

## 2017 Docket of Proposed Policy, Code, and Map Amendments

<p>Plain text = existing code with no changes</p> <p><del>Strikethrough</del> = existing code to be deleted</p> <p><u>Underlined</u> = new code to be added</p> <p><del>Double Strikethrough</del> = existing code moved to another location</p> <p><u>Double Underline</u> = existing code moved from another location</p> <p><i>Italics</i> = instructions to code reviser</p> <p>[Bracketed] = options for public comment</p>
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## **P-7. Require permanent protection of CaRD open space on Guemes Island**

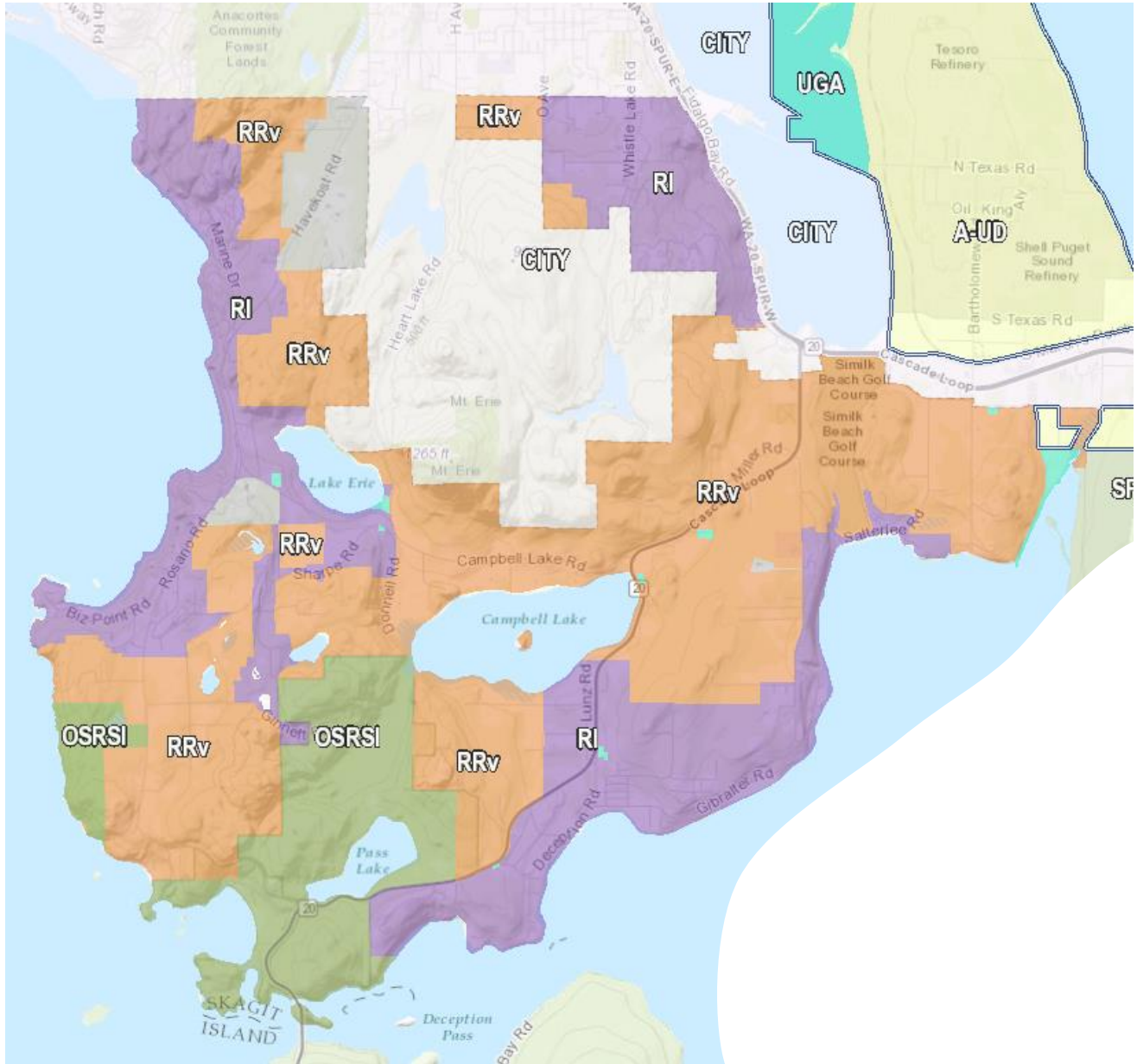
### **SCC 14.18.310 General approval provisions—CaRD.**

- (1) *No change.*
- (2) *No change.*
- (3) *No change.*
- (4) *No change.*
- (5) Designation, Allowed Uses, and Preservation of Open Space. Open space within a CaRD shall be designated per the following 6 categories, based on the zoning designation and characteristics of the site. Accessory structures to the primary use of each open space designation are allowable if allowed by the underlying zoning. CaRDs may contain more than 1 type of open space; provided that all open space shall be within 1 tract or lot. On Guemes Island, open space tracts other than Os-RSV must be permanently protected by a conservation easement that prohibits future residences or residential accessory uses within the open space tract.
  - (a) Open Space – Protection Areas (Os-PA). *No change.*
  - (b) Open Space Urban Reserve (Os-UR). *No change.*
  - (c) Open Space Urban Reserve (Os-UR). *No change.*
  - (d) Open Space Rural Open (Os-RO). *No change.*
  - (e) Open Space Recreational/Amenities (Os-RA). *No change.*
  - (f) Open Space Reserve (Os-RSV). This is only for those parcels which have not extinguished all of their development rights, otherwise permitted under the zoning designation. All open space designated Os-RSV may have the same uses as allowed in Os-RA. The applicable open space designation, which shall be maintained through a plat restriction, shall continue until the open space area is further platted through a CaRD process; provided, that any resulting land division shall not exceed the allowable development rights of the original parcel.
    - (i) On Guemes Island, if the applicant wishes to retain and not exhaust all of the development rights for the parcel, they must place any of the remaining development rights in to the Os-RSV designation.
    - (ii) On Guemes Island, the amount of land placed into the Open Space Reserve shall not exceed the number of future lots times 1 acre, and no portion of the OS-RSV area may contain critical areas.
- (6) Preservation of Development Rights in NRL Areas. *No change.*
- (7) *No change.*
- (8) *No change.*
- (9) *No change.*

**P-12. Rezone Rural Reserve on South Fidalgo Island to new zone called South Fidalgo Rural Residential**

**Proposed redesignation/rezone to South Fidalgo Rural Residential (SF-RR):**

*Property on South Fidalgo Island zoned Rural Reserve (in orange on the map) would be changed to a new zone called South Fidalgo Rural Residential (SF-RR) on the Skagit County Land Use and Zoning Map.*



**Proposed Comprehensive Plan text and policy amendment authorizing the new SF-RR designation and zone:**

**Comprehensive Plan, p. 62:**

**Table 1: Land Use Designations and Acreage (Source: Skagit County Mapping Services)**

Land Use Designations	Acreage
<b>Rural Lands</b>	
Rural Village Residential (RV)	2,791
Rural Intermediate (RI)	8,035
Rural Reserve (RRv)	<del>70,378</del> 65,642
South Fidalgo Rural Residential (SF-RR)	4,736
Subtotal	81,204
<b>Commercial/Industrial Lands</b>	
Rural Business (RB)	186
Rural Freeway Service (RFS)	29
Rural Village Commercial (RVC)	20
Natural Resource Industrial (NRI)	239
Small-Scale Recreation & Tourism (SRT)	16
Rural Center (RC)	19
Rural Marine Industrial (RMI)	50
Small-Scale Business (SSB)	31
Master Planned Resort	113
Subtotal	703

**Comprehensive Plan Rural Element, p. 63:**

The residential land use designations in the Rural Area are:

- Rural Intermediate (RI)
- Rural Village Residential (RVR)
- Rural Reserve (RRv)
- South Fidalgo Rural Residential (SF-RR)

**Comprehensive Plan, p. 64:**

In contrast to Rural Village Residential and Rural Intermediate, the Rural Reserve designation covers those portions of the rural area that were not already developed at higher densities in 1990. The Growth Management Hearings Boards have generally said that rural area densities must be one residence per five acres or lower – equating to lot sizes of five acres or larger – unless the area is designated a LAMIRD. Land designated Rural Reserve may be developed at one residence per 10 acres, or two residences per 10 acres through a Conservation and Reserve Development (CaRD), a technique for allowing development while preserving open space that is discussed in greater detail in the Land Use Chapter. [The South Fidalgo Rural Residential](#)

[designation applies to all rural lands on Fidalgo Island, generally west of Reservation Road, that were formerly designated Rural Reserve until the creation of the South Fidalgo Rural Residential designation and zone in 2017. South Fidalgo Rural Residential has the same base density as Rural Reserve—1 residence per 10 acres in standard land divisions—but allows many fewer special uses than Rural Reserve. The designation was established at the request of Fidalgo Island residents to maintain larger rural residential lots, protect the island’s rural character and aquifer, and limit increases in traffic congestion. Island residents raised these issues during the South Fidalgo Island subarea planning process but no plan was ever adopted.](#)

**Comprehensive Plan, p. 81:**

**Rural Residential Designations**

Rural Reserve, Rural Intermediate, [South Fidalgo Rural Residential](#), and Rural Village Residential are the main residential land use designations in the Rural area. There is also a Bayview Ridge-Urban Reserve (BV-URv) designation adjacent to the Bayview Ridge Urban Growth Area to allow expansion of the Urban Growth Area in the future if necessary. All lands designated Rural Intermediate and Rural Village Residential are considered to be part of a Limited Area of More Intensive Rural Development (LAMIRD) as described in policy 3B-1.2 and as authorized by RCW 36.70A.070(5)(d)(i). These designations reflect areas that were generally already developed or platted at land use densities of 1 residence (or “dwelling unit”) per 2.5 acres, or greater, when the Growth Management Act was implemented in 1990. The Rural Reserve designation identifies portions of the Rural area that were not already developed at these higher densities. The Rural designation and density criteria follow.

**Goal 3C Provide for a variety of rural residential land use densities while retaining the rural landscape, character, and lifestyles.**

policy 3C-1.1      **Rural Reserve (RRv).** The Rural Reserve designation applies to all rural areas outside of the following designations: Natural Resource Lands, Rural Intermediate, Rural Village, [South Fidalgo Rural Residential](#), any of the various Rural commercial/industrial designations, Open Space of Statewide/Regional Significance, or Urban Growth Area. The maximum allowed residential gross density is 1 residence per 5 acres in conservation and reserve development (CaRD) land divisions, and 1 residence per 10 acres in standard land divisions.

policy 3C-1.2 –1.4      *No change*

policy 3C-1.5      [South Fidalgo Rural Residential \(SF-RR\). The South Fidalgo Rural Residential designation applies to all rural lands on Fidalgo Island, generally west of Reservation Road, that were formerly designated Rural Reserve until the creation of the South Fidalgo Rural Residential designation and zone. South Fidalgo Rural Residential has the same base density as Rural Reserve—1 residence per 10 acres in standard land divisions—but allows many fewer special uses than Rural Reserve, \[and does not allow CaRD land divisions.\]](#)

**No changes are proposed to Rural Reserve. The Rural Reserve code is shown here for comparison with the proposed new South Fidalgo Rural Residential zone below, and the Planning Commission may recommend reversion of any portion of the new SF-RR zone to the status quo that exists as part of the Rural Reserve zone.**

**14.16.320 Rural Reserve (RRv).**

- (1) Purpose. The purpose of the Rural Reserve district is to allow low-density development and to preserve the open space character of those areas not designated as resource lands or as urban growth areas. Lands in this zoning district are transitional areas between resource lands and non-resource lands for those uses that require moderate acreage and provide residential and limited employment and service opportunities for rural residents. They establish long-term open spaces and critical area protection using CaRDs as the preferred residential development pattern.
- (2) Permitted Uses.
  - (a) Agriculture.
  - (b) Agricultural accessory uses.
  - (c) Agricultural processing facilities.
  - (d) Co-housing, as part of a CaRD, subject to SCC 14.18.300 through 14.18.330.
  - (e) Cultivation, harvest and production of forest products or any forest crop, in accordance with the Forest Practice Act of 1974, and any regulations adopted pursuant thereto.
  - (f) Detached single-family dwelling units.
  - (g) Family day care provider.
  - (h) Home-Based Business 1.
  - (i) Residential accessory uses.
  - (j) Seasonal roadside stands under 300 square feet.
  - (k) Maintenance, drainage.
  - (l) Net metering system, solar.
  - (m) Repair, replacement and maintenance of water lines with an inside diameter of 8 inches or less.
  - (n) Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.
- (3) Administrative Special Uses.
  - (a) Bed and breakfast, subject to SCC 14.16.900(2)(c).
  - (b) Campground, destination, pre-existing 30 acres or less. Existing, permitted campgrounds with 30 total parcel acres or less that met the definition of "Campground, destination," as of May 17, 2009, shall be eligible for modifications to existing special use permit(s) provided:
    - (i) The total number of camp sites does not increase from what existed on May 17, 2009;

- (ii) The footprint of the campground does not increase from what existed on May 17, 2009; and
- (iii) The original permit conditions regarding perimeter buffers are met.

All amenities listed for “Campgrounds, developed” shall be allowed through the permit modification process. New amenities associated with the definition of “Campground, destination” shall not be allowed. Additional minor improvements to the existing campground may also be allowed at the discretion of the Administrative Official, provided the improvements do not constitute expansion or intensification or result in adverse impacts to the surrounding area.

- (c) Expansion of existing major public uses up to 3,000 square feet.
  - (d) Home-Based Business 2.
  - (e) Kennel, day-use.
  - (f) Minor public uses.
  - (g) Minor utility developments.
  - (h) Outdoor storage of processed and unprocessed natural materials in quantities less than 500 cubic yards that do not have a potential health hazard.
  - (i) Outdoor storage of processed and unprocessed natural materials in quantities less than 50 cubic yards that may have a potential health hazard. Does not include storage of hazardous materials.
  - (j) Parks, specialized recreational facility.
  - (k) Temporary manufactured home.
  - (l) Temporary events.
  - (m) Trails and primary and secondary trailheads.
- (4) Hearing Examiner Special Uses.
- (a) Aircraft landing field, private.
  - (b) Animal clinic hospital.
  - (c) Animal preserve.
  - (d) Campground, developed.
  - (e) Cemetery.
  - (f) Church.
  - (g) Community club/grange hall.
  - (h) Display gardens.
  - (i) Fish hatchery.
  - (j) Golf course.
  - (k) Historic sites open to the public.
  - (l) Home-Based Business 3.
  - (m) Impoundments greater than 1-acre feet in volume.

