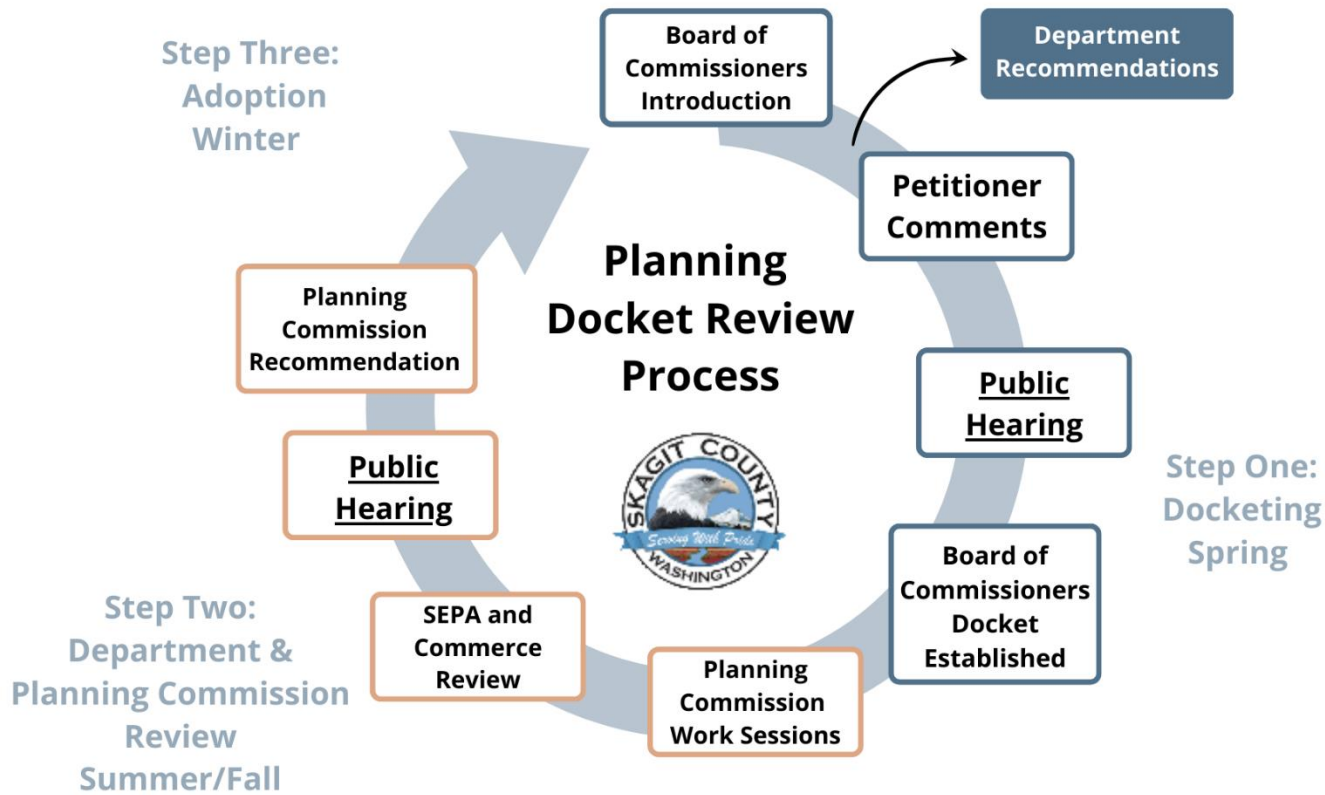


Work Session #2

2023 Docket

Jenn Rogers
Long Range Planner
April 11, 2023





2023 Petitions and Supporting Documents can be found at:

www.skagitcounty.net/2023CPA



