



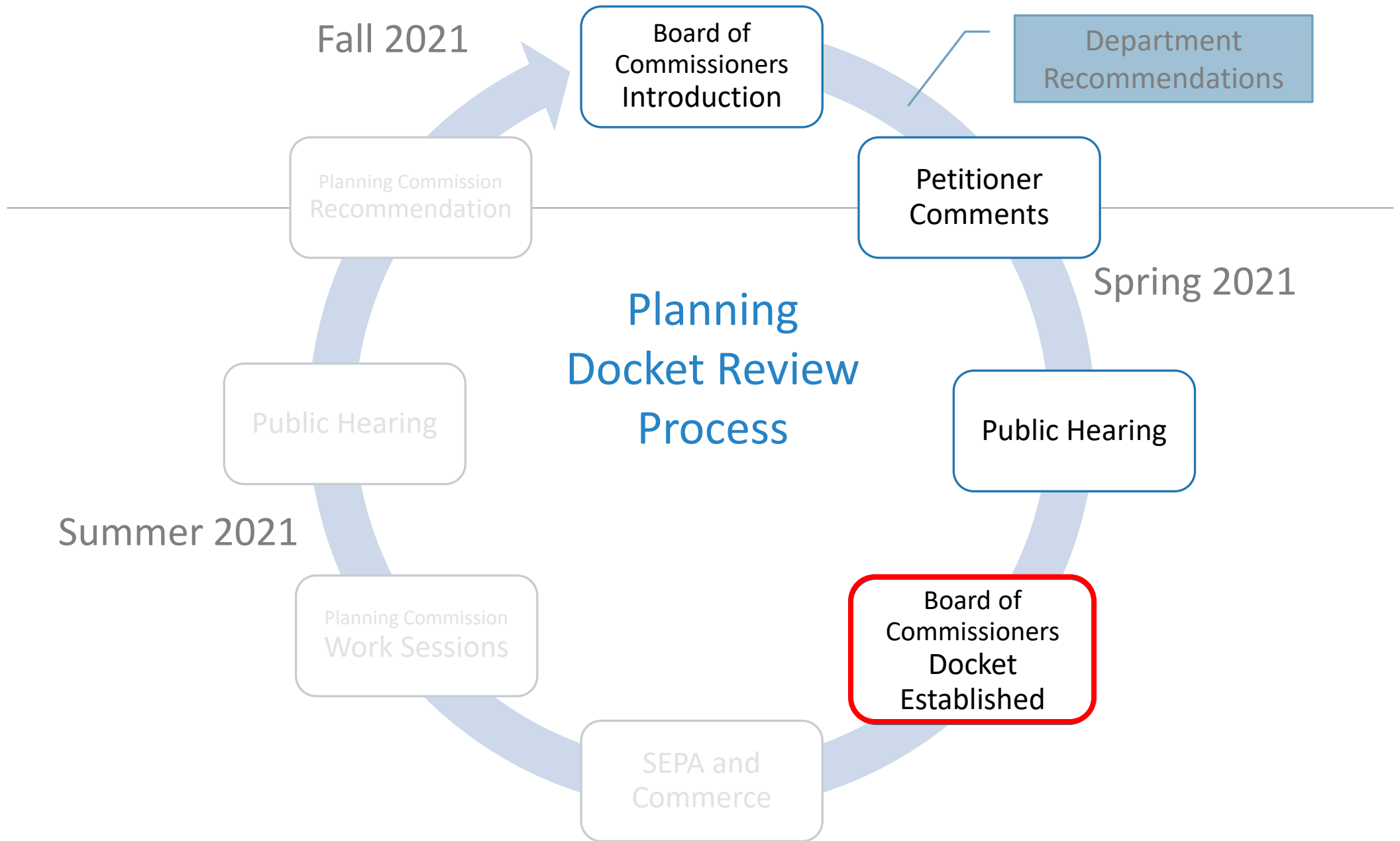
# 2021 Docket of Comprehensive Plan, Land Use Map, & Development Code Amendments