- (n) Kennels.
  - (i) Boarding kennel.
  - (ii) Limited kennel.
- (o) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
- (p) Major utility developments.
- (q) Manure lagoon.
- (r) Natural resources training/research facility.
- (s) Off-road vehicle use areas and trails.
- (t) Outdoor outfitters enterprises.
- (u) Outdoor recreational facilities.
- (v) Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.
- (w) Outdoor storage of processed and unprocessed natural materials in quantities greater than 50 cubic yards that may have a potential health hazard. Does not include storage of hazardous materials.
- (x) Parks, community.
- (y) Personal wireless services towers, subject to SCC 14.16.720.
- (z) Racetrack, recreational.
- (aa) Wholesale nurseries/greenhouses.
- (bb) Seasonal roadside stands over 300 square feet.
- (cc) Seasonal worker housing.
- (dd) Stables and riding clubs.
- (ee) Temporary asphalt/concrete batching, subject to the applicable provisions of SCC 14.16.440.
- (ff) Anaerobic digester.
- (5) Dimensional Standards.
  - (a) Setbacks, Primary Structure.
    - (i) Front: 35 feet, 25 feet on minor access and dead-end streets.
    - (ii) Side: 8 feet on an interior lot.
    - (iii) Rear: 25 feet.
  - (b) Setbacks, Accessory Structure.
    - (i) Front: 35 feet.



- (ii) Side: 8 feet, a 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line, 20 feet from the street right-of-way.
  - (iii) Rear: 25 feet, a 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line.
- (c) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).
- (d) Maximum height: 40 feet.
  - (i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, meteorological towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC 14.16.720.
  - (ii) If adjacent to a BR-LI zone, the maximum height shall not exceed 40 feet, unless limited by SCC 14.16.210 (Airport Environs).
- (e) Minimum lot size: 10 acres or 1/64th of a section, unless created through a CaRD.
- (f) Minimum lot width: 150 feet.
- (g) Maximum lot coverage:
  - (i) For agricultural accessory and agricultural processing uses: 35 percent;
  - (ii) For all other uses: 5,000 square feet or 20 percent, whichever is greater, but not to exceed 25,000 square feet.
- (6) Additional requirements related to this zone are found in SCC 14.16.600 through 14.16.900 and the rest of the Skagit County Code.

**New Section SCC 14.16.390 South Fidalgo Rural Residential**

- (1) Purpose. The purpose of the South Fidalgo Rural Residential district is to allow low-density residential development on South Fidalgo Island outside of designated resource lands, Rural Intermediate, and urban growth areas, helping to protect the island's rural character and aquifer. Lands in this zoning district are transitional areas between resource lands and non-resource lands for those uses that require moderate acreage and provide residential and very limited employment and service opportunities for rural residents.
- (2) Permitted Uses.
  - (a) Agriculture.
  - (b) Agricultural accessory uses.
  - (c) [Co-housing, as part of a CaRD, subject to SCC 14.18.300 through 14.18.330.]
  - (d) Cultivation, harvest and production of forest products or any forest crop, in accordance with the Forest Practice Act of 1974, and any regulations adopted pursuant thereto.
  - (e) Detached single-family dwelling units.
  - (f) Family day care provider.
  - (g) Home-Based Business 1.

- (h) Residential accessory uses.
  - (i) Seasonal roadside stands under 300 square feet.
  - (j) Maintenance, drainage.
  - (k) Net metering system, solar.
  - (l) Repair, replacement and maintenance of water lines with an inside diameter of 8 inches or less.
  - (m) Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.
- (3) Administrative Special Uses.
- (a) Bed and breakfast, subject to SCC 14.16.900(2)(c).
  - (b) Campground, destination, pre-existing 30 acres or less, subject to the same restrictions as in Rural Reserve.
  - (c) Expansion of existing major public uses up to 3,000 square feet.
  - (d) Home-Based Business 2.
  - (e) Minor public uses.
  - (f) Minor utility developments.
  - (g) Parks, specialized recreational facility.
  - (h) Temporary manufactured home.
  - (i) Temporary events.
  - (j) Trails and primary and secondary trailheads.
- (4) Hearing Examiner Special Uses.
- (a) Cemetery.
  - (b) Church.
  - (c) Community club/grange hall.
  - (d) Historic sites open to the public.
  - (e) Home-Based Business 3.
  - (f) Impoundments greater than 1-acre feet in volume.
  - (g) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
  - (h) Major utility developments.
  - (i) Natural resources training/research facility.
  - (j) Outdoor recreational facilities.
  - (k) Parks, community.
  - (l) Personal wireless services towers, subject to SCC 14.16.720.

- (m) Seasonal roadside stands over 300 square feet.
- (n) Stables and riding clubs.
- (5) Dimensional Standards.
  - (a) Setbacks, Primary Structure.
    - (i) Front: 35 feet, 25 feet on minor access and dead-end streets.
    - (ii) Side: 8 feet on an interior lot.
    - (iii) Rear: 25 feet.
  - (b) Setbacks, Accessory Structure.
    - (i) Front: 35 feet.
    - (ii) Side: 8 feet, a 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line, 20 feet from the street right-of-way.
    - (iii) Rear: 25 feet, a 3-foot setback is permitted for nonresidential structures when the accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line.
  - (c) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).
  - (d) Maximum height: 40 feet.
    - (i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, meteorological towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC 14.16.720.
  - (e) Minimum lot size: 10 acres or 1/64th of a section[, unless created through a CaRD].
  - (f) Minimum lot width: 150 feet.
  - (g) Maximum lot coverage:
    - (i) For agricultural accessory and agricultural processing uses: 35 percent;
    - (ii) For all other uses: 5,000 square feet or 20 percent, whichever is greater, but not to exceed 25,000 square feet.
- (6) Additional requirements related to this zone are found in SCC 14.16.600 through 14.16.900 and the rest of the Skagit County Code.

**14.18 Conservation and Reserve Developments (CaRDs)—An alternative division of land.**

*No change.*

- (1) Purpose. *No change.*
- (2) Applicability.
  - (a) *No change.*
  - (b) *No change.*
  - (c) CaRDs are permitted in the following zones:

(i) – (x) *No change.*

(xi) [[South Fidalgo Rural Residential (on parcels 10 acres or 1/64 section, or greater, with 1 lot allowed for each additional 5 acres or 1/128 section).] [South Fidalgo Rural Residential (on parcels 20 acres or 1/32 section, or greater).]]

(d) *No change.*

(3) *No change.*

(4) *No change.*

**14.18.310 General approval provisions—CaRD.**

(1) *No change.*

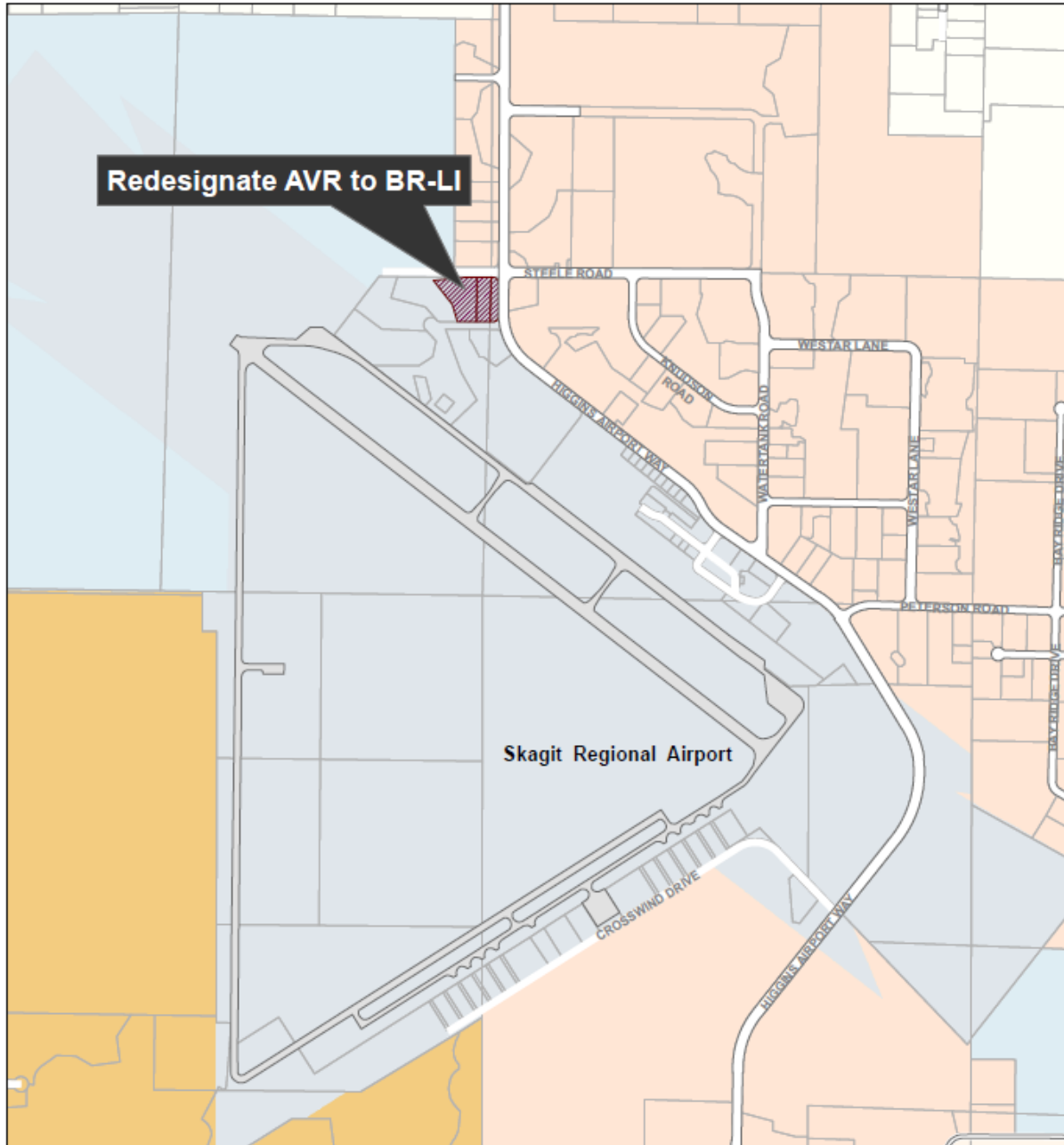
(2) Allowable Density. The maximum residential gross densities shall not exceed those set forth in the following lot size table. The maximum density as allowed for by the Comprehensive Plan may not necessarily be granted if a density limitation is necessary to meet septic and/or water system requirements. [There shall be no density bonus for CaRD developments on Fidalgo Island.] There shall be no density bonus for CaRD developments [on Fidalgo Island or] in areas designated as a “sole source aquifer,” except where the source of water is from a public water system whose source is outside the designated area or from an approved alternative water system pursuant to Chapter 12.48 SCC. Applications for such systems are processed pursuant to the regulations outlined in Chapter 12.48 SCC. Applications for CaRDs requesting an alternative system to obtain a density bonus shall be processed as a Level II application. Hearing Examiner criteria for review of an alternative system shall ensure that the system has no adverse impacts to the sole source aquifer. For CaRD density bonus developments in flow-sensitive basins refer to SCC 14.24.350.

<b>Zone</b>	<b>Maximum Residential Densities with a CaRD*</b>	<b>Open Space Options</b>
Rural Intermediate	1/2.5 acres or 1 per 1/256 of a section	All, where appropriate
Rural Village Residential	1/1 acre or 1 per 1/640 of a section with public water and septic or 1/2.5 acres or 1/256 of a section with private water and septic	All, where appropriate
Rural Reserve	2/10 acres or 2 per 1/64 of a section	All, where appropriate
Agricultural—Natural Resource Lands	1/40 acres or 1 per 1/16 of a section	Os-PA, Os-NRL Os-RSV (per Subsection (6))
Industrial—Natural Resource Lands	1/80 acres or 1 per 1/8 of a section	Os-PA, Os-NRL Os-RSV (per Subsection (6))
Secondary Forest—Natural Resource Lands	1/20 acres or 1 per 1/32 of a section	Os-PA, Os-NRL Os-RSV (per Subsection (6))
Rural Resource—Natural Resource Lands	4/40 acres or 4 per 1/16 of a section	Os-PA, Os-NRL Os-RSV (per Subsection (6))
Hamilton Residential	4/40 acres or 4 per 1/16 of a section	Os-PA, Os-UR, Os-RO, Os-RSV
Hamilton Urban Reserve	4/40 acres or 4 per 1/16 of a section	Os-PA, Os-UR, Os-RO, Os-RSV

<u>[South Fidalgo Rural Residential]</u>	<u>[[2/10 acres or 2 per 1/64 of a section]</u> <u>[1/10 acres or 1 per 1/64 of a section]]</u>	<u>[All, where appropriate]</u>
	*Exception: Maximum residential densities for lands in or within one-quarter mile of a designated Mineral Resource Overlay (MRO) shall be no greater than 1/10 acres; provided, that if the underlying land use designation density of land within one-quarter mile of MRO lands is greater than 1/10 acres, the development rights associated with that density may be transferred to and clustered on that portion of the property located outside of one-quarter mile for the MRO lands, consistent with the CaRD policies in the Comprehensive Plan.	

(3) – (9) *No change.*

**PL16-0352. Redesignate two Port-owned properties from Aviation Related (AVR) to Bayview Ridge Light Industrial (BR-LI)**



## C-2. US Bike Route 10 (Coast to Cascades Trail) Corridor Study Revision

From the [Transportation Element Technical Appendix \(Comp Plan Appendix C\), Exhibit 29, p. 454](#):

### Description

This is an existing east / west multimodal transportation corridor from Fidalgo Island to the Town of Concrete and east County line utilizing State Route 20, City and County roads and trails. The study would consider shoulder widening where necessary and trail construction and/or existing trail improvements. [Unused County right of way through agricultural land between Burlington and Bayview Ridge should not be considered as a potential future route for US Bike Route 10.](#)

## C-3. Garage Setbacks in Bayview Ridge Residential

Amend SCC 14.16.340(5)(c) as follows:

- (c) Setbacks.
  - (i) Primary Structures.
    - (A) Front.

Front Setback	House	Garage
Road class 09 (local neighborhood streets)	20	25
Roads other than class 09	35	40

- (B) Side: 15 feet total, minimum of five feet on one side.
- (C) Rear: 20 feet.
- (D) Attached Garages. [New garages](#) ~~Garages~~ must be set back from house front a minimum of five feet unless located to the side or rear of the structure, or alley-loaded.

## C-4. Major Utility Development in Bayview Ridge Residential

Make the following amendment to SCC 14.16.340(4):

- (4) Hearing Examiner Special Uses.
  - (a) Bed and breakfast.
  - (b) Church.
  - (c) Golf courses, including a clubhouse and restaurant if in conjunction with the golf course.
  - (d) Home-Based Business 3.
  - (e) Major public uses.
  - (f) Minor public uses.

(g) Parks, community.

~~(g)~~(h) Major utility developments.

