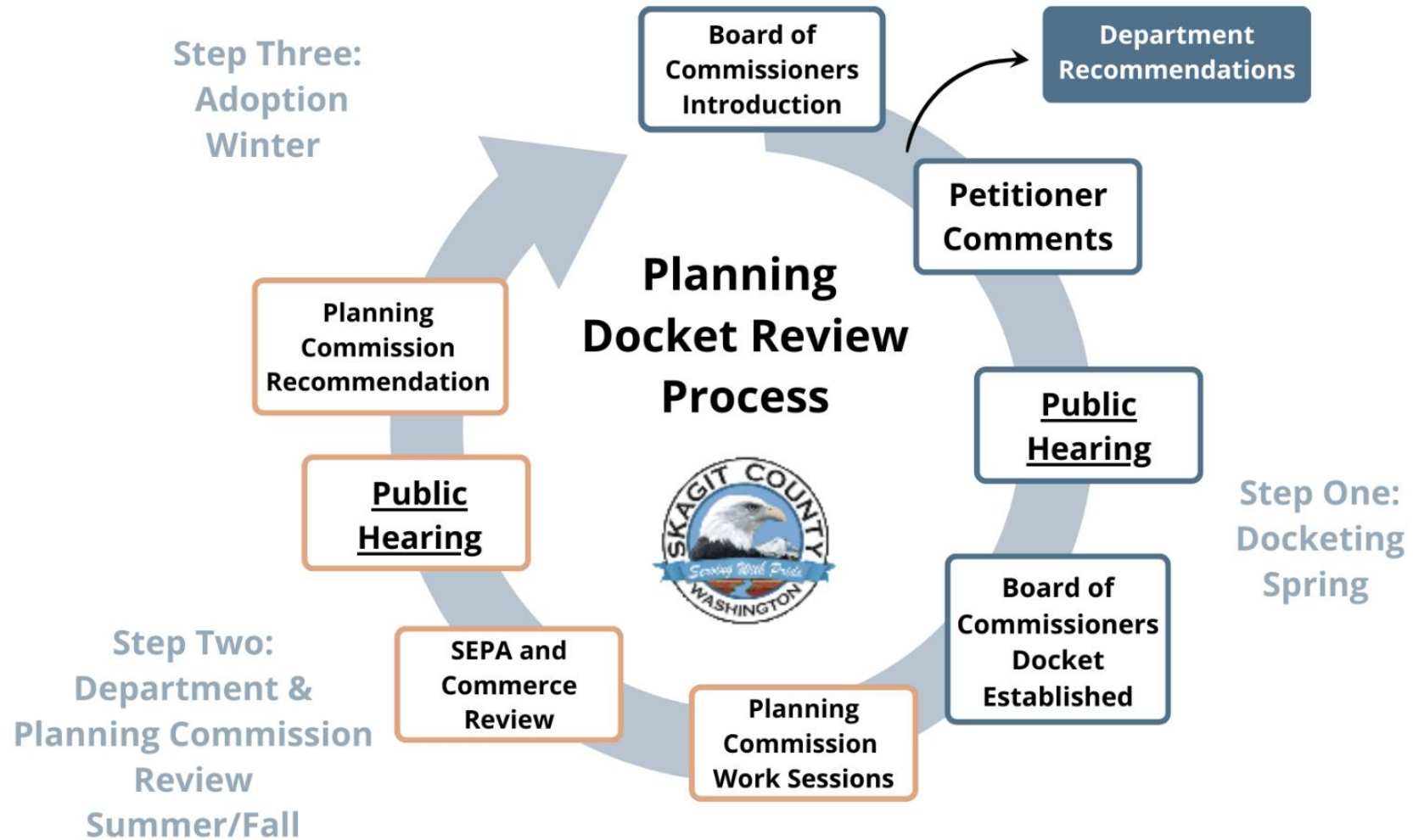
Work Session

2025 Docket – Anacortes Urban Growth Area Expansion



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February 11, 2025





Petition can be found at 2025 Comp Plan Update Website:

www.skagitcounty.net/2024CPA



Anacortes UGA Expansion Request

- The City of Anacortes is requesting to expand the Anacortes Urban Growth Area (UGA) to incorporate nine (9) parcels totaling 107.24 acres.
- All Parcels are owned by City of Anacortes.
- Parcels are all zoned Rural Reserve (RRv), with the exception of P32547, which is zoned Rural Resource – Natural Resource Lands (RRc-NRL).



Anacortes UGA Expansion Request

- The parcels are currently being used—and will continue to be used—for recreational purposes such as trails and connections to existing park land.
- One of the parcels (P32547) is also used for Anacortes Public Works soil storage in addition to a trail use.



