

**Resolution No.**

**Establishing the 2018 Docket for Amendments to the Comprehensive Plan, Zoning Map, and/or Development Regulations**

**Whereas** under RCW 36.70A.130(2)(a), updates, proposed amendments, or revisions to the Comprehensive Plan are considered by the County no more frequently than once every year; and

**Whereas** under SCC 14.08.020(6), the Board may accept petitions for development regulation amendments as part of the annual docketing process, or may itself initiate the process of adopting or amending development regulations at any time;

**Whereas** under SCC 14.08.030, Skagit County accepted proposals for amendments to the Comprehensive Plan, zoning map, and/or development regulations through the last business day of July 2017;

**Whereas** Skagit County Planning & Development Services received four proposals for consideration on the 2018 Docket;

**Whereas** Skagit County Planning & Development Services published notice of the docket proposals on November 4, 2017, and accepted written public comments through November 27, 2017;

**Whereas** the Skagit County Board of Commissioners (Board) held a public hearing on the proposals on November 21, 2017;

**Whereas** the Growth Management Act (GMA) Steering Committee (comprised of representatives from Skagit County and other cities and towns in the County) met on October 31, 2017, and recommended 4-3 against revising the 20-year urban population forecast to accommodate Fully Contained Communities, including the Avalon Fully Contained Community (FCC) proposal;

**Whereas** on December 19, 2017, the Board began deliberations on the proposals for the 2018 Docket including public comments. The Board also made a motion to hold an additional public hearing to consider the addition of a County-initiated map amendment to the 2018 Docket as authorized by SCC 14.08.030(2)(a);

**Whereas** Skagit County Planning & Development Services published notice of the public hearing on December 26, 2017 and accepted written public comments through January 18, 2018;

**Whereas** on January 16, 2018, the Board held a public hearing and on January 23, 2018 the Board deliberated on the proposals for the 2018 Docket including public comments.

**Now Therefore, Be It Resolved by the Board of County Commissioners that:**

The 2018 Docket for Amendments to the Comprehensive Plan, Zoning Map, and/or Development Regulations is hereby adopted and attached as **Exhibit A**.

Witness Our Hands and the Official Seal of Our Office this 29 day of January, 2018.



**Board of County Commissioners  
Skagit County, Washington**

Kenneth A. Dahlstedt

Kenneth A. Dahlstedt, Chair

Lisa Janicki

Lisa Janicki, Commissioner

Ron Wesen

Ron Wesen, Commissioner

ATTEST:

Amber Erps  
Clerk of the Board

APPROVED AS TO CONTENT:

Tim Holloran  
Tim Holloran, Interim Director  
Planning & Development Services

APPROVED AS TO FORM:

Julie Nicoll  
Julie Nicoll, Civil Deputy  
Skagit County Prosecutor's Office

## EXHIBIT A

### 2018 Docket for Amendments to the Comprehensive Plan, Zoning Map, and Development Regulations

PDS	#	Petitioner	Subject
<b>Policy and / or Code Amendments</b>			
Exclude	P-1	Carol Ehlers	Prohibit the activities listed in SCC 14.24.320 in all of unincorporated Skagit County.
Include	P-2	Roger Wechsler (Samish Bay Cheese)	Allow limited food service as an agricultural accessory use.
<b>Comprehensive Plan / Zoning Map Amendments</b>			
Include	PL17-0414	Elizabeth Seume (Quaker Cove Ministries)	Amend the Comprehensive Plan and Zoning designation of approximately 26 acres on Fidalgo Island from Rural Intermediate (RI) to Small Scale Recreation and Tourism (SRT) or another appropriate designation.
Exclude	PL17-0416	Bill Sygitowicz (Skagit Partners LLC)	Amend the Comprehensive Plan, Development Regulations, Countywide Planning Policies, and Comp Plan/Zoning Map to allow consideration of a fully contained community at Butler Hill (also known as Avalon Fully Contained Community proposal).
<b>County – Initiated Proposals</b>			
Include	C-1	PDS	Delete or Modify Comprehensive Plan Policy 4A-5.6.
Include	C-2	PDS	Remove extraneous language for home-based businesses.
Include	C-3	PDS	Authority to modify permits.
Include	C-4	PDS	Storage of articles or vehicles in setbacks and rights-of-way.
Include	C-5	PDS	Administrative official final determination of height in the Airport Environs Overlay.
Include	C-6	PDS	Delete language in SCC 14.16 regarding property value impacts from wireless facilities.
Include	C-7	PDS	Delete language in SCC 14.16 regarding special uses complying with the Comprehensive Plan.
Include	C-8	PDS	Delete the definition for “Unclassified Use.”
Include	C-9	PDS	Delete reference to Master Planned Resort as a special use.
Include	C-10	PDS	Delete delay for issuance of permits in the Airport Environs Overlay.
Include	C-11	PDS	Delete examples of administrative decisions.
Include	C-12	PDS	Delete SCC 14.10.030(2).
Include	C-13	PDS	Modify short plat alterations to be a Level I decision.
Include	C-14	PDS	Amend SCC 14.06.150 to modify applicant submission requirements for notification.

Include	C-15	PDS	Add In-Patient facilities locations to Essential Public Facilities.
Include	C-16	PDS	Add allowance for primitive campgrounds to the Rural Reserve zone.
Include	C-17	PDS	Remove reference to building code in setback easements.
Include	C-18	PDS	Modify site assessment requirements for liquefaction hazard areas.
Include	C-19	PDS	Amend the Comprehensive Plan zoning designation of 37 parcels totaling approximately 2,759 acres in the Public Open Space of Regional / Statewide Importance (OSRSI), within the boundaries of the Mount Baker-Snoqualmie National Forest, to the Industrial Forest - Natural Resource Lands (IF-NRL) designation or another appropriate designation, such as Natural Resource Industrial (NRI). This map amendment would also include an evaluation of the Mineral Resource Overlay (MRO) criteria over the subject parcels.
Include	P-12	PDS	Amend the Comprehensive Plan and Zoning designation of approximately 4,736 acres from the Rural Reserve (RRv) to a new zone, the South Fidalgo Island Rural Residential (SF-RR). A new section is proposed in Skagit County Code 14.16 - Zoning to provide bulk and dimensional standards for the new zone. Concurrent amendments to the Comprehensive Plan describing the policies and goals of the new zone will also be required.