## C-5. Temporary Events in Bayview Ridge Aviation and Industrial Zones

### Amend Bayview Ridge Light Industrial (SCC 14.16.180) as follows:

- (1) *No change.*
- (2) Permitted Uses.
  - (a) - (dd) *No change.*
  - (ee) Temporary events
- (3) Accessory Uses. *No change.*
- (4) Administrative Special Uses
  - (a) – (f) *No change.*
  - (g) ~~Temporary events.~~
  - ~~(h)~~—Marijuana production/processing facility within 1,000 feet of a residential zone.
- (5) – (10) *No change.*

### Amend Bayview Ridge Heavy Industrial (SCC 14.16.190) as follows:

- (1) *No change.*
- (2) Permitted Uses.
  - (a) - (dd) *No change.*
  - (ee) Temporary events
- (3) *No change.*
- (4) Administrative Special Uses
  - (a) – (e) *No change.*
  - (f) ~~Temporary events.~~
  - ~~(g)~~—Trails and primary and secondary trailheads.
- (5) – (10) *No change.*

### Amend Aviation Related (SCC 14.16.200) as follows:

- (1) *No change.*
- (2) Permitted Uses.
  - (a) - (j) *No change.*
  - (k) Temporary events, ~~related to aviation uses~~
  - (l) – (t) *No change.*



- (3) Administrative Special Uses
  - (a) Expansion of existing major public uses up to 3,000 square feet.
  - (b) Minor public uses.
  - (c) Minor utility developments.
  - (d) Outdoor storage of materials in quantities less than 50 cubic yards that may have a potential health hazard. Does not include storage of hazardous materials.
  - (e) Outdoor storage of processed and unprocessed natural materials in quantities less than 500 cubic yards that do not have a potential health hazard.
  - (f) ~~Temporary events.~~
  - ~~(g)~~ Trails and primary and secondary trailheads.
- (4) – (7) *No change.*

**Amend Aviation Related – Limited (SCC 14.16.205) as follows:**

- (1) *No change.*
- (2) Permitted Uses.
  - (a) Uses permitted in the BR-LI zone, not to exceed 20 acres total of permitted or special uses within the entire zone, identified at time of application.
  - (b) Aviation-related navigation aids.
  - (c) Maintenance, drainage.
  - (d) Repair, replacement and maintenance of water lines with an inside diameter of eight inches or less.
  - (e) Trails and primary and secondary trailheads.
  - (f) Temporary events.
- (3) Administrative Special Uses.
  - (a) Uses allowed as administrative special uses in the BR-LI zone, not to exceed 20 acres total of permitted or special uses within the entire zone, identified at time of application.
  - (b) Minor utility developments.
  - (c) ~~Temporary events.~~
  - ~~(d)~~ Outdoor storage of processed and unprocessed natural materials in quantities less than 500 cubic yards that do not have a potential health hazard.
- (4) – (7) *No change.*

**C-6. Prohibit Creation of Multiple Lots in Small Scale Business**

**Amend Small Scale Business, SCC 14.16.140 as follows:**

- (1) – (5) *No change.*

- (6) Dimensional Standards.
  - (a) Setbacks. *No change.*
  - (b) Accessory. *No change.*
  - (c) Maximum Size Limits.
    - (i) Permitted uses shall not exceed 10,000 square feet of gross floor area with a maximum of 1 ~~establishment~~ building per parcel. Parcels may not be divided through a binding site plan to create more than 1 parcel or building per Small Scale Business designation.
  - (d) – (e) *No change.*
- (7) – (8) *No change.*

## C-7. Rural Freeway Service-and Rural Center Development Size Limits

### Amend Rural Center, SCC 14.16.110, as follows:

- (1) – (4) *No change.*
- (5) Dimensional Standards.
  - (a) *No change.*
  - (b) Maximum Size Limits.
    - (i) Retail and service uses, including mini-storage, shall not exceed 3,000 square feet of gross floor area per ~~building~~establishment, except for fire stations which shall not exceed 8,000 square feet, with a maximum of 2 ~~buildings~~ establishments per parcel. Buildings may contain more than one business, provided that the building falls within the above square footage limits. Storage or other noncommercial uses that are accessory to the permitted use and do not exceed 50% of the square footage of the permitted use up to a total of 1,500 square feet per parcel shall also be permitted.
  - (c) *No change.*
  - (d) *No change.*
- (6) *No change.*

### Amend Rural Freeway Service, SCC 14.16.120, as follows:

- (1) – (4) *No change.*
- (5) Dimensional Standards
  - (a) *No change.*
  - (b) Size limitations
    - (i) A ~~building use~~ shall not exceed 6,000 square feet of gross floor area except as provided -in (iii) below, with a maximum of 1 ~~building~~ establishment per

parcel. A building may contain more than one business provided that the building falls within the above square footage limit.

- (ii) Retail shall not exceed 4,500 square feet and 1,500 square feet of storage.
  - (iii) Overnight lodging facilities shall not exceed 35 units and shall not exceed 12,000 square feet of gross floor area per parcel including any related commercial services. Operators may not allow any person to occupy overnight lodging on the premises for more than 4 months in any year.
  - (iv) Storage or other noncommercial uses that are accessory to a permitted use up to a total of 1,500 square feet per parcel shall also be permitted.
- (c) *No change.*
  - (d) *No change.*
- (6) *No change.*

## C-8. Mobile Home Parks

### 14.16.850 General Provisions

- (1) ~~–(8) No change.~~

~~(9) Existing mobile home parks shall be regulated pursuant to Chapter 12.24 SCC.~~

## C-9. Similk Beach Septic

### 14.16.920 Similk Beach LAMIRD

- (1) Purpose. To identify a limited area of more intensive rural development (LAMIRD) ~~to be served by a sewage system which will protect basic public health and safety and the environment~~ at Similk Beach.
- (2) Permitted Uses. All those uses listed in the Rural Intermediate (RI) zoning district. ~~Development and redevelopment within the LAMIRD shall be limited to a maximum of 117 connections to the sewage system serving this area. For any development and/or redevelopment project which will produce sewage, an applicant shall provide a certificate of sewage treatment availability (connection approval) from the appropriate service provider demonstrating compliance with this requirement.~~
- (3) Prohibited Uses. ~~Connections to the sewage system are prohibited, unless the requirements of Subsection (4) of this Section are met.~~ Reserved.
- (4) Development and Redevelopment of Lots of Record. *No change.*

## C-10. Affidavit for Accessory Dwelling Unit

### 14.16.710 Accessory dwelling units.

- (1) Requirements for Accessory Dwelling Units. *No change.*
  - (a) – (h) *No change.*

- (i) Application. The property owner shall apply for an accessory dwelling permit with Skagit County Planning and Development Services. ~~The application shall include an affidavit signed by the property owner affirming that the owner or an immediate family member will occupy the principal dwelling unit or accessory dwelling unit for more than 6 months per year.~~
- (j) Recording Requirements. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the Skagit County Auditor prior to approval which runs with the land and identifies the address of the property, states that the owner(s) or an immediate family member must reside in either the principal dwelling unit or the accessory dwelling unit at least six months per year, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this Chapter, and provides for the removal of the accessory dwelling unit by the current owner if any of the requirements of this Chapter are violated.
- (k) *No change.*

## C-11. Variance Chapter Formatting Error

### 14.10.020 Applicability—Types of variances.

A variance is one of three types:

- (1) Administrative Variances. The following variances are Level I applications and must demonstrate compliance with the criteria identified in the cited code sections:
  - (a) Repealed by Ord. O20160004;
  - (b) Variances to the agricultural siting criteria of SCC 14.16.400 and 14.16.860;
  - (c) Reductions in parking requirements allowed by SCC 14.16.800(2)(b);
  - (d) Administrative setback reductions up to 100 percent of the standard setback allowed by SCC 14.16.810(4) ~~related to setback reductions;~~
  - (e) Administrative setback reductions within Natural Resource Lands allowed by SCC 14.16.810(8);
  - ~~(d)~~(f) Variances to SCC 14.16.830(6)(i) related to landscaping requirements;
  - ~~(e)~~(g) Variances to SCC 14.16.340(5), minimum density for short plats, allowed in cases where previously developed property or property with critical areas constraints precludes development at the required densities;
  - ~~(f)~~(h) Variances to standard critical area buffer widths (25 percent to 50 percent) pursuant to SCC 14.24.140(1)(a).
- (2) ~~(3)~~ *No change.*

## C-12. Repair, Replacement, and Maintenance of Water Lines

The proposal would make the following change in the zones listed below:

“Repair, replacement and maintenance of water lines with an inside diameter of § 12 inches or less.”

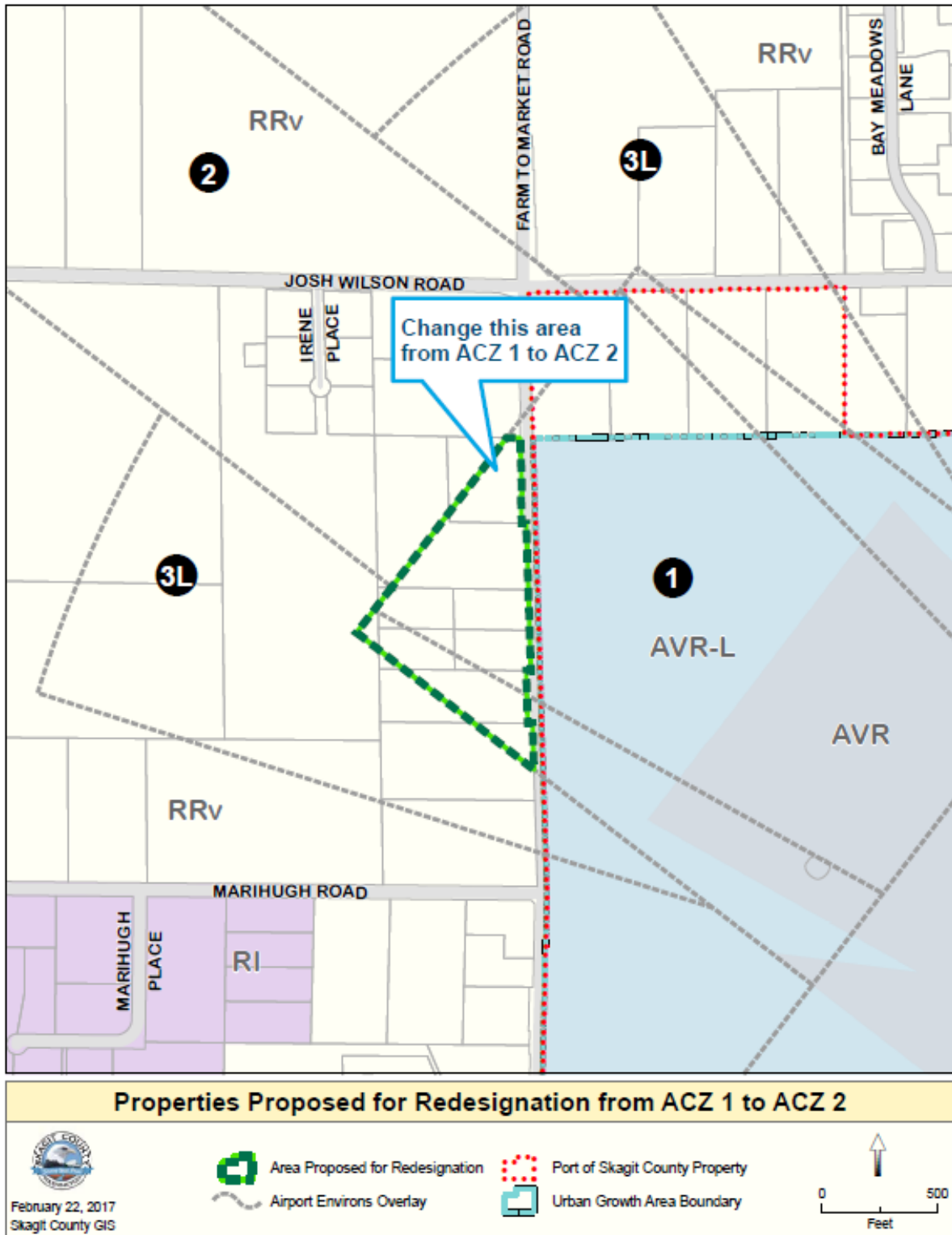
Rural Village Commercial, SCC 14.16.100(2)(u); Rural Center, SCC 14.16.110(2)(q); Rural Freeway Service, SCC 14.16.120(2)(m); Small Scale Recreation and Tourism, SCC 14.16.130(2)(x); Small Scale Business, SCC 14.16.140(2)(h); Rural Business, SCC 14.16.150(2)(h); Natural Resource Industrial, SCC 14.16.160(2)(h); Rural Marine Industrial, SCC 14.16.170(2)(f); Hamilton Industrial, SCC 14.16.175(2)(h); Bayview Ridge Light Industrial, SCC 14.16.180(2)(aa); Bayview Ridge Heavy Industrial, SCC 14.16.190(2)(z); Urban Reserve Commercial Industrial, SCC 14.16.195(2)(z); Aviation Related, SCC 14.16.200(2)(s); Aviation Related Limited, SCC 14.16.205(2)(d); Rural Intermediate, SCC 14.16.300(2)(k); Rural Village Residential, SCC 14.16.310(2)(i); Rural Reserve, SCC 14.16.320(2)(m); Rural Residential, SCC 14.16.330(2)(g); Bayview Ridge Residential, SCC 14.16.340(2)(i); Urban Reserve Residential, SCC 14.16.320(2)(g); Hamilton Residential, SCC 14.16.380(2)(u); Hamilton Urban Reserve, SCC 14.16.385(2)(v); Agricultural Natural Resource Land, SCC 14.16.400(2)(u); Industrial Forest, SCC 14.16.410(2)(q); Secondary Forest, SCC 14.16.420(2)(s); Rural Resource-Natural Resource Land, SCC 14.16.430(2)(w); Urban Reserve Public Open Space, SCC 14.16.450(2)(p); Open Space of Regional/Statewide Importance, SCC 14.16.500(3)(i).