P32547



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P19056

P20029

P19211

P60752

P60751

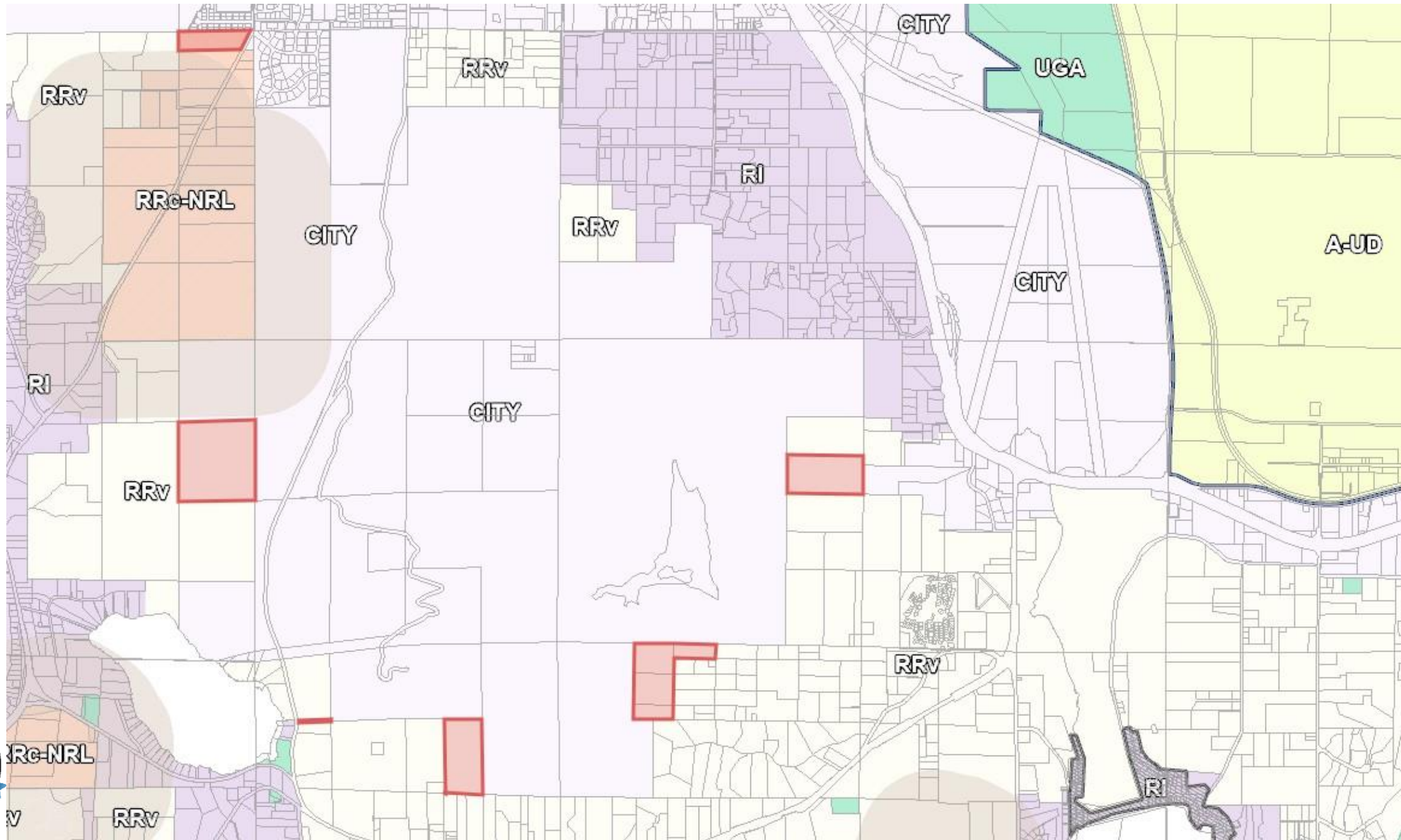
P60777

P60763

P19298

 City Limits





Anacortes UGA Expansion Request

- The City is requesting that the parcels be zoned under the Anacortes UGA Urban Development District (A-UD).
- Development within the A-UD zone is required to be consistent with the use, lot size and other development standards for the zone that has been identified by the city.
- The City intends to designate these properties as Parks on the Anacortes Future Land Use map.
- Once annexed, the parcels will be assigned the Parks zoning designation on the Anacortes Zoning map.



Anacortes UGA Expansion Request

- A change to a UGA boundary is required to meet the criteria outlined in SCC 14.08.060(4) and (5).
- The intent of the required criteria and analyses is to justify the need UGA boundary changes for the purpose of accommodating 20-year population and/or employment growth targets.
- The City of Anacortes did not provide the analysis as the UGA expansion request will not be for the purpose of accommodating growth.
- The City is not requesting this boundary change for growth purposes, but rather for recreational and operational needs.



Rural Resource –NRL De-Designation

- Parcel P32547, a 9.32-acre site, was once a permitted gravel pit operated by Lakeside Industries and is zoned Rural Resource – Natural Resource Lands (RRc-NRL).
- Mining operations have been completed, and in 2001, Lakeside deeded the property to the City of Anacortes.
- Parcel currently features a Parks Department trail on its northern portion, while the southern portion is used by Public Works for soil storage.



Rural Resource –NRL De-Designation

SCC 14.08.060(3) requires changes from a natural resource land map designation must also recognize that natural resource land designations were intended to be long-term designations and must be supported by and dependent 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.



Rural Resource –NRL De-Designation

- Previous owner deeded land to the city as it has been exhausted of gravel resources in 2000 and no longer holds natural resource value.
- The property has been utilized by Anacortes Public Works for soil storage and provides trail access to an adjacent City Park.



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



How to Comment

- Public comment period opened Thursday February 6, 2025 and will close on Friday, February 21, 2025 at 4:30pm
- Three options – mailing, emailing, or attending the public hearing on February 25, 2024 at 3:30 PM.
 - 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