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PETER GILL, LONG RANGE PLANNING

PLANNING & DEVELOPMENT SERVICES

PLANNING COMMISSION MEETING, MAY 25, 2021



# Further Information Available

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- **Petitioner Applications**
- **Department Recommendations and Memo's**
- **Public Comments**
- **Hearing Transcripts**

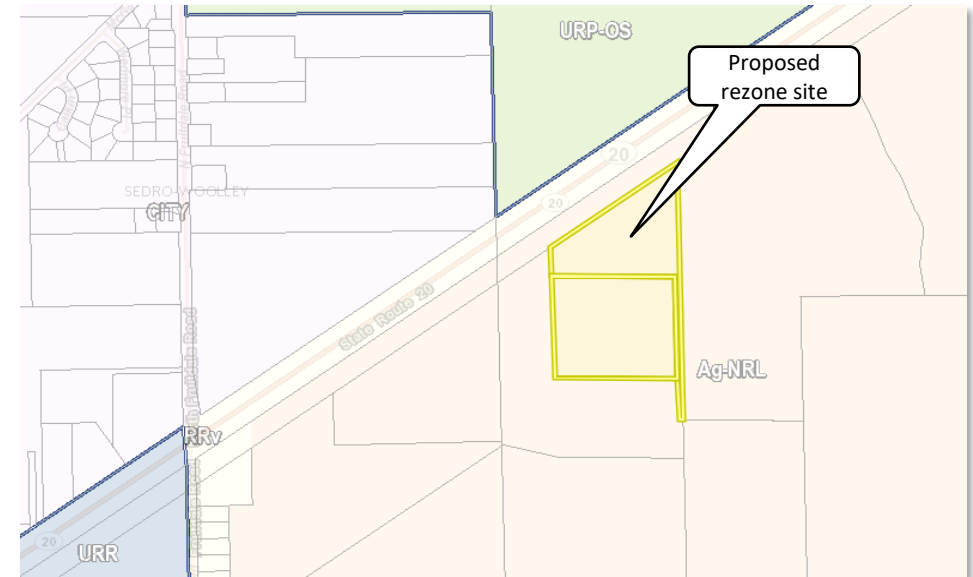
[www.skagitcounty.net/Departments/PlanningAndPermit/2021CPA.htm](http://www.skagitcounty.net/Departments/PlanningAndPermit/2021CPA.htm)



# Nielsen Brothers Map Amendment & Rezone

## PL19-0419: (Nielsen Brothers, Inc.)

Change 11.89 acres, east of Sedro Woolley, from Agriculture – Natural Resource Lands to Natural Resource Industrial.