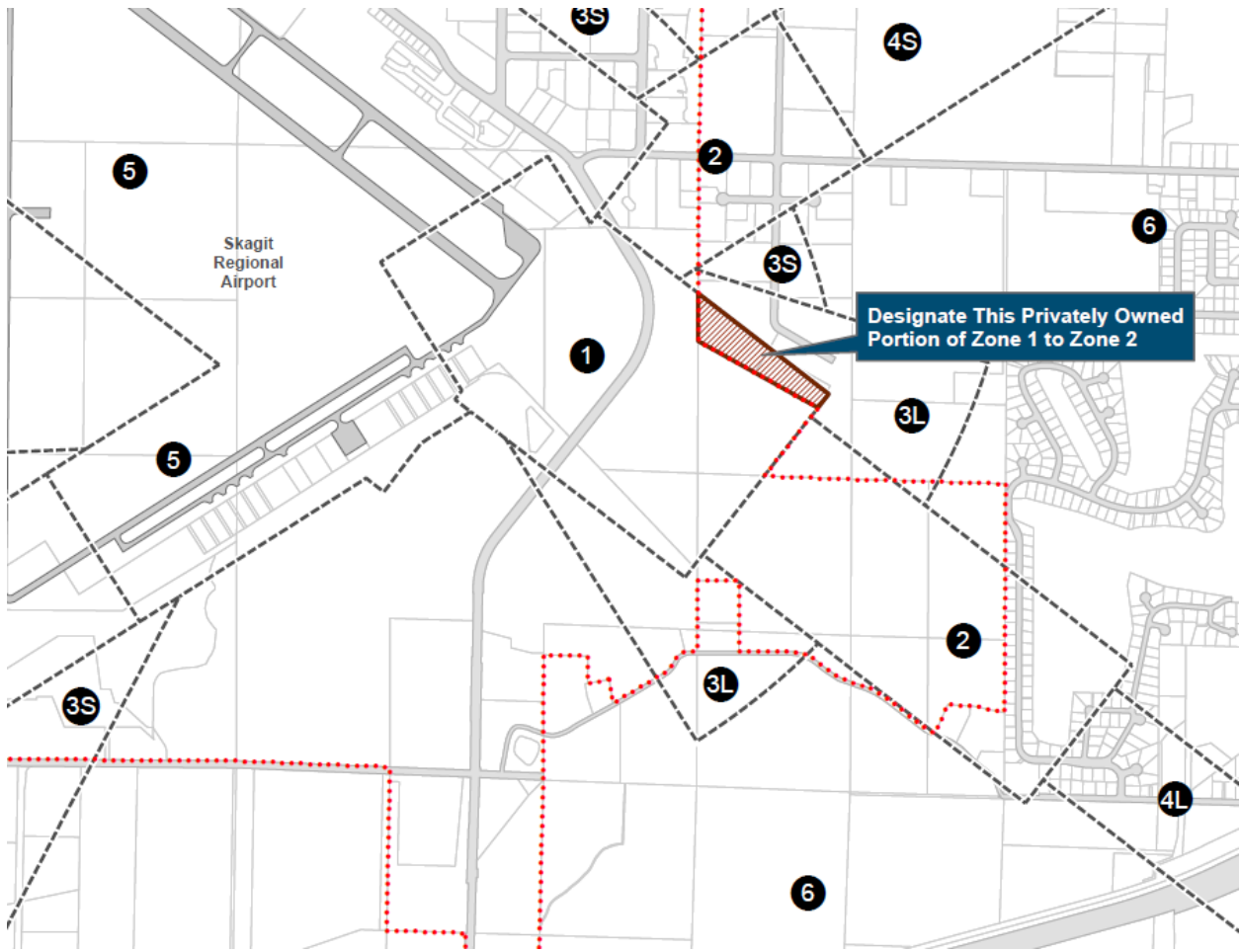
### **C-13. Reorganize Personal Wireless Services Facilities**

This proposal has been delayed and is not included in this proposal.

### C-14. Update and Simplify the Airport Environs Overlay (AEO) map

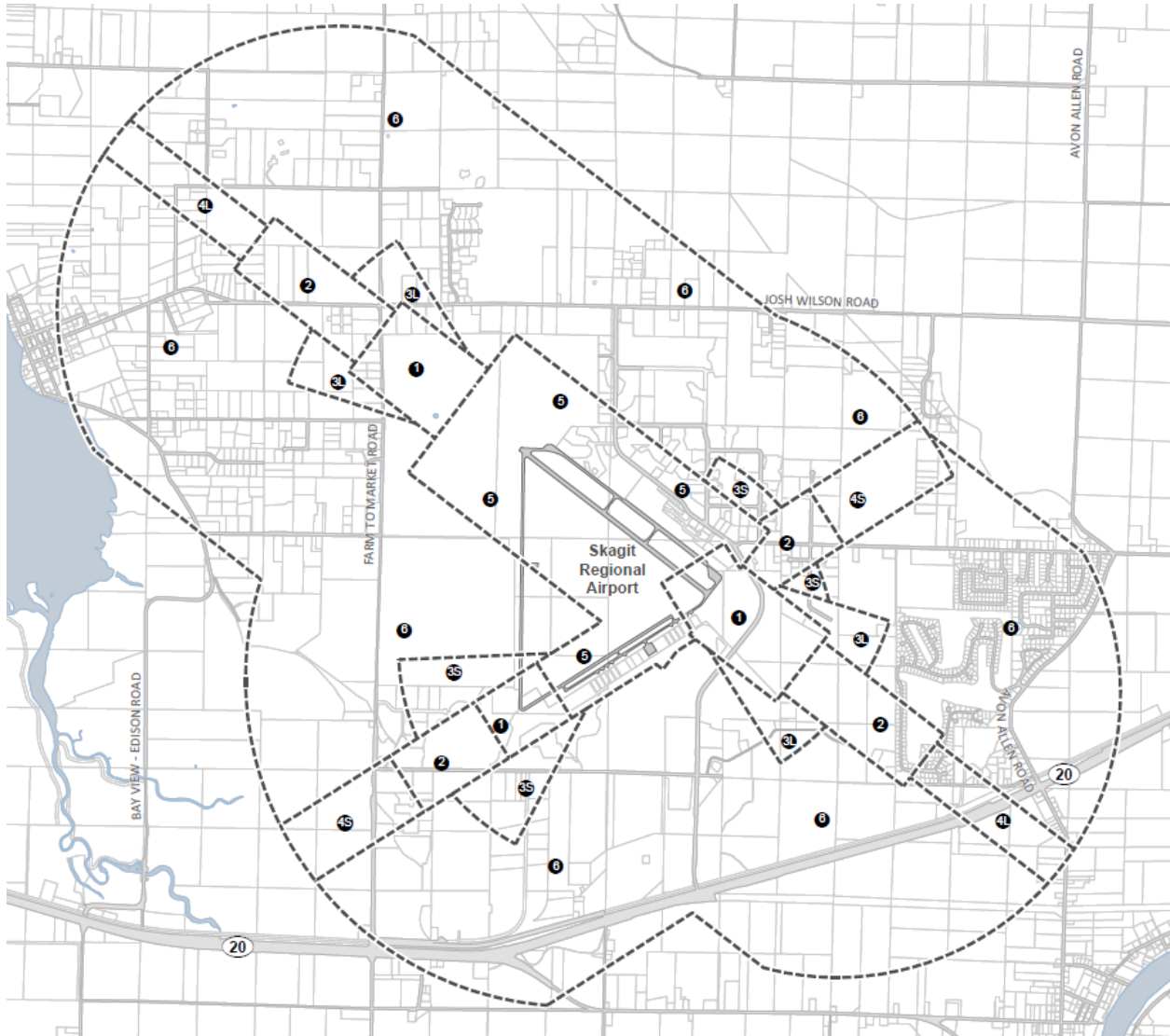
Privately owned properties proposed to be changed from ACZ 1 to ACZ 2:





## Simplified Version of Airport Environs Overlay (AEO) Map

Simplified version of the Airport Environs Overlay Map that removes extraneous lines. This map will become the official version of the AEO Map as well, after modification (above) to change some parcels from ACZ 1 to ACZ 2.



Amendment to:

### SCC 14.16.210, Airport Environs Overlay:

- (1) *No change.*
- (2) *No change.*
- (3) *No change.*
- (4) *No change.*



(5) Required Avigation Easement and Title Notice.

(a) The Department may not issue any permit on property other than that owned by the Port of Skagit unless the documents indicated below are recorded in the chain of title for the underlying property:

(i) In ACZ ~~1 and~~ 3-6:

(A) An avigation easement in favor of the Port of Skagit; and

(B) A notice and acknowledgement of airport and aircraft operations.

(ii) In ACZ 2:

(A) An avigation easement in favor of the Port of Skagit; and

(B) A notice and acknowledgement of airport and aircraft operations and a waiver of claims.

(b) The required recordings must be in-on forms ~~substantially similar to that attached to Ordinance O20140006 and must include complete exhibits. Forms for this purpose are available from~~ provided by the Department.

## C-15 – C18. Amend OSRSI Policy and Code; Update OSRSI Map Designations

The below edits to Comprehensive Plan text and policy reflect proposed OSRSI map changes and also make references to OSRSI consistent between the Comprehensive Plan and the code.

### Comprehensive Plan, page 36:

#### Public Open Space of Regional/Statewide Importance (OSRSI)

The County has designated certain public open space areas on the Comprehensive Plan/Zoning Map as Public Open Space of Regional/Statewide Importance (OSRSI). These areas are so identified because their recreational, environmental, scenic, cultural and other open space benefit extend beyond the local area to be regional or statewide in significance. They include: Deception Pass State Park; Sharpes Park and Montgomery-Duban Headlands, [Howard Miller Steelhead Park and Pressentin Park](#); Burrows Island, Saddlebag Island; Hope Island; ~~Ika Island~~; Huckleberry Island; Skagit Island; Hat Island; Larrabee, Rasar, and Bayview State Parks; PUD #1 Judy Reservoir; Skagit Wildlife Refuge; North Cascades National Park; Noisy Diobsud Wilderness; Glacier Peak Wilderness; Ross Lake National Recreation Area; Mount Baker National Forest; Seattle City Light Wildlife Mitigation Lands [and Endangered Species Act Lands](#); Rockport State Park; WA Department of Natural Resources Natural Resource Conservation Areas and Natural Area Preserves; and portions of the Northern State Recreation Area.

### Comprehensive Plan, page 51-52:

policy 2B-1.2 Of these public open space areas, the County has designated certain ones on the Comprehensive Plan/Zoning Map as Public Open Space of Regional/Statewide Importance (OSRSI). These areas are so identified because their recreational, environmental, scenic, cultural and other open space benefit extend beyond the local area to be regional or statewide in significance. They include: Deception Pass State Park; Sharpe Park and Montgomery-Duban Headlands, [Howard Miller Steelhead Park, and Pressentin Park](#); Burrows Island, Saddlebag Island; Hope Island; ~~Ika Island~~; Huckleberry Island; Skagit Island; Hat Island; Larrabee, Rasar, and Bayview State Parks; PUD #1 Judy Reservoir; Skagit Wildlife Refuge; North Cascades National Park; Noisy Diobsud Wilderness; Glacier Peak Wilderness; Ross Lake National Recreation Area; Mount Baker National Forest; Seattle City Light Wildlife Mitigation Lands [and Endangered Species Act Lands](#); Rockport State Park; WA Department of Natural Resources Natural Resource Conservation Areas and Natural Area Preserves; and portions of the Northern State Recreation Area.

#### Amendment to OSRSI Code

*Edits to the purpose statement would make it consistent with the list of OSRSI designations in the Comprehensive Plan and with proposed OSRSI map changes.*

#### 14.16.500 Public Open Space of Regional/Statewide Importance (OSRSI).

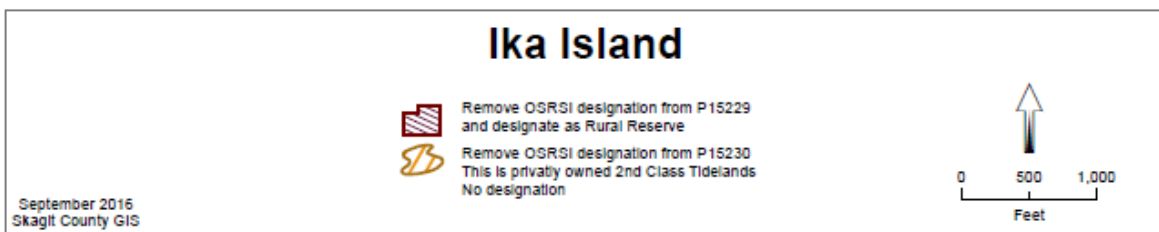
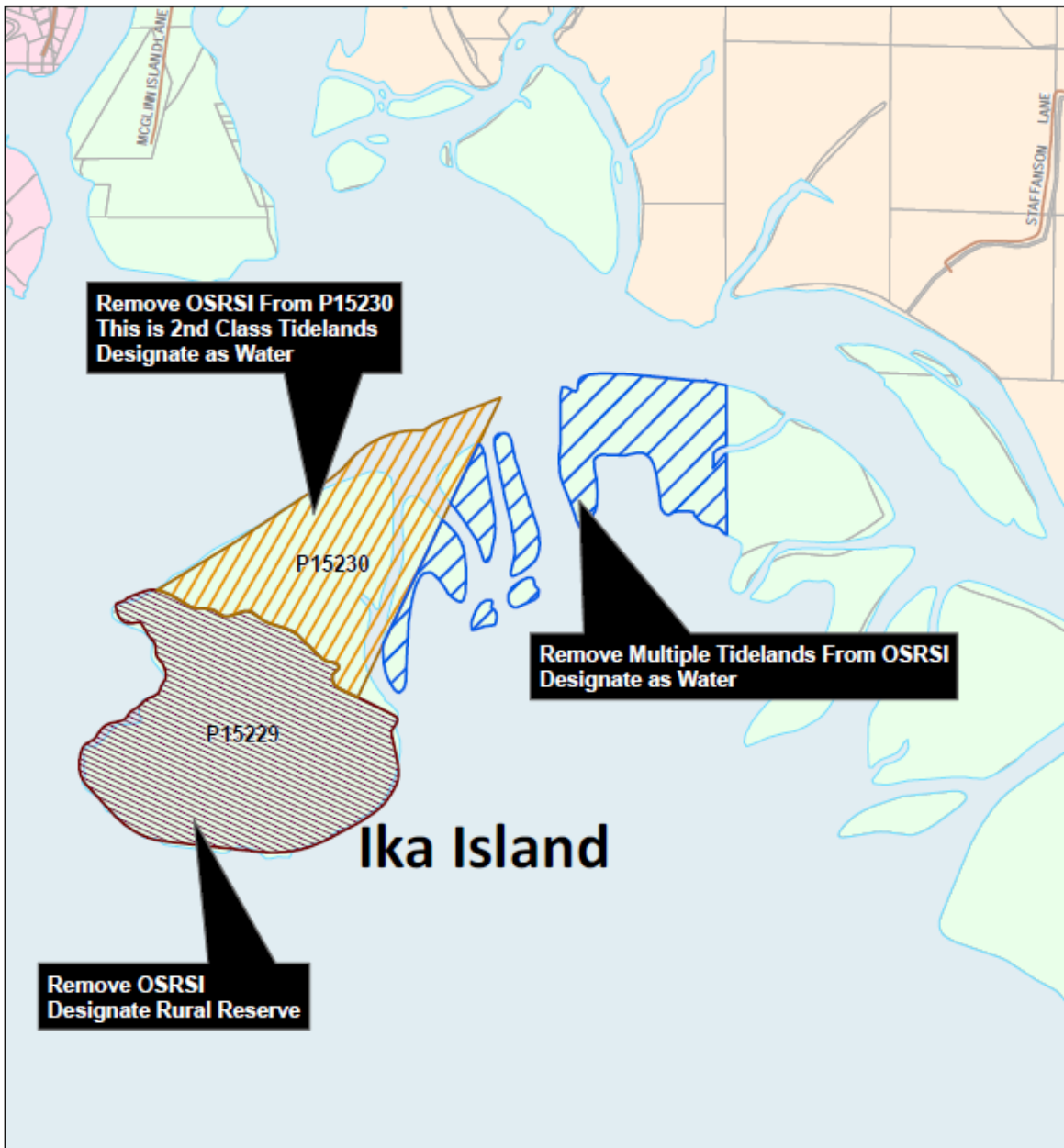
- (1) *No change.*
- (2) Purpose. The purpose of the Public Open Space district is to provide a zoning designation for lands in public ownership that are dedicated or reserved for public purposes or enjoyment for recreation, scenic amenities, or for the protection of environmentally sensitive areas. This

district encompasses public open space having Statewide and regional importance. For example, Deception Pass, Bayview, Larrabbe, Rasar and Rockport State Parks are included designated in this zoning designation, as are the following County parks: Sharpes Park and Montgomery-Duban Headlands, Howard Miller Steelhead Park, and Pressentin Park. Publicly owned portions of Burrows Island, Cypress Island, Hope Island, Huckleberry Island, ~~Ika Island~~, Saddlebag Island, and Skagit Island are also included. Also, Glacier Peak Wilderness, Noisy Diobsud Wilderness, Mount Baker National Forest, portions of the Northern State Recreation Area, PUD # 1 Judy Reservoir, North Cascades National Park, Ross Lake National Recreation Area, Seattle City Light wildlife mitigation lands and Endangered Species Act lands, Washington Department of Natural Resources natural resource conservation areas and natural area preserves and Skagit Wildlife Refuge are included in this district.