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

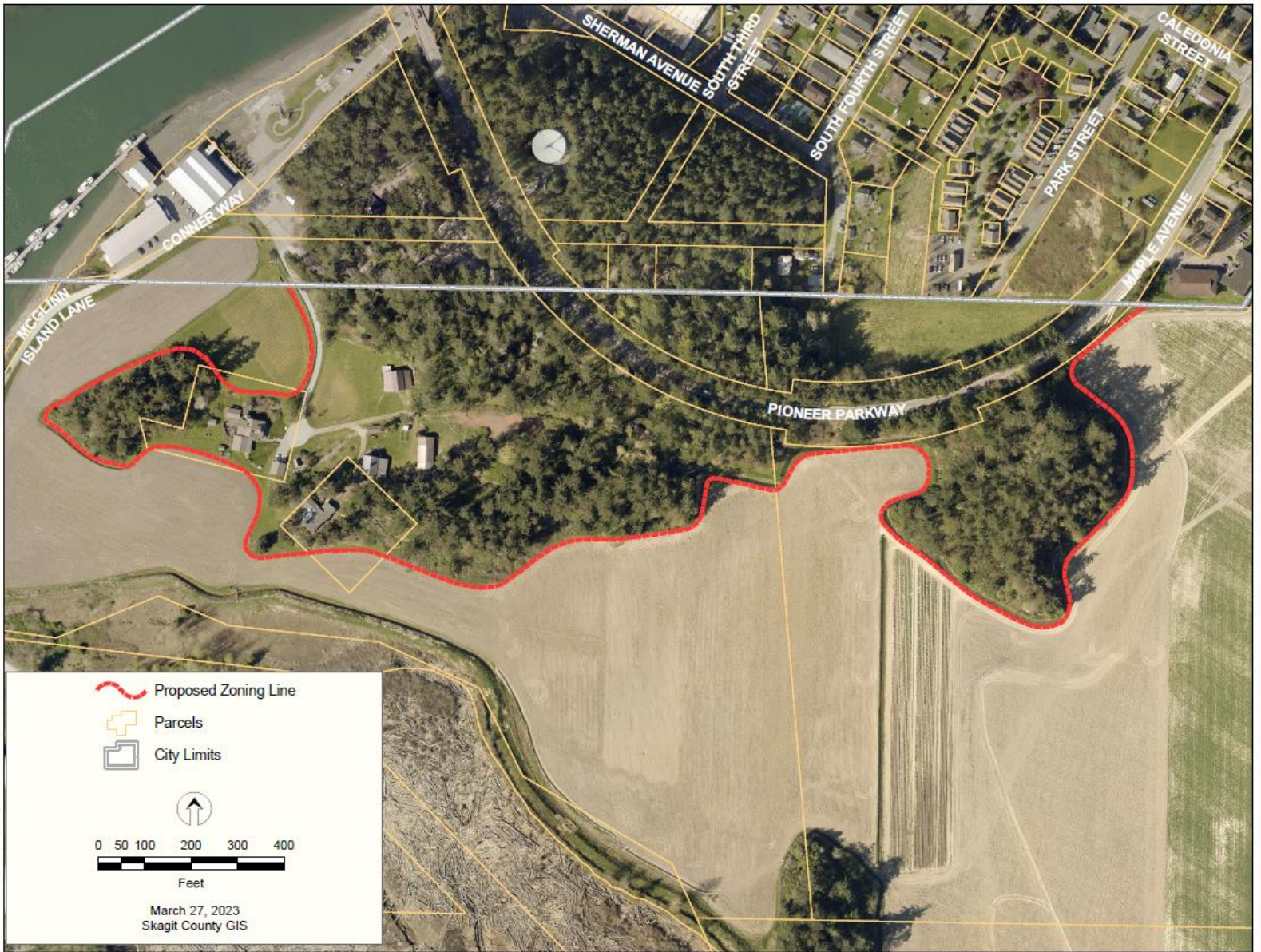


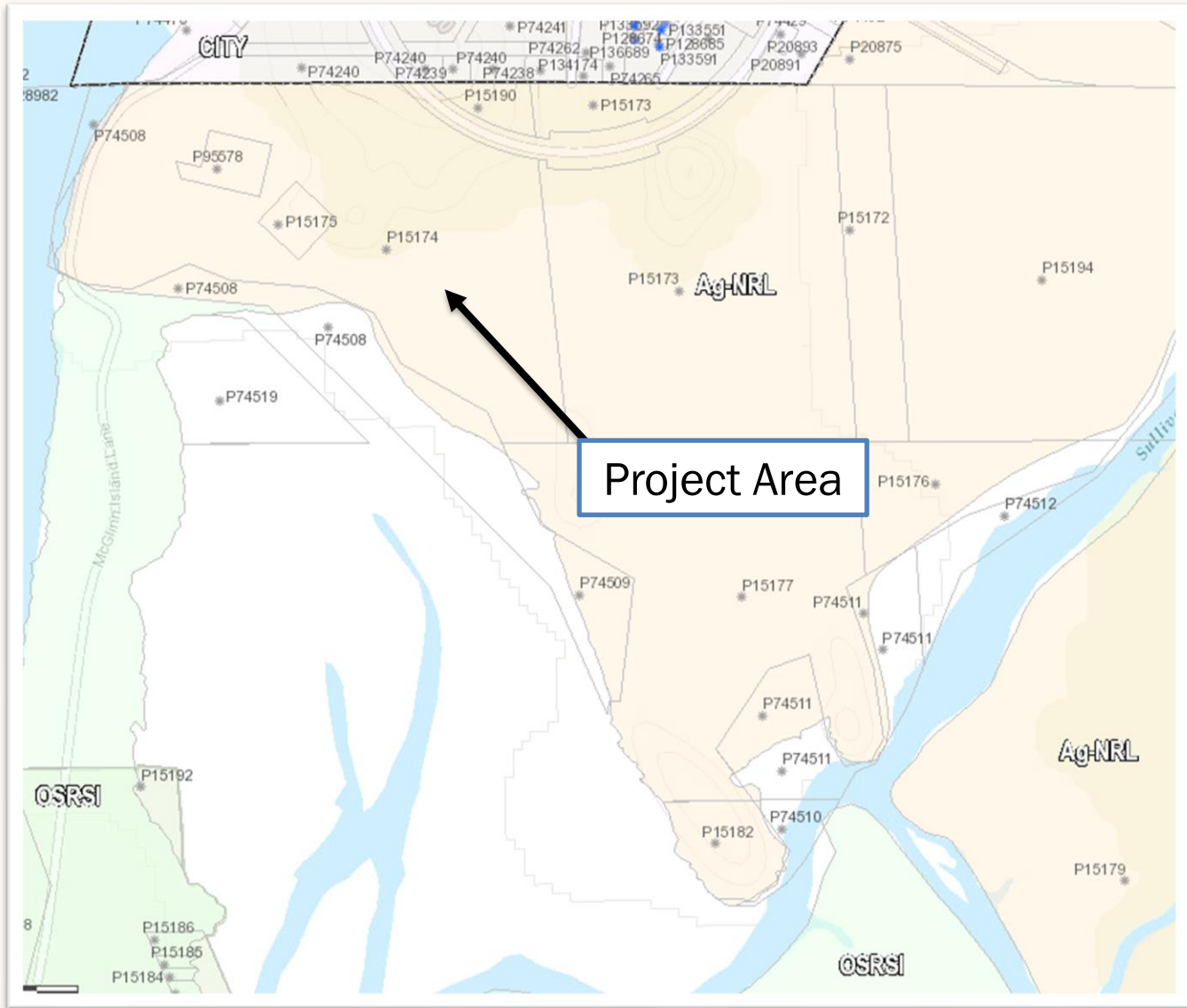
LR23-01 Dunlap Rural Reserve Rezone

- Rezone 21 acres from Agriculture-Natural Resource Lands to Rural Reserve
- Would allow petitioner to build additional residential units through a CaRD development
- Parcels do not contain agricultural soils of commercial significance

