

Skagit County Planning Commission's Recorded Motion Regarding the 2013 Docket of Comprehensive Plan Amendments and Related Development Regulations Proposals

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| Proposal publish date: | September 9, 2014 |
| Proposal name: | 2013 Comprehensive Plan Amendments and related development regulations proposals <ul style="list-style-type: none">• Kim Yong Ho Map Amendment Proposal (PL13-0302)• Bayview Ridge Subarea Plan• Bayview Ridge Development Regulations amendments• Airport Environs Overlay update |
| Documents available at: | www.skagitcounty.net/Departments/PlanningAndPermit/2013CPADocket.htm www.skagitcounty.net/bayviewridge www.skagitcounty.net/aeo |
| Public hearing body: | Skagit County Planning Commission |
| Public hearing date: | Tuesday, October 7, 2014, at 6 p.m. |
| Written comment deadline: | Thursday, October 9, 2014, at 4:30 p.m. |
| PC deliberations: | October 7 and 21, and November 4, 2014 |

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Board of County Commissioners.

Kim Yong Ho Map Amendment Proposal (PL13-0302)

Findings of Fact and Reasons for Action

1. The proposal is to redesignate and rezone P21180, an approximately 2.65-acre parcel, from Rural Reserve to Small Scale Business. The parcel is located on the south side of SR 20, just east of La Conner-Whitney Road and an existing Shell gas station that is zoned Rural Business. The land immediately south of the subject parcel is zoned Ag-NRL.
2. The parcel is located in an area of existing commercial and industrial uses and would be suitable for the types of activities permitted by the Small Scale Business designation and zone. Utilities are available to the site, including public water.
3. Given its location on SR 20 and immediately adjacent to a gas station, the parcel is not well suited for rural residential development, which is the primary intended use in Rural Reserve. It is an isolated 2.65-acre island of Rural Reserve.

4. The County Assessor's office has been assessing the property at a higher rate since construction of the Shell gas station immediately adjacent to it, even though the subject parcel does not currently have commercial zoning or a commercial use.
5. No natural resource land will be taken out of production through the redesignation of P21180 from Rural Reserve to Small Scale Business, in compliance with Small Scale Business designation policy 3C-9.7. Care will need to be given when reviewing future development projects on the parcel to ensure they do not conflict with farming activities on the adjacent Ag-NRL lands. Any use developed on the property would need to comply with SCC 14.16.810(7), addressing setbacks of uses adjacent to designated Natural Resource Lands including Ag-NRL.
6. Small Scale Business is not a general commercial retail designation and zone. Small Scale Business uses are intended to provide job opportunities for rural residents but are not principally designed to serve the commercial needs of the rural population. This distinction is made clear in CP policy 3C-9.1: *"The Small-Scale Business (SSB) designation is intended to provide for commercial or industrial uses involving the provision of services or the fabrication or production of goods, primarily for clients and markets outside of the rural area,"* and CP policy 3C-9.2: *"...The business may have customers visit the site, but retail sales are limited to products primarily produced on site."*

Recommendation

The Planning Commission recommends that the Board of County Commissioners approve the proposed map amendment.

Vote: Yes: Axthelm, Candler, Greenwood, Lohman, Meenaghan, Mitchell
No: Temples

Bayview Ridge Subarea Plan Amendments and Proposed Development Regulations Amendments

Findings of Fact and Reasons for Action

1. In January 2014, the Port of Skagit adopted Resolution 14-01 requesting that Skagit County adopt a new AEO map and update regulations to be consistent with the 2011 WSDOT Airport and Compatible Land-Use Program Guidebook, and adopt additional industrial land use designations between the airport and existing residential development.
2. On March 18, 2014, the Board of County Commissioners directed Skagit County Planning & Development Services to prepare a plan to reconfigure the Bayview Ridge Subarea to implement the Port of Skagit's recommended changes to the Airport Environs Overlay, move industrial zoning to the eastern portion of the subarea, reduce the residential zoning, and shrink the urban growth area boundary.

3. Skagit County worked with the Port of Skagit to prepare this subarea plan and AEO update proposal, which fulfills part of the Board's directive and is an extension of the course the County charted in the last comprehensive plan amendment cycle.
4. The proposal appropriately removes the Airport Environs Overlay (AEO) maps and references to them so that the AEO code can be efficiently updated without the need for comprehensive plan amendments in the future.
5. Extending the existing trail system throughout the subarea is important to maintain the professional setting of the existing business park, as well as for connectivity throughout the subarea and to the residential areas.
6. RCW 36.70.547 requires the County to discourage the siting of incompatible uses adjacent to general aviation airports.

Recommendation

The Planning Commission recommends that the Board of County Commissioners:

1. **Disapprove** the proposed subarea plan changes and development regulation amendments as written.
2. Consider redesignation to AVR-L as proposed and consider expanding BR-LI and review the proposed expansion to avoid potential conflicts with existing residential, which may mean shrinking the proposed BR-LI.

Airport Environs Overlay Amendments

Findings of Fact and Reasons for Action

1. In January 2014, the Port of Skagit adopted Resolution 14-01 requesting that Skagit County adopt a new AEO map and update regulations to be consistent with the 2011 WSDOT Airport and Compatible Land-Use Program Guidebook.
2. On March 18, 2014, the Board directed the Department by motion to prepare a plan to reconfigure the Bayview Ridge Subarea to implement the Port of Skagit's recommended changes to the Airport Environs Overlay.
3. Skagit County worked with the Port of Skagit to prepare this AEO update proposal, which fulfills part of the Board's directive.
4. RCW 36.70.547 requires the County to discourage the siting of incompatible uses adjacent to general aviation airports.
5. This legislative proposal to amend the Airport Environs Overlay code and adopt updated AEO maps reorganizes and rewrites the AEO code for clarity and for consistency with the 2011 WSDOT Airport and Compatible Land-Use Program Guidebook.

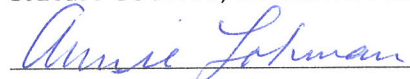
Recommendation

The Planning Commission recommends that the Board of County Commissioners **approve** the AEO proposal.

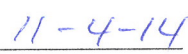
Approved November 4, 2014:

| Commission Vote | Support | Oppose | Absent | Abstain |
|--------------------------|----------------|---------------|---------------|----------------|
| Annie Lohman, Chair | ✓ | | | |
| Josh Axthelm, Vice Chair | ✓ | | | |
| Keith Greenwood | ✓ | | | |
| Amy Hughes | | | | ✓ |
| Matt Mahaffie | ✓ | | | |
| Kathy Mitchell | ✓ | | | |
| Kevin Meenaghan | | | ✓ | |
| Tammy Candler | | | ✓ | |
| Robert Temples | ✓ | | | |
| Total | 6 | 0 | 2 | 1 |

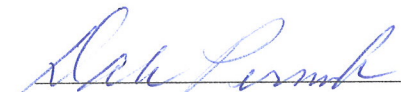
SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON



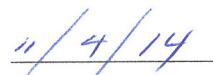
Annie Lohman, Chair



Date



Dale Pernula, Secretary



Date