# Citizen-Initiated Amendments: Comprehensive Plan/Development Code Text Amendments

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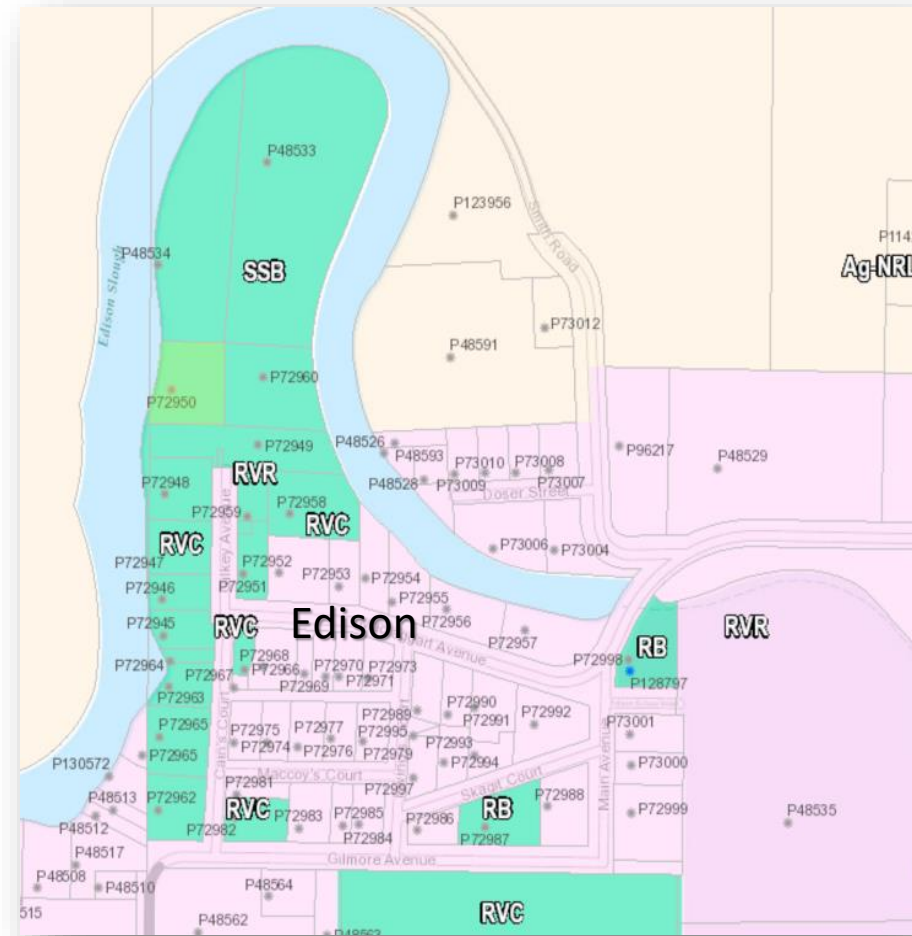
- LR20-02: Small Scale Business Zone Use Modification
- LR20-04: Fully Contained community Proposal
- LR20-05: Public Notice for Mineral Resource Extraction area
- LR20-07: Accessory Dwelling Unit code Amendment
- LR21-02: Clarify CaRD function
- LR21-04: Agricultural processing facilities in BR-Light Industrial



# Small Scale Business Zone Use Modification

## LR20-02: (Terramar, LLC)

Amend SCC 14.16.140, Small Scale Business (SSB) zone, to include restaurants as an accessory use.



# Fully Contained community Proposal

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## LR20-04: (Skagit Partners, LLC)

Amend the Comprehensive Plan to establish a policies for a new fully contained community, consistent with Growth Management Act (RCW 36.70A.350).



# Public Notice for Mineral Resource Extraction Area

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## LR20-05: (Skagit River Alliance)

Amend the public noticing requirements for mineral extraction activities. Notice must be provided within one mile and be posted at any post offices of nearby communities.





# Accessory Dwelling Unit Code Amendment

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## LR20-07: (Robert and Kimber Burrows)

This proposal relaxes the family member occupancy requirement and current Accessory Dwelling Unit size restrictions for existing structures.



Clarify CaRD land divisions and the “reserve” function

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## LR21-02: (Friends of Skagit County)

Clarify the definition and function of the Conservation and Reserve Developments (CaRD) within the Comprehensive Plan and code.