Department Recommendation: **Include**





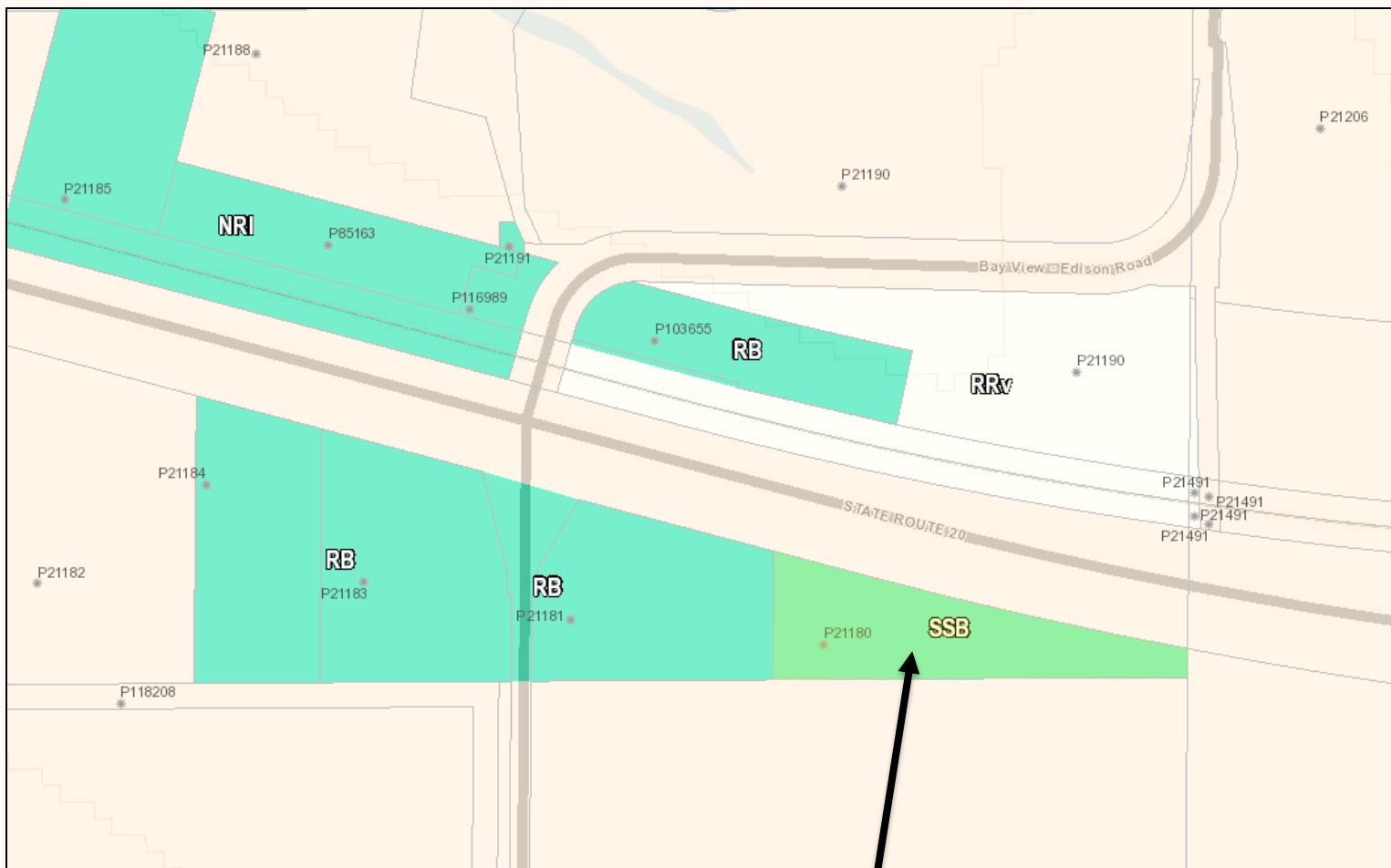


LR23-02 Chavda Rural Center Rezone

- Rezone one 2.65-acre parcel at the junction of Hwy 20 and Laconner Whitney Road from Small Scale Business to Rural Center
- Would allow petitioner to use the property for other commercial purposes
- The parcel was rezoned from Rural Reserve to Small Scale Business in 2014

Department Recommendation: **Exclude**





P21180





Petitioner also owns parcel just west, which includes a Shell gas station and coffee stand

LR23-02 Chavda Rural Center Rezone

- Rural Center is an example of a Type 1 LAMIRD designation
- A Type 1 LAMIRD is a designation used to contain areas of commercial or residential growth existing prior to the GMA in 1990
- New Rural Centers are only allowed in very limited circumstances –petition does not meet those requirements