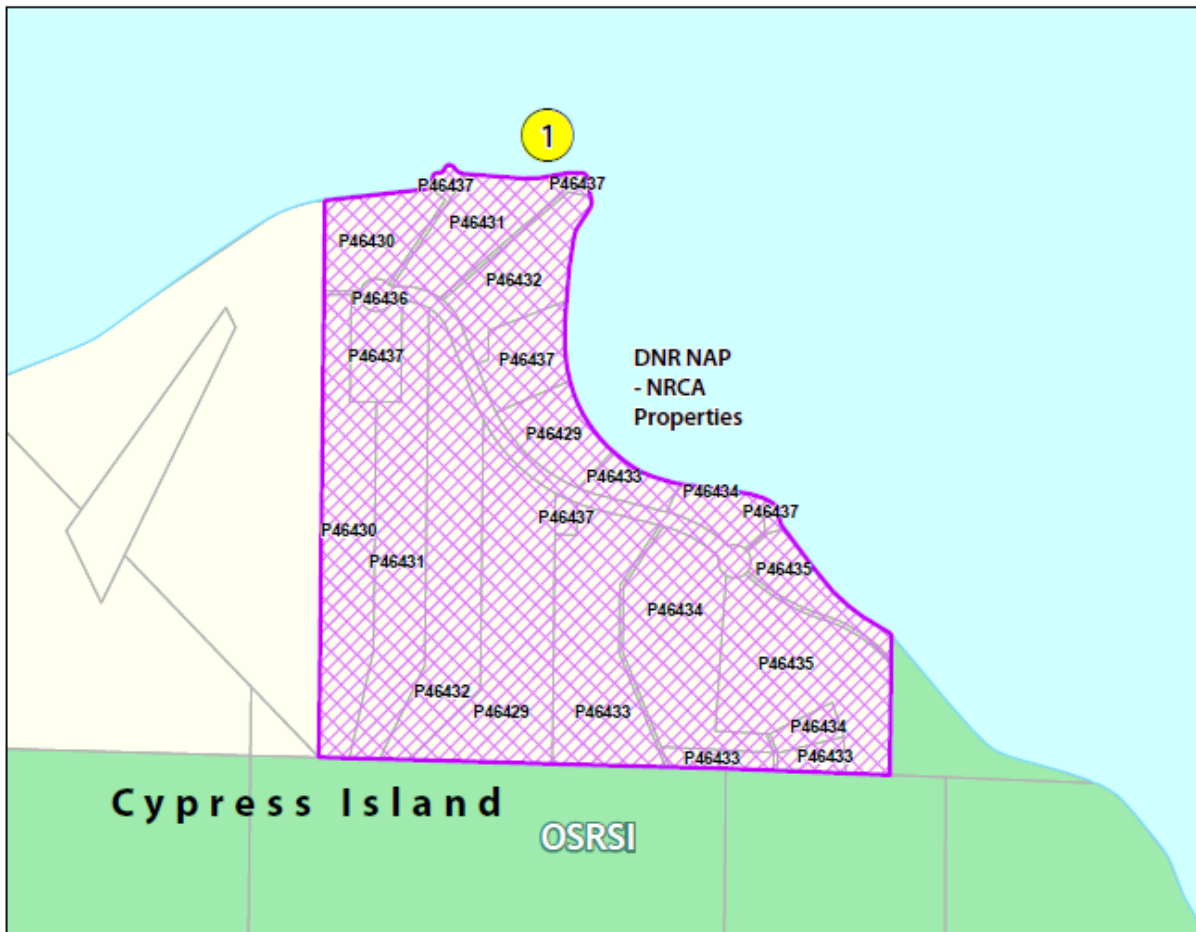
- (3) There may be Federal or State regulations or limitations which may further limit the use of some OSRSI designated facilities. In addition, the County may not have jurisdiction over some OSRSI designated facilities.
- (4) Permitted Uses.
  - (a) Historic sites open to the public.
  - (b) Interpretive/information centers and museums.
  - (c) Parks that showcase significant historic, archaeological, scientific, cultural and/or unique natural features, unusual landscape features such as cliffs and bluffs or natural processes on wetlands and tidal actions.
  - (d) Public open space areas of regional and Statewide importance including County, State and Federal parks, recreational areas, and wildlife management areas, including those that provide linkages between neighborhood and community parks.
  - (e) Caretaker dwelling unit for on-site resident park manager accessory to the primary public use.
  - (f) Trails or educational enterprises designed to offers special access to natural resource-based and recreational opportunities on lakes, creeks, streams, river corridors, shorelines, and areas with prominent views.
  - (g) Maintenance, drainage.
  - (h) Net metering system, solar.
  - (i) Repair, replacement and maintenance of water lines with an inside diameter of 8 inches or less.
  - (j) Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.
  - ~~(j)~~(k) Cultivation and harvest of forest products or any forest crop, in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.
- (5) Administrative Special Uses.
  - (a) Campgrounds, destination.
  - (b) Campgrounds, developed.
  - (c) Campgrounds, primitive.

- (d) Expansion of existing major public facilities up to 3,000 square feet.
  - (e) In remote areas only, such as east of Concrete and on saltwater islands without ferry service, employee housing sufficient to operate the OSRSI operation.
  - (f) Minor public use.
  - (g) Minor utility developments.
  - (h) Outdoor recreation facilities.
  - (i) Personal wireless services towers, subject to SCC 14.16.720.
  - (j) Roadside stands not greater than 300 square feet.
  - (k) Stables/riding clubs.
  - (l) Temporary events.
  - (m) Trails and primary and secondary trailheads.
  - (n) Water diversion structure.
- (6) Hearing Examiner Special Uses.
- (a) Animal preserve.
  - ~~(b)~~ ~~Golf course.~~
  - ~~(c)~~(b) Impoundment.
  - ~~(d)~~(c) Marinas not greater than 20 slips.
  - ~~(e)~~(d) Major public use and expansions of existing major public use, 3,000 square feet and greater.
  - ~~(f)~~(e) Major utility development.
  - ~~(g)~~(f) Parks, community.
  - ~~(h)~~ ~~Racetrack, recreational.~~
  - ~~(i)~~(g) Shooting club, outdoor.
- (7) *No change.*
- (8) *No change.*

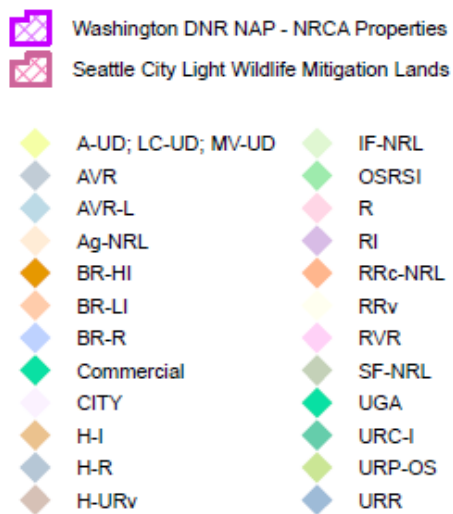
# C-15. Ika Island to Rural Reserve



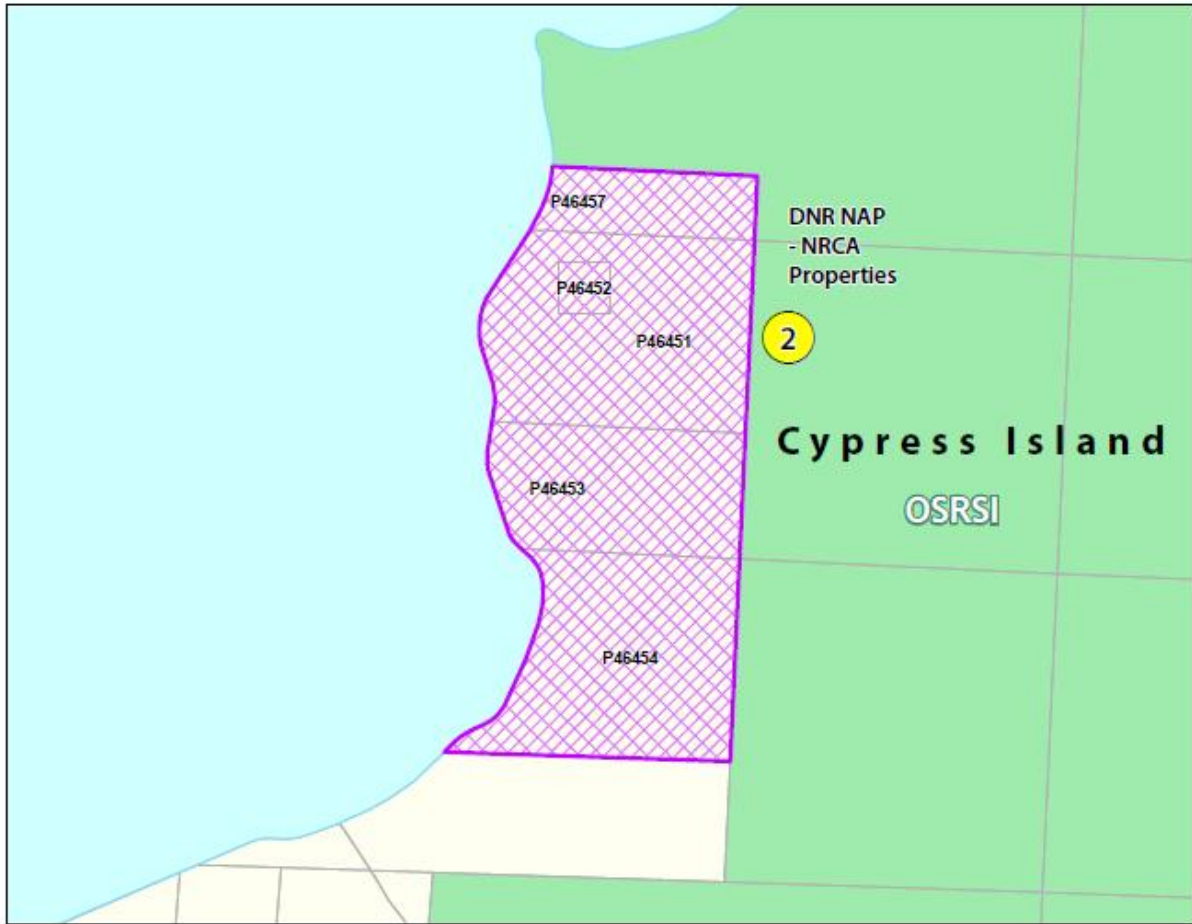
## C-16. Department of Natural Resources Lands to OSRSI











### Proposed Additions to OSRSI



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### Proposed Additions to OSRSI

-  Washington DNR NAP - NRCA Properties
-  Seattle City Light Wildlife Mitigation Lands
  
-  A-UD; LC-UD; MV-UD
-  AVR
-  AVR-L
-  Ag-NRL
-  BR-HI
-  BR-LI
-  BR-R
-  Commercial
-  CITY
-  H-I
-  H-R
-  H-URv
  
-  IF-NRL
-  OSRSI
-  R
-  RI
-  RRc-NRL
-  RRv
-  RVR
-  SF-NRL
-  UGA
-  URC-I
-  URP-OS
-  URR





























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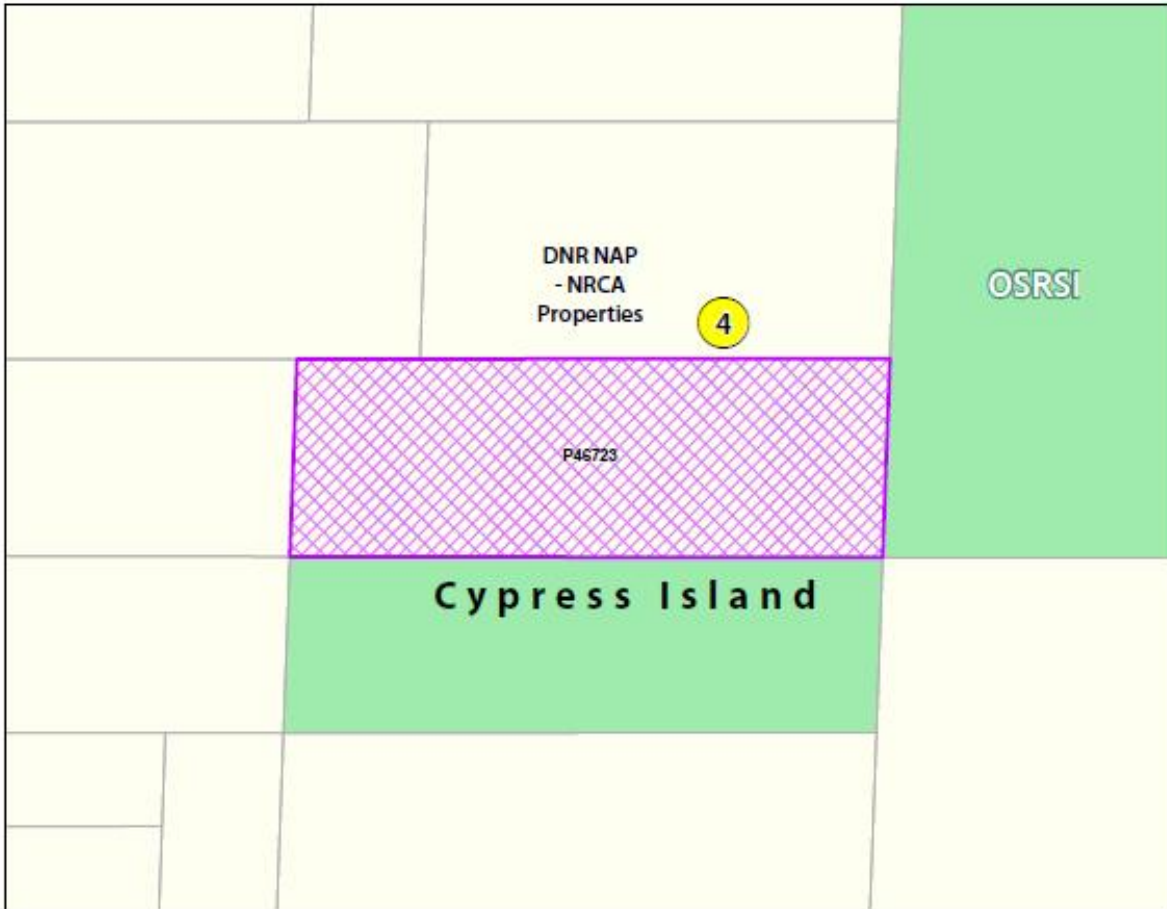
### Proposed Additions to OSRSI