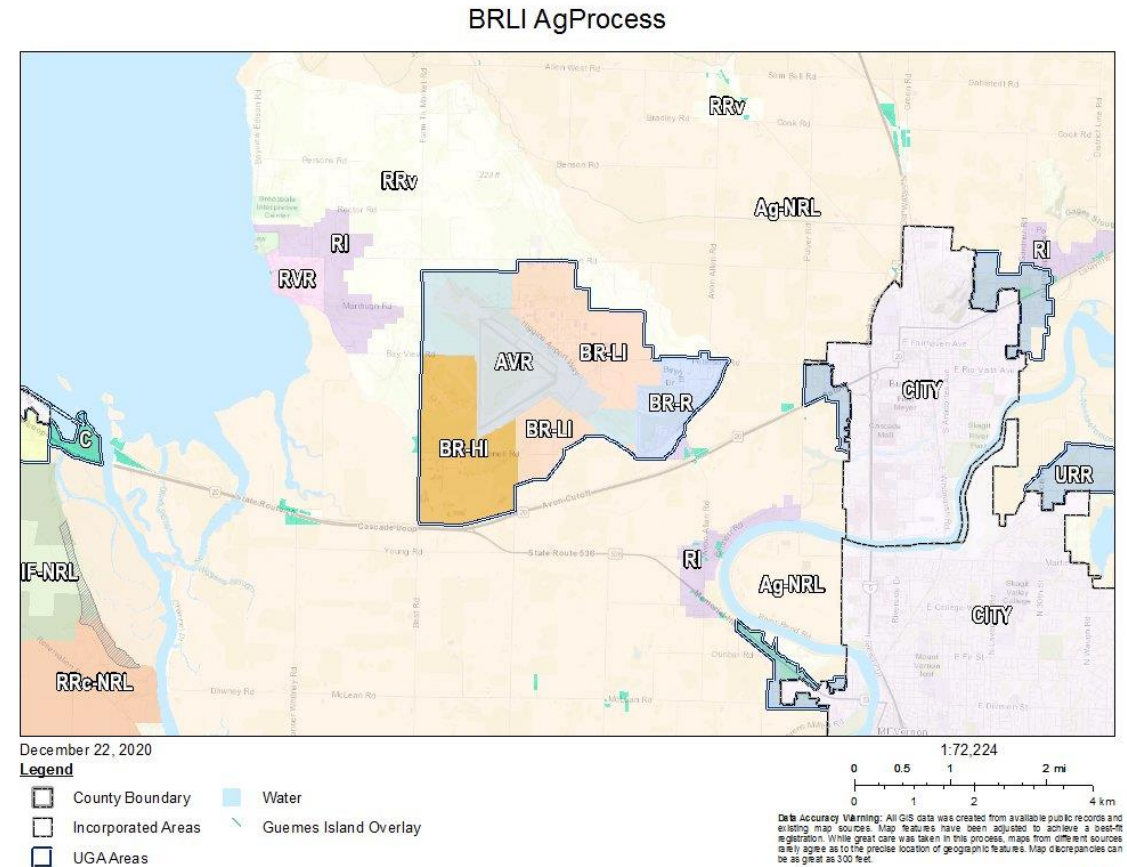
# Agricultural processing facilities in BR-Light Industrial

## LR21-04: (Island Grown Farmers Cooperative)

Add agricultural slaughtering facilities as an accessory use incidental to Agricultural and food processing, storage and transportation facilities within the Bayview Ridge Light Industrial (BR-LI) zone.

Provided that Slaughtering:

- (1) entirely enclosed within the interior of the facility, and
- (2) occupies less than 5,000 square feet of the total processing facility.



# County Initiated Proposals

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- C21-1: 2020 Comprehensive Parks & Recreation Plan
- C21-2: SEPA Determination Review Timing
- C21-3: Hamilton Zoning & Comprehensive Plan Text Amendment
- C21-4: Front setback reduction in Bayview Ridge Residential zone
- C21-5: Removal of Pre-Application Requirement

# C21-2 SEPA Determination Review Timing

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## Environmental Review:

This amendment would clarify that a SEPA threshold determination can be appealed prior to the underlying development permit review, when the principal features of a proposal and its environmental impacts can be reasonably identified.