Department Recommendation: **Exclude**

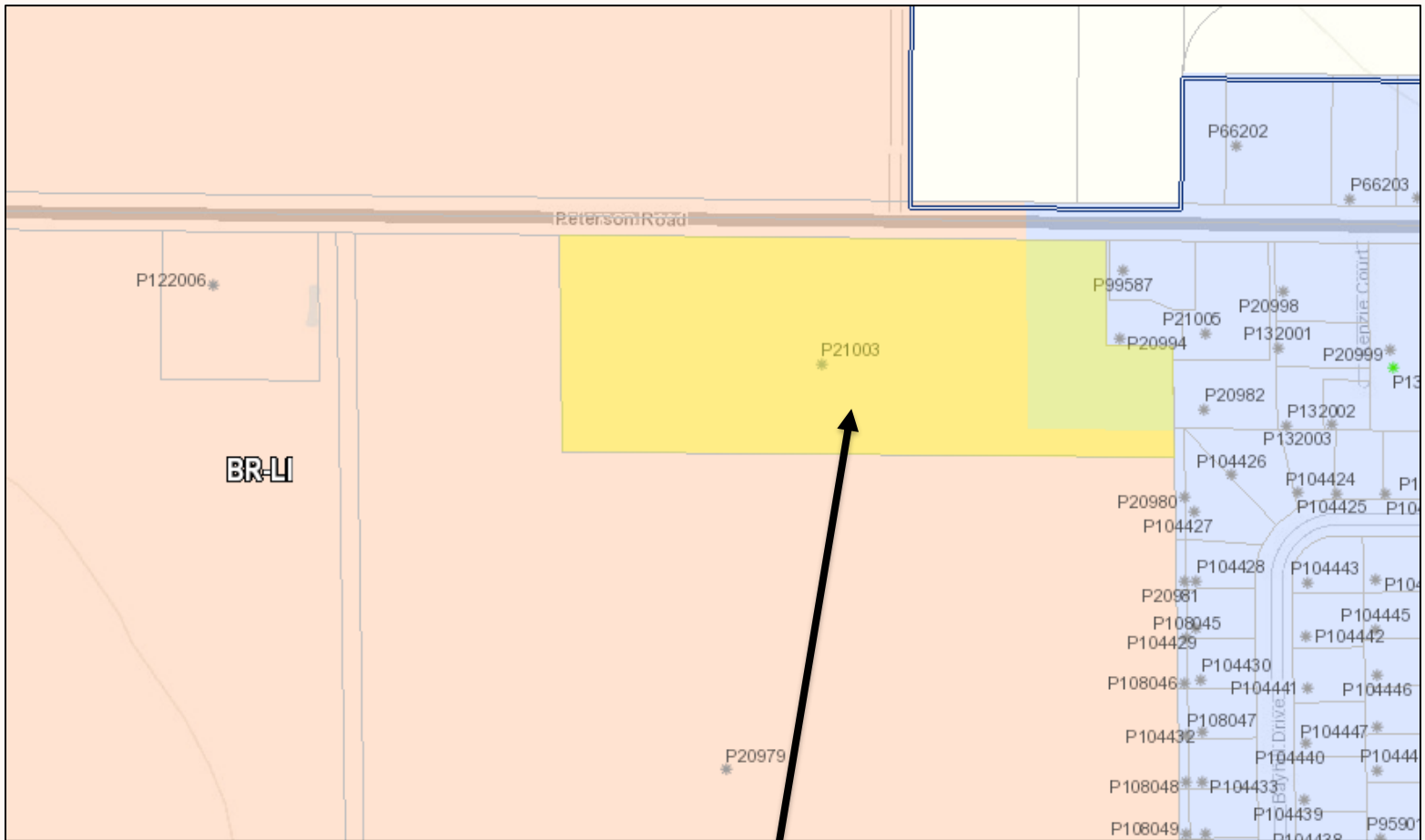


LR23-03 Port of Skagit Bayview Ridge Rezone

- 7.54 acre parcel has split zoning of Bayview Ridge-Residential and Bayview Ridge-Light Industrial
- Petition requests to rezone the entire parcel Bayview Ridge-Light Industrial
- Rezone would allow more flexibility of industrial uses on the property