-  Washington DNR NAP - NRCA Properties
  -  Seattle City Light Wildlife Mitigation Lands
- |   |  |
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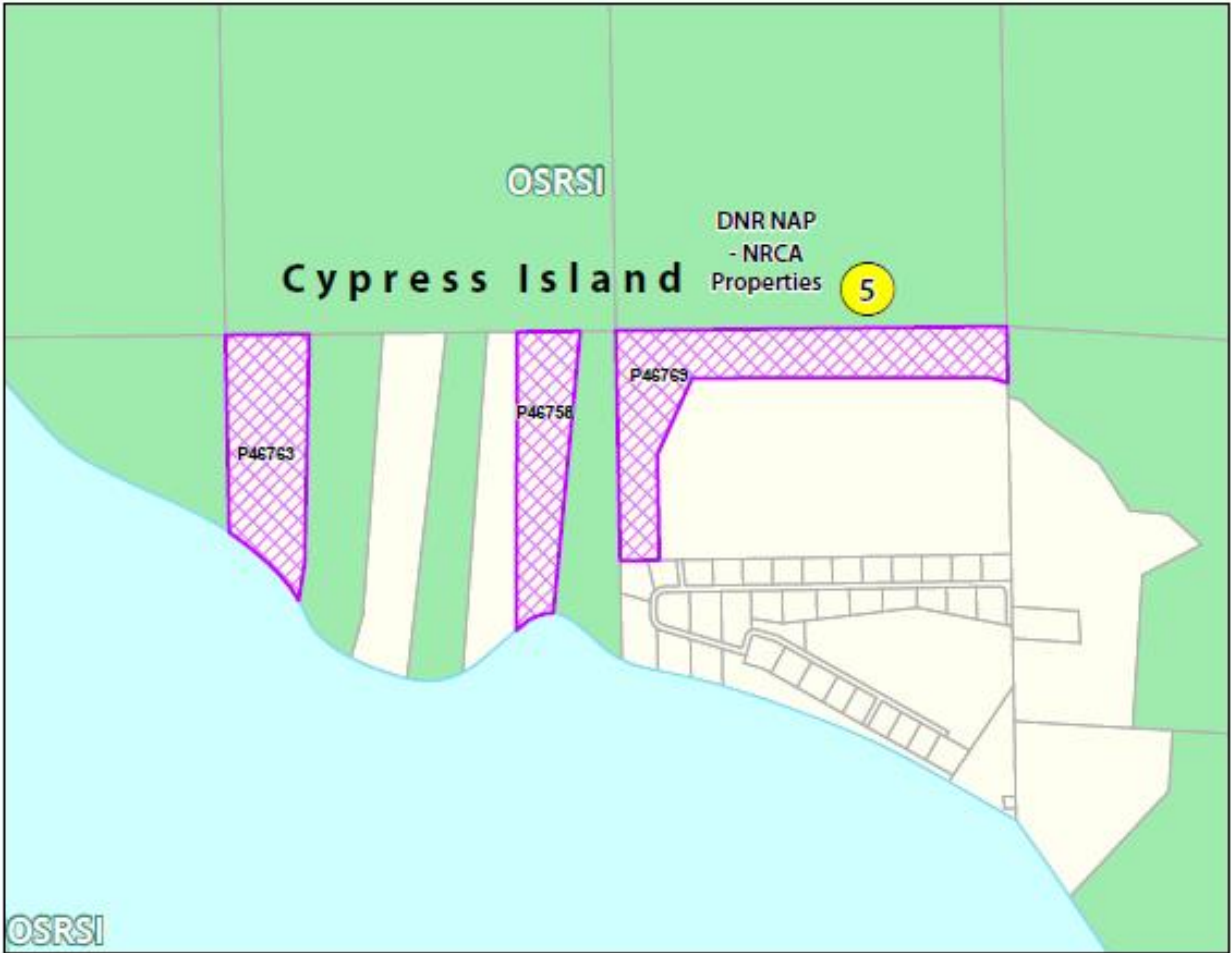


**Proposed Additions to OSRSI**



























-  Washington DNR NAP - NRCA Properties
  -  Seattle City Light Wildlife Mitigation Lands
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|  AVR-L              |  R       |
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|  Commercial         |  SF-NRL  |
|  CITY               |  UGA     |
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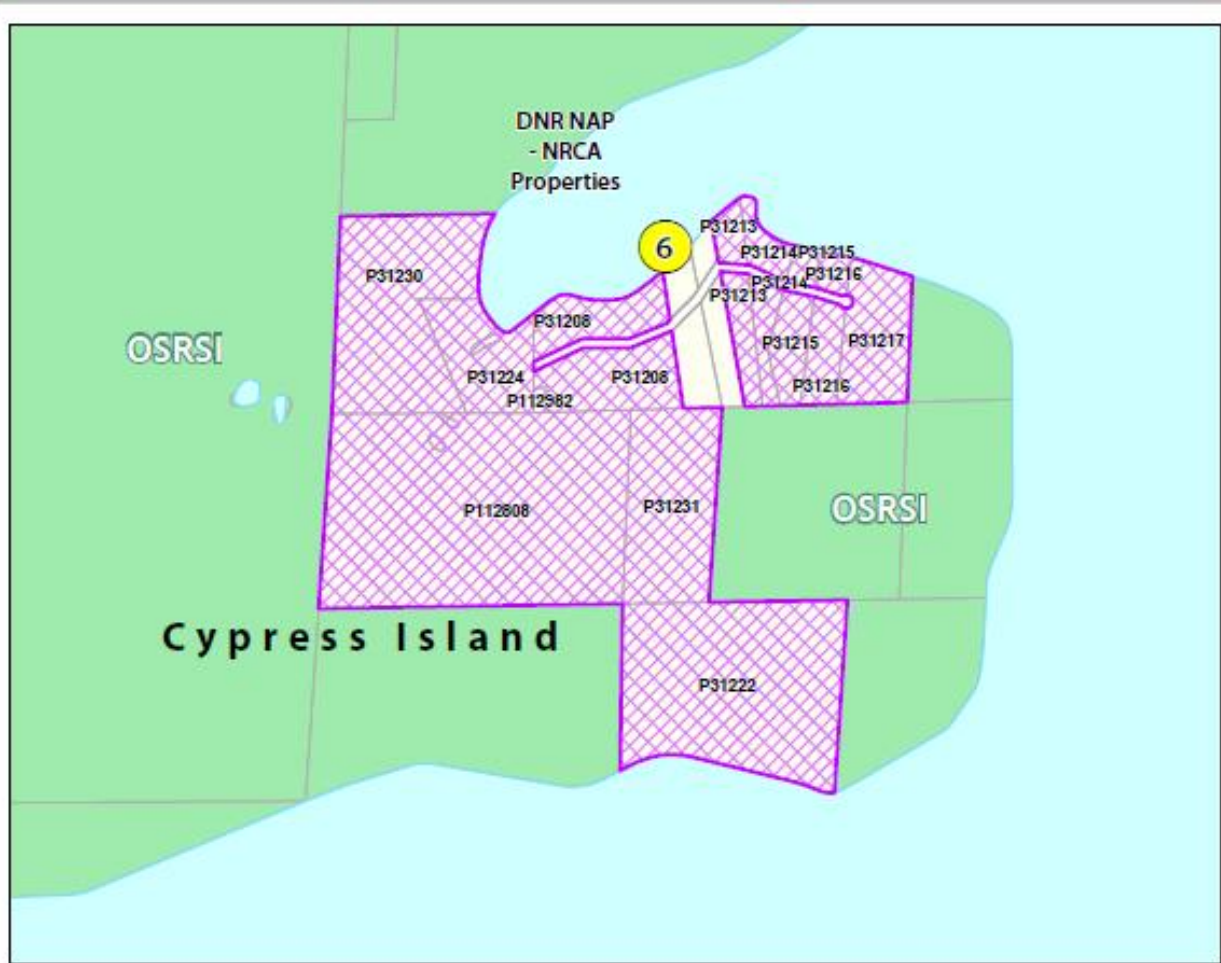


### Proposed Additions to OSRSI


























-  Washington DNR NAP - NRCA Properties
  -  Seattle City Light Wildlife Mitigation Lands
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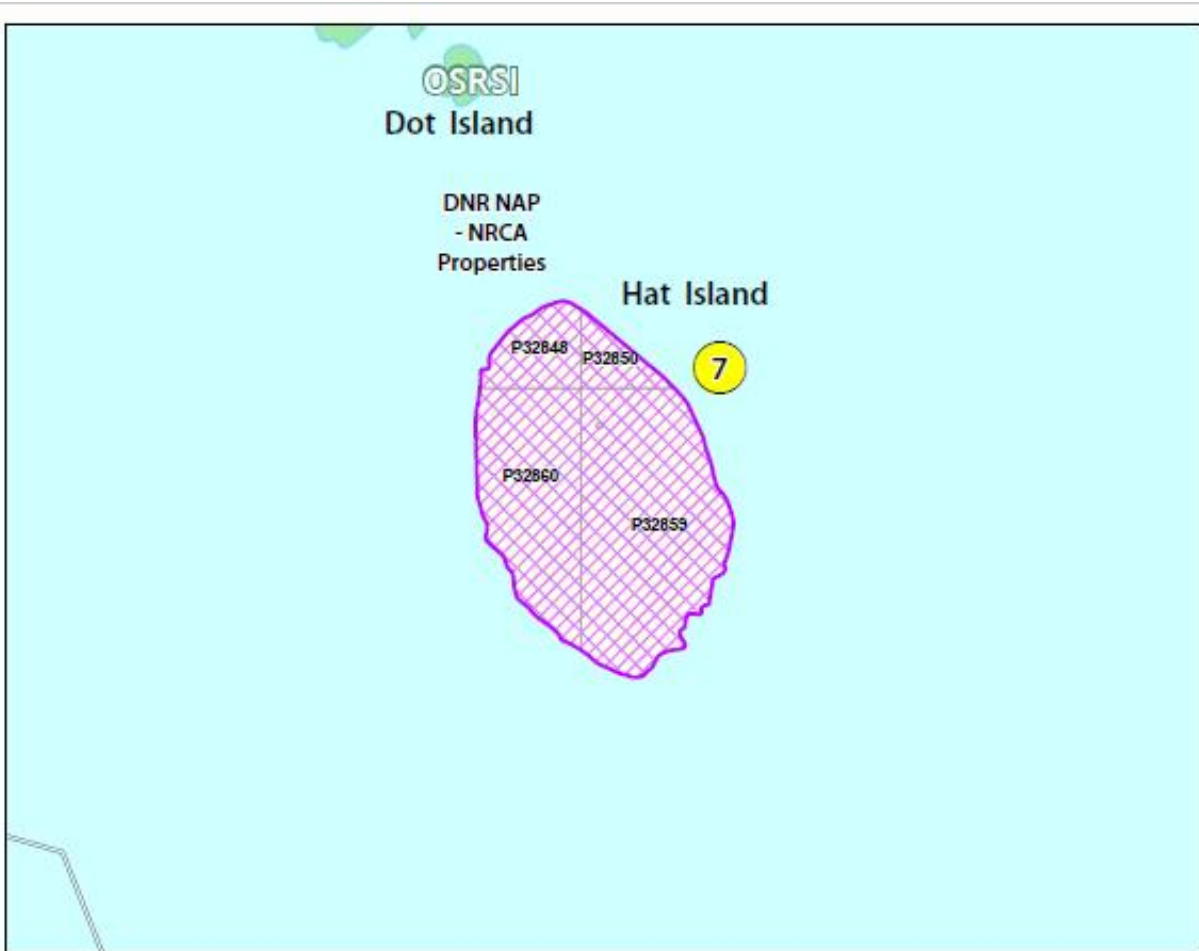


### Proposed Additions to OSRSI



-  Washington DNR NAP - NRCA Properties
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|  BR-LI              |  RRv     |
|  BR-R               |  RVR     |
|  Commercial         |  SF-NRL  |
|  CITY               |  UGA     |
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### Proposed Additions to OSRSI

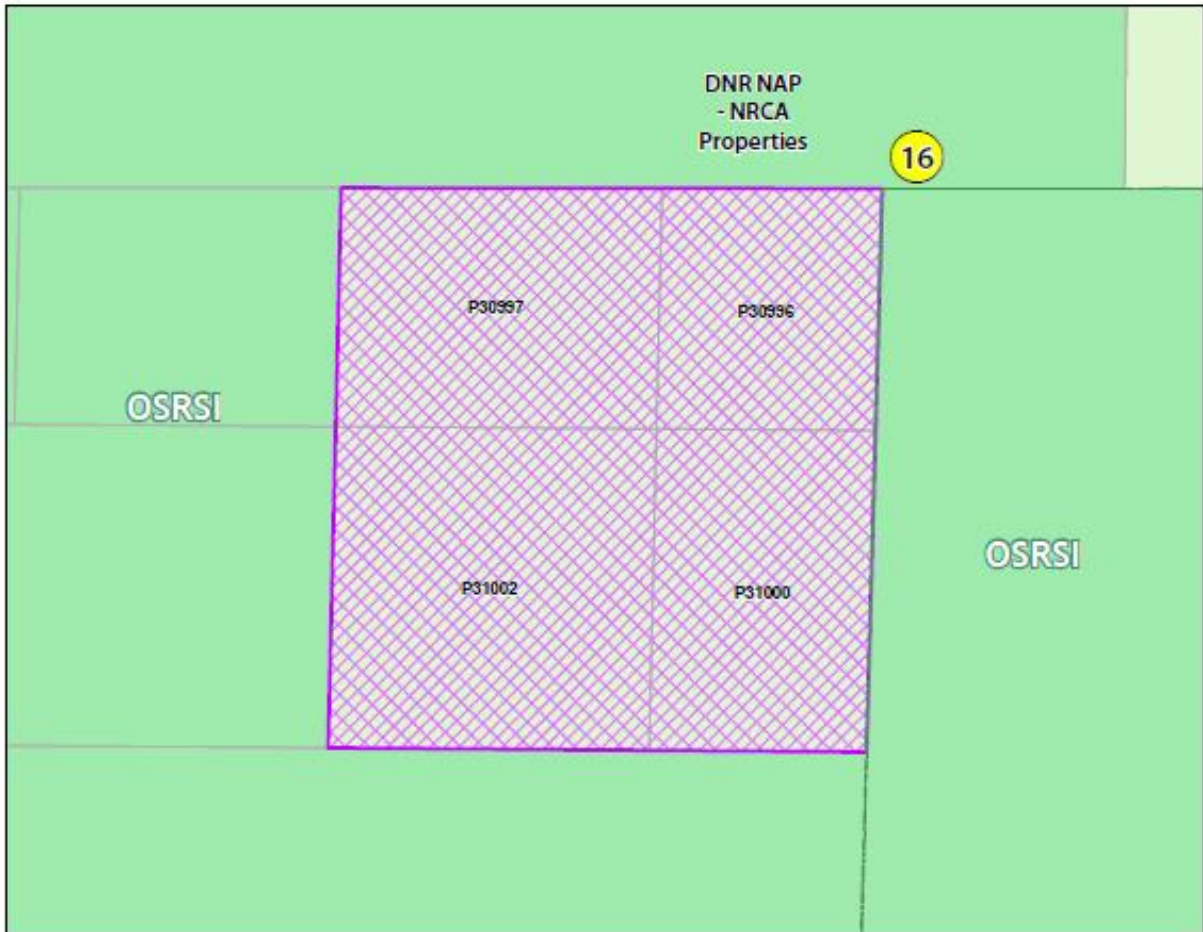
-  Washington DNR NAP - NRCA Properties
-  Seattle City Light Wildlife Mitigation Lands