### **WAC 197-11-055, *Timing of the SEPA Process***

**(2) Timing of review of proposals.** The lead agency shall prepare its threshold determination and environmental impact statement (EIS), **if required, at the earliest possible point in the planning and decision-making process, when the principal features of a proposal and its environmental impacts can be reasonably identified.**

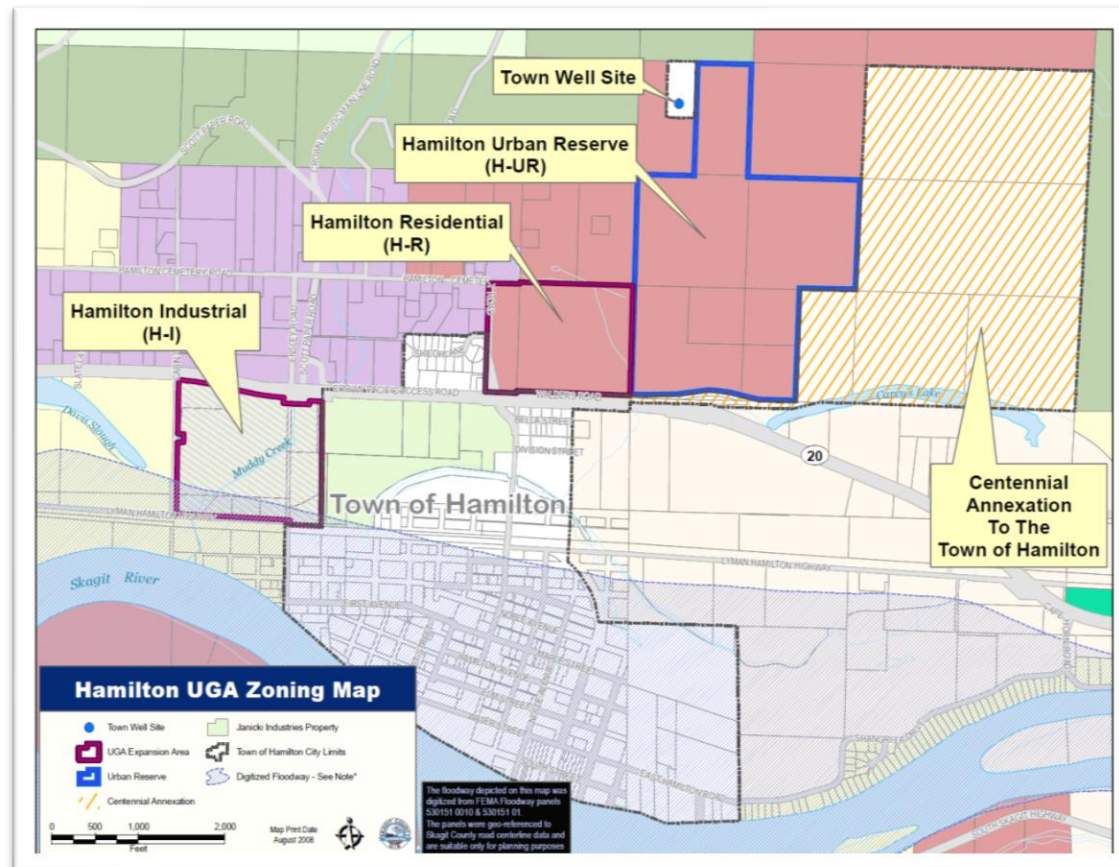


# C21-3 Hamilton Zoning & Comprehensive Plan updates

Changes to the County Comprehensive Plan are needed to reflect recent Hamilton annexations.

Code citations include:  
SCC 14.16.175 & 14.16.380

Hamilton Urban Reserve is maintained, (SCC 14.16.385)





# C21-4 Reduced Front Setback to Include Class 19 roads

The proposed amendment allows for 20 foot residential setbacks for all local access roads in the Bayview Ridge Residential zone (BR-R).



# C21-5 Pre-application requirement

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This code amendment to SCC 14.06.080 makes the pre-application meeting optional instead of required.

- Currently, project applicants often take advantage of a free pre-development meeting with staff when their project is in the feasibility stage. The pre-development meeting is often requested rather than the more thorough pre-application meeting that has a fee associated with it. The applicant often requests a waiver to the pre-application meeting from the department.