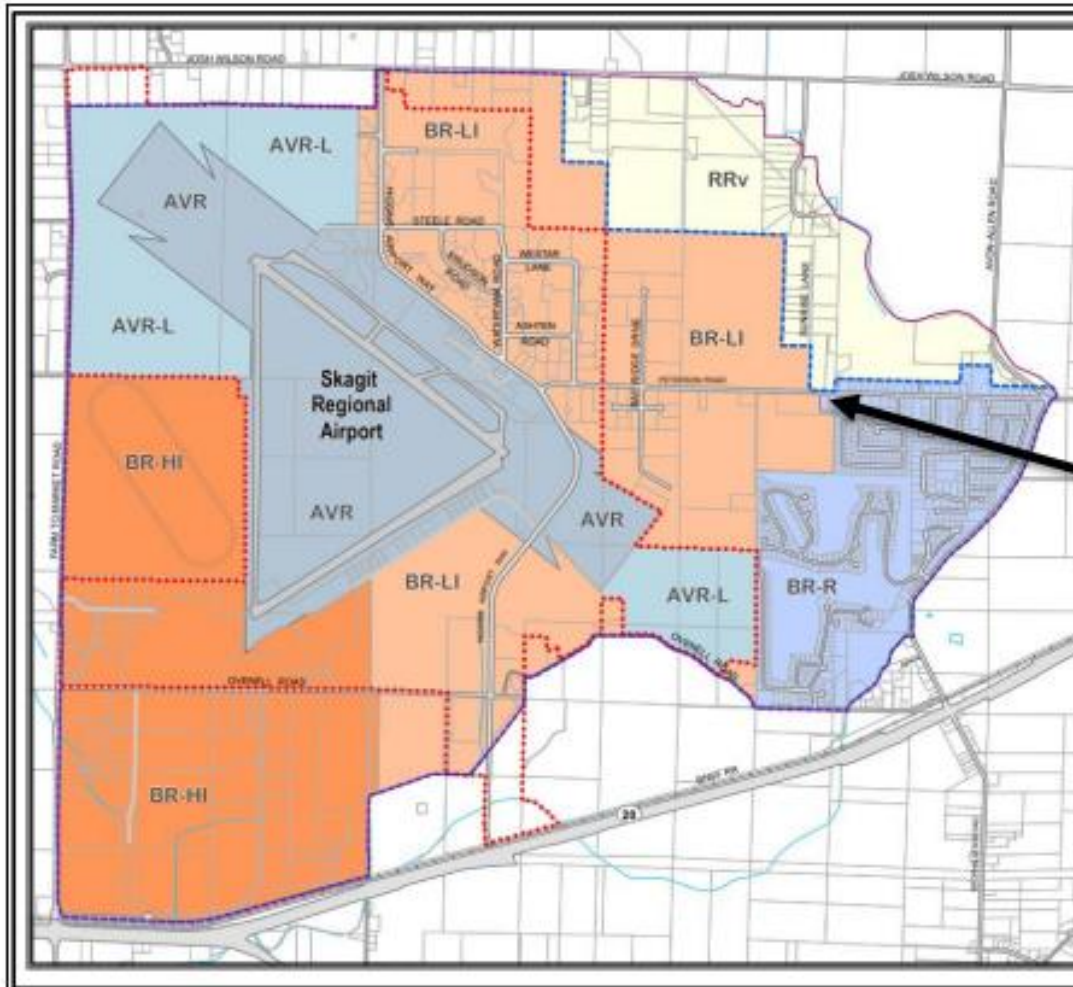
Department Recommendation: **Include**





P21003





LEGEND

- 2014 Adopted Urban Growth Area Boundary
- Previous USA Boundary
- Port of Skagit County Boundary
- (AVR) Aviation Related
- (AVR-L) Aviation Related - Limited
- (BR-R) Bayview Ridge Residential
- (BR-LI) Bayview Ridge Light Industrial
- (BR-HI) Bayview Ridge Heavy Industrial
- (RRv) Rural Reserve

Approximate Project Location

November 17, 2014

BAYVIEW RIDGE AREA
Attachment 3
Comprehensive Plan Designations
and Zoning Districts