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|  Ag-NRL             |  RI      |
|  BR-HI              |  RRc-NRL |
|  BR-LI              |  RRv     |
|  BR-R               |  RVR     |
|  Commercial         |  SF-NRL  |
|  CITY               |  UGA     |
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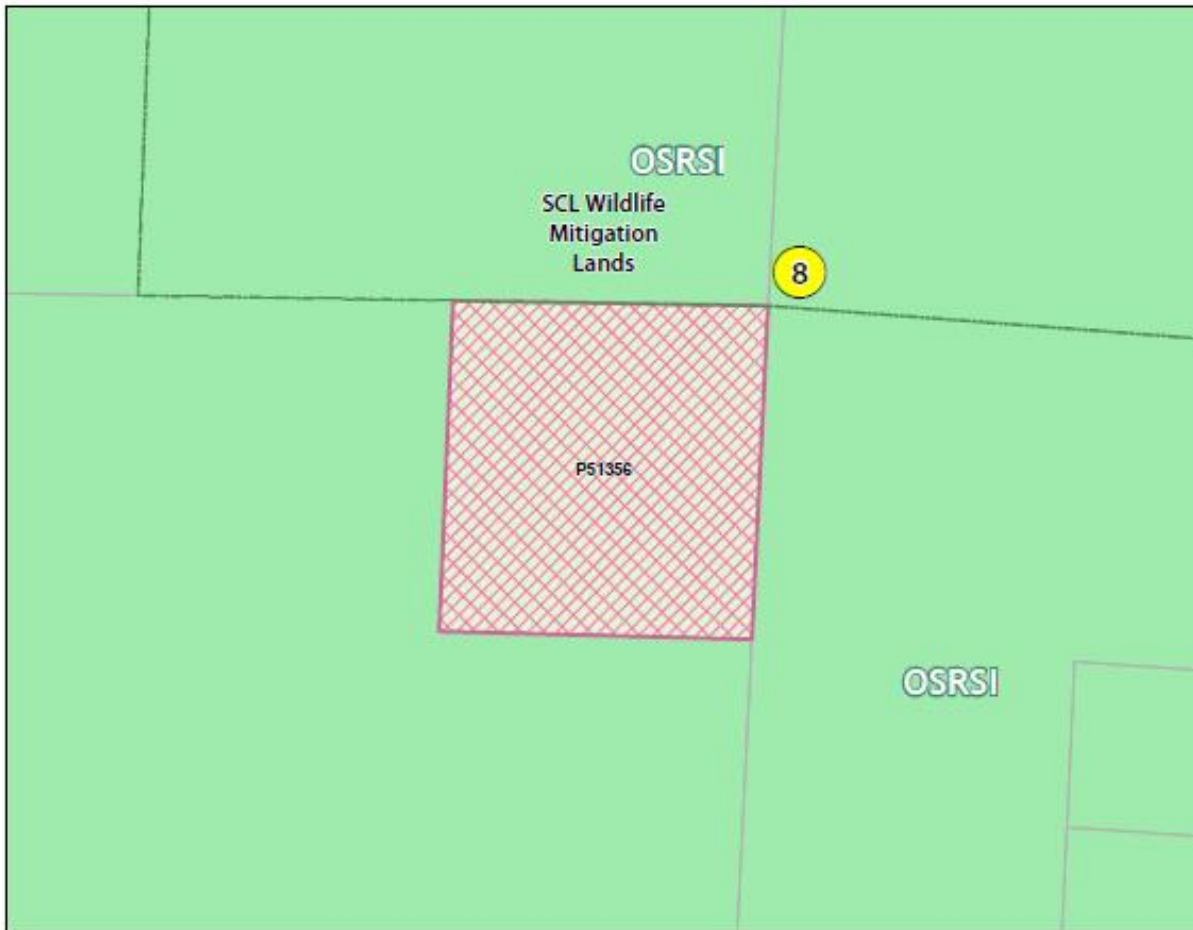
### Proposed Additions to OSRSI

-  Washington DNR NAP - NRCA Properties
  -  Seattle City Light Wildlife Mitigation Lands
- |  |   |
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|  Ag-NRL             |  RI      |
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|  Commercial         |  SF-NRL  |
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|  H-R                |  URP-OS  |
|  H-URv              |  URR     |



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### C-17. Seattle City Light Lands to OSRSI



### Proposed Additions to OSRSI



























- Washington DNR NAP - NRCA Properties
  - Seattle City Light Wildlife Mitigation Lands
- |                    |         |
|--------------------|---------|
| A-UD; LC-UD; MV-UD | IF-NRL  |
| AVR                | OSRSI   |
| AVR-L              | R       |
| Ag-NRL             | RI      |
| BR-HI              | RRc-NRL |
| BR-LI              | RRv     |
| BR-R               | RVR     |
| Commercial         | SF-NRL  |
| CITY               | UGA     |
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| H-R                | URP-OS  |
| H-URv              | URR     |



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### Proposed Additions to OSRSI

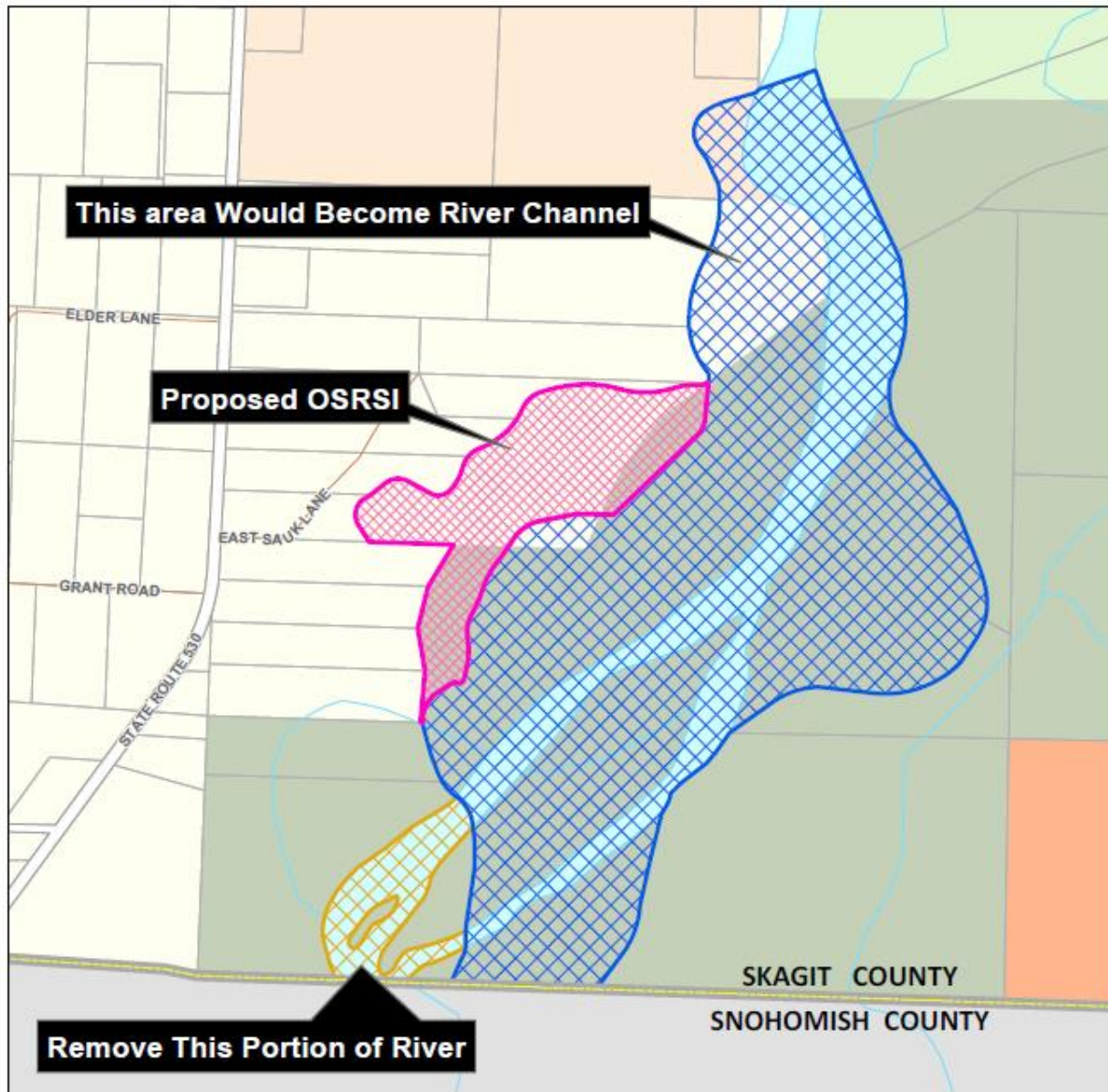
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  -  Seattle City Light Wildlife Mitigation Lands
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|  Ag-NRL             |  RI      |
|  BR-HI              |  RRc-NRL |
|  BR-LI              |  RRv     |
|  BR-R               |  RVR     |
|  Commercial         |  SF-NRL  |
|  CITY               |  UGA     |
|  H-I                |  URC-I   |
|  H-R                |  URP-OS  |
|  H-URv              |  URR     |





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GIS-proposed correction of water layer in vicinity of map amendment #14



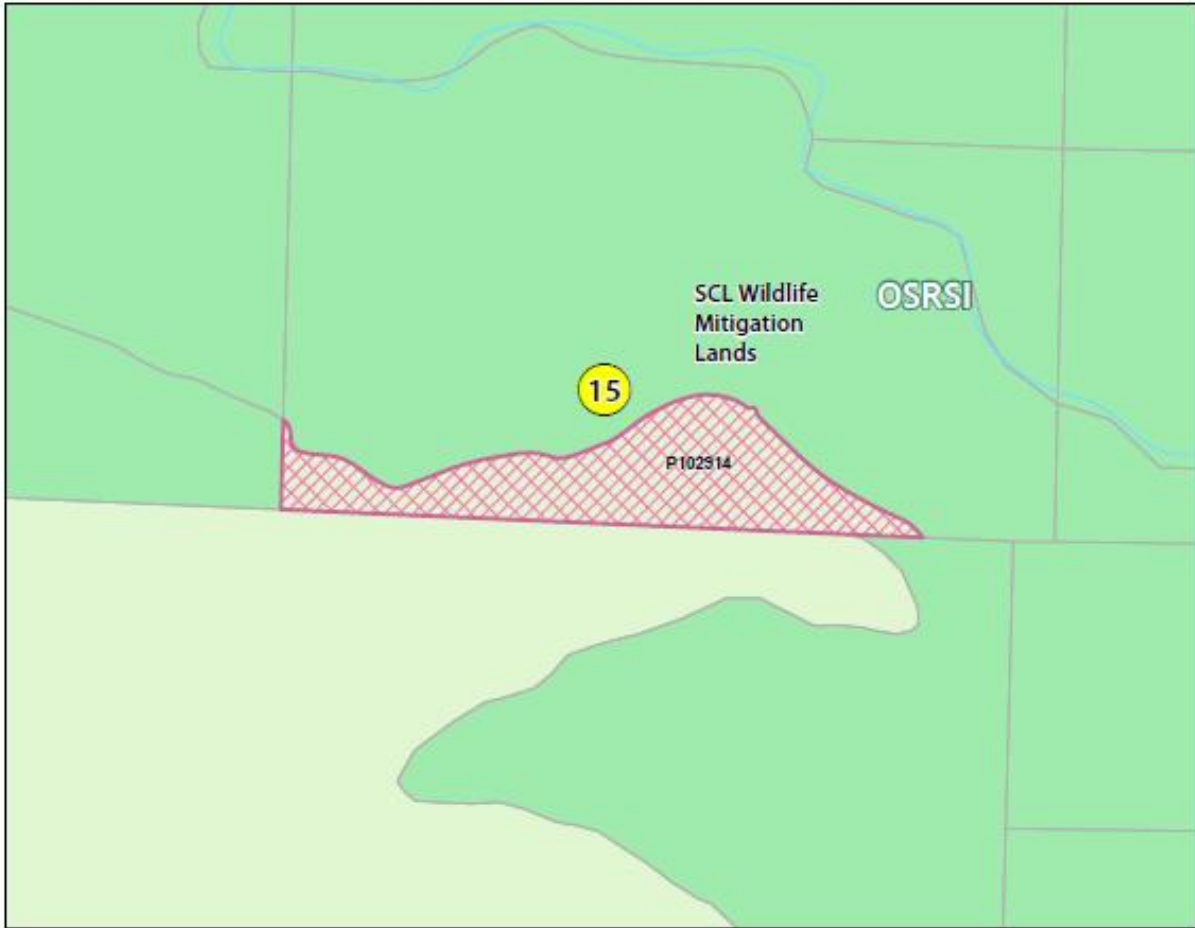
### Proposed Sauk River Re-alignment

-  Sauk River 2015 Location
-  Portion to be removed





























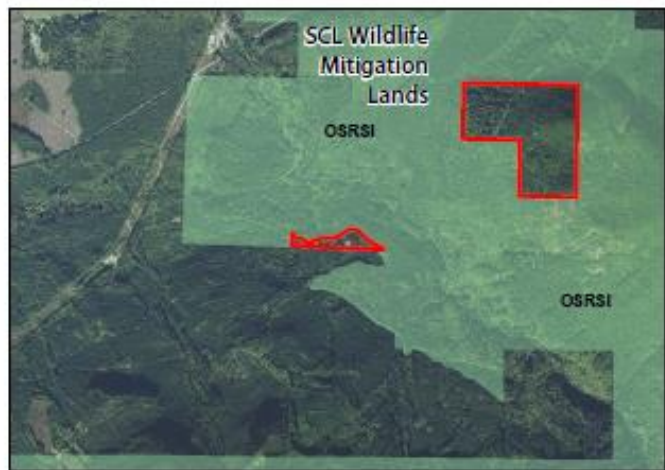
February 2017





### Proposed Additions to OSRSI

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  -  Seattle City Light Wildlife Mitigation Lands
- |  |   |
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|  A-UD; LC-UD; MV-UD |  IF-NRL  |
|  AVR                |  OSRSI   |
|  AVR-L              |  R       |
|  Ag-NRL             |  RI      |
|  BR-HI              |  RRc-NRL |
|  BR-LI              |  RRv     |
|  BR-R               |  RVR     |
|  Commercial         |  SF-NRL  |
|  CITY               |  UGA     |
|  H-I                |  URC-I   |
|  H-R                |  URP-OS  |
|  H-URv              |  URR     |