Attachment 3

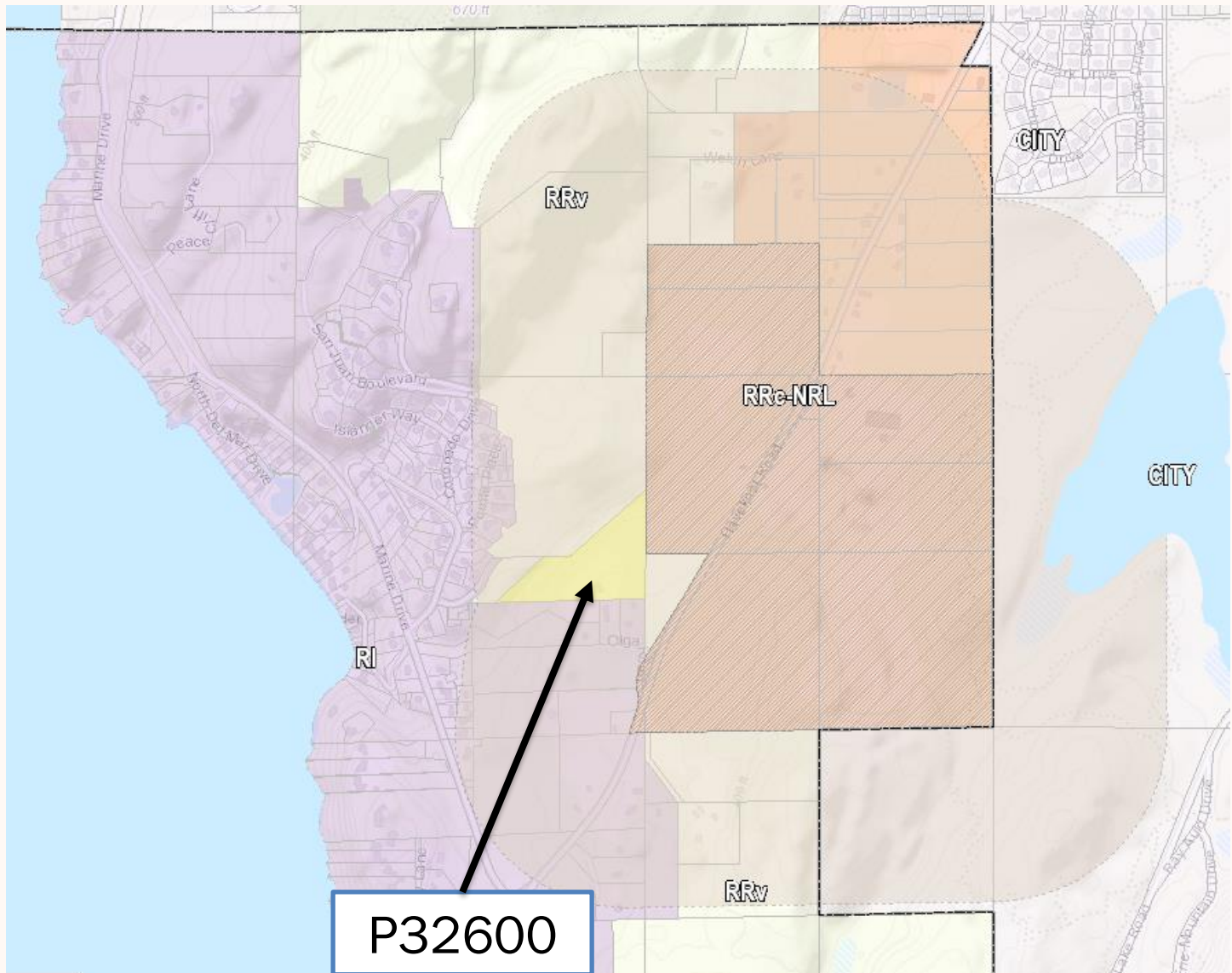


LR23-04 Cummings Rural Intermediate Rezone

- Petition to rezone one 10-acre parcel from Rural Reserve to Rural Intermediate
- Petitioner would like to split the parcel to build a second residence
- Parcel is within a Mineral Resource Overlay and is ineligible for a CaRD development