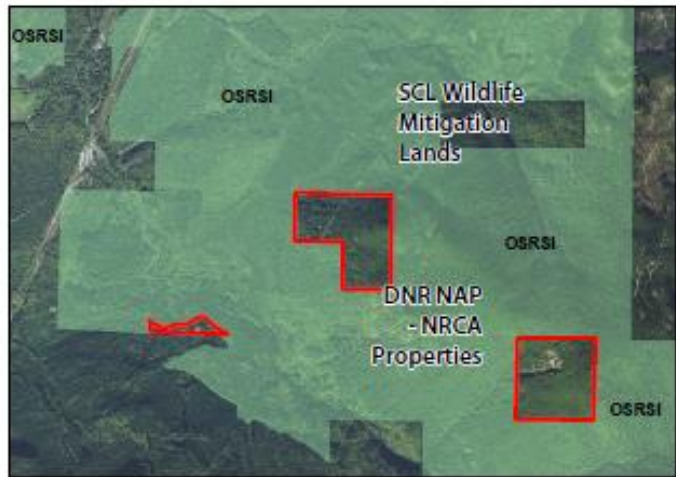


February 2017



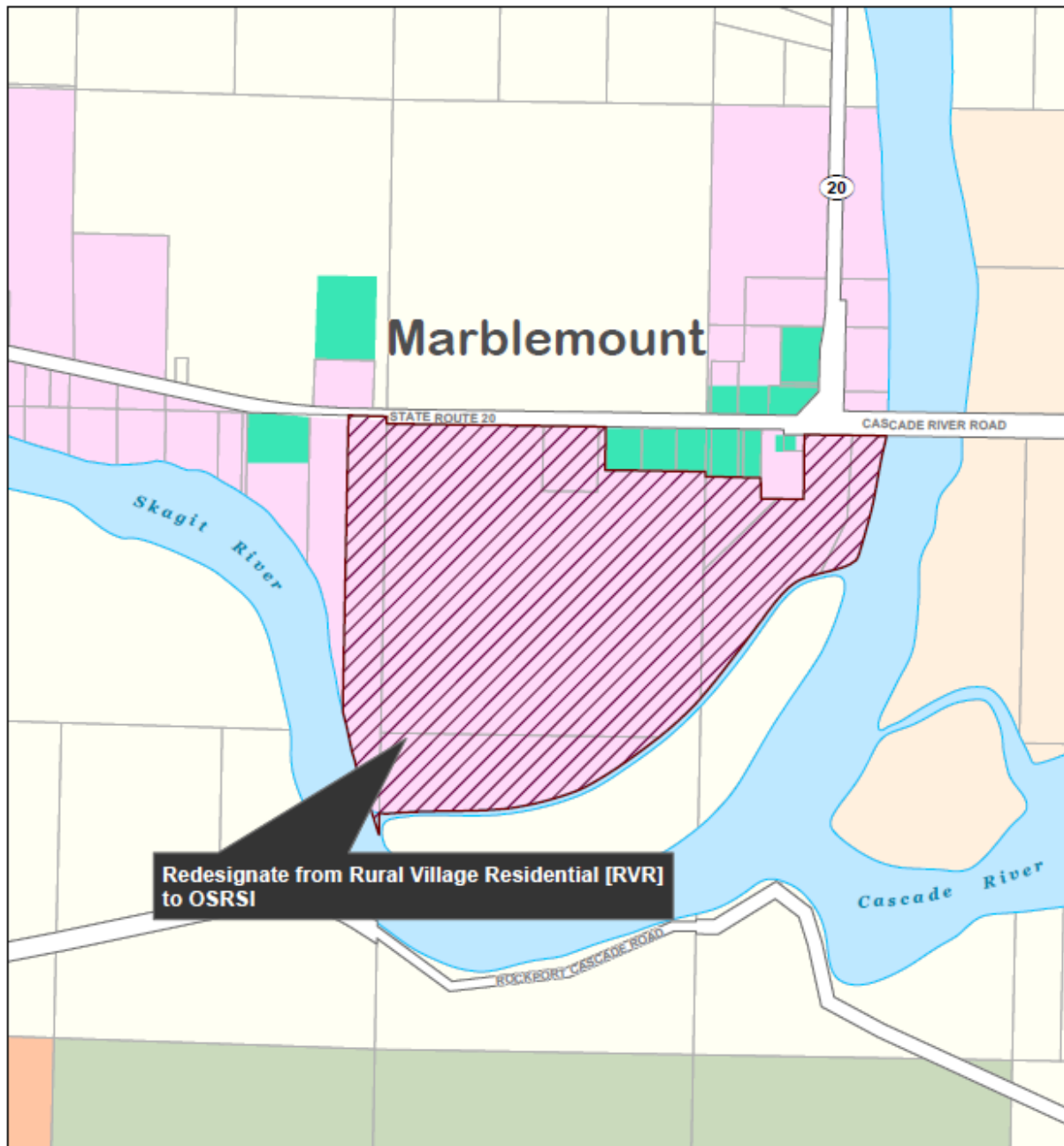
### Proposed Additions to OSRSI

- Washington DNR NAP - NRCA Properties
  - Seattle City Light Wildlife Mitigation Lands
- |                    |         |
|--------------------|---------|
| A-UD; LC-UD; MV-UD | IF-NRL  |
| AVR                | OSRSI   |
| AVR-L              | R       |
| Ag-NRL             | RI      |
| BR-HI              | RRc-NRL |
| BR-LI              | RRv     |
| BR-R               | RVR     |
| Commercial         | SF-NRL  |
| CITY               | UGA     |
| H-I                | URC-I   |
| H-R                | URP-OS  |
| H-URv              | URR     |

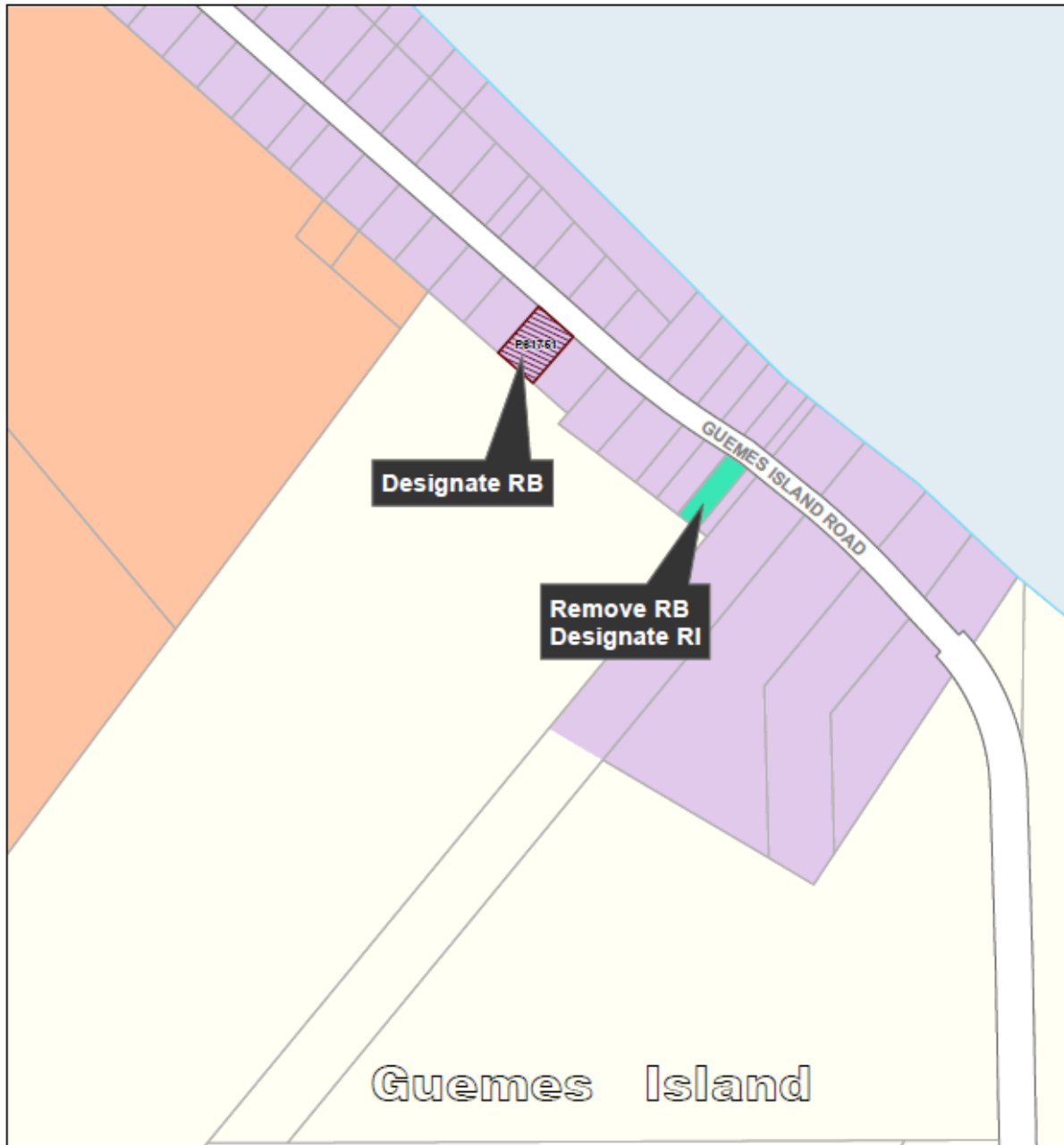


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### C-18. Presentin Park to OSRSI



### C-19. Island International Artists Rural Business Correction



**Island International Artists/Northwest Windworks**

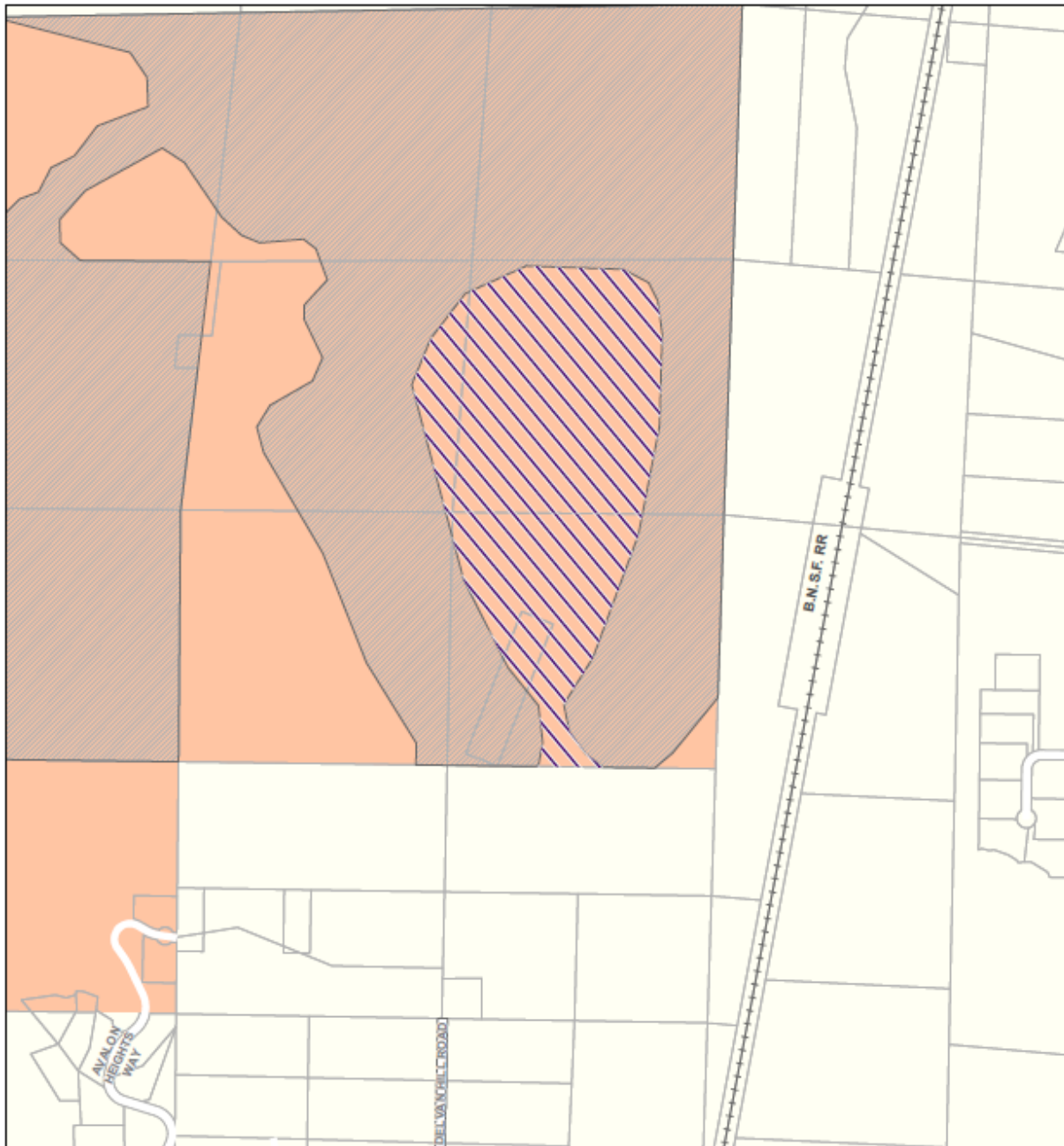
 Remove RB designation from P46905 and designate as Rural Intermediate  
Add RB designation to P61751  
Island International Artists/Northwest Windworks.

September 2016  
Skagit County GIS

  
0 150 300  
Feet



## C-20. Weide Mineral Resource Overlay Correction



## C-21. Jensen Rural Reserve Correction