Department Recommendation: **Exclude**





P32600

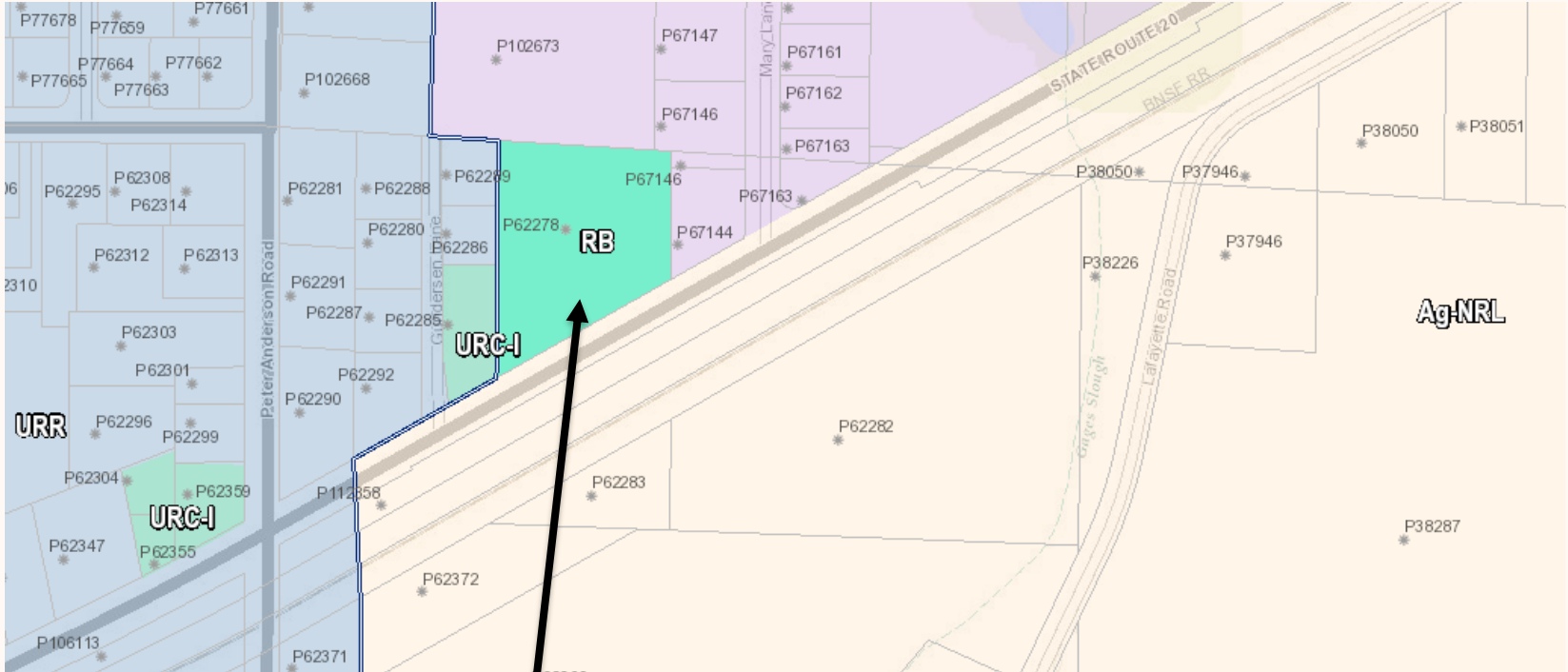


LR23-05 Rural Business Use Amendment

- Petition to amend the Rural Business zone to allow for more diverse commercial uses
- Rural Business is a LAMIRD designation for commercial development existing prior to the GMA
- Petitioner owns parcel along Hwy 20 zoned Rural Business

Department Recommendation: **Exclude**





P62278



LR20-04 & LR22-02

Fully Contained Communities

- Petitions would amend the CPPs, Comprehensive Plan, and development regulations to allow for fully contained communities
- Both petitions were deferred until a recommendation was made by the SCOG GMA Steering Committee

Department Recommendation: **Exclude**



LR20-04 & LR22-02

Fully Contained Communities

- Prior to the creation of an FCC, a population reserve would need to be allocated by the GMA Steering Committee for a new UGA
- Countywide Planning Policies can only be changed after a recommendation from the GMA Steering Committee
- GMASC has declined to add this item to the 2023 work plan

Department Recommendation: **Exclude**



C23-1 Seawater Intrusion Area Well Drilling Requirements

- Petition would require an application and supporting documents to be submitted before any well can be drilled in a sole source aquifer with documented seawater intrusion (Guemes Island)

Department Recommendation: **Include**



C23-2 Qualified Professional Definition

- Amends the definition of Qualified Professionals to ensure consistency with surrounding jurisdictions
- Increases the years of experience required from 2 to 4 years
- Refers the definition of stormwater professional to the Skagit County Stormwater Manual

Department Recommendation: **Include**



Type of Work	Type of Professional Required	Washington State License or Certification Required?	Skagit County Experience Required
Wetlands, Watercourses, and Wildlife Habitat Conservation Areas	Wetland, Watercourse, or Wildlife Habitat Conservation Specialist	No	Bachelor's degree or equivalent in relevant field of work and four years professional experience in comparable ecological systems to Western Washington
Geotechnical Reports and Geotechnical Design Recommendations	Professional Engineering Geologist or Civil Engineer	Washington State license required	Four years of relevant experience in geotechnical engineering and landslide evaluation
Critical Aquifer Recharge Areas	Hydrogeologist, geologist, or professional engineer	Washington State license required	Four years of relevant professional experience analyzing geologic, hydrologic, and groundwater flow systems
Stormwater Management	Civil engineer, Geotechnical engineer, geologist, engineering geologist, or hydrogeologist	Washington State license required for Skagit County	Four years of relevant experience which meets the 2019 Stormwater Manual requirements



C23-3 OSRSI Allowed Uses

- Amends the Open Space of Regional and State Importance zone to allow trails as an outright use
- Currently, trails and trailheads are an administrative special use
- Petition would allow trails outright, but keep trailheads as a special use

Department Recommendation: **Include**



C23-3 OSRSI Allowed Uses

- This petition was also submitted for the 2019 docket but the Planning Commission recommended the use be increased to a hearing examiner special use
- Biggest issue was notice of development for interested parties
- The Board remanded the issue back to the Department for further evaluation

Department Recommendation: **Include**



C23-4 Master Planned Resort Designation

- Amends code language to refer to a Master Planned Resort as a zone designation, not a special use, to remain consistent with the Comprehensive Plan
- Examples of Master Planned Resorts – Crystal Mountain, Skamania Lodge, Sun Mountain Resort

Department Recommendation: **Include**



C23-5 Fire Marshal Code Amendment

- Removes requirement for structures built outside of a fire district to have a foam applicator for fire fighting hoses
- Firefighting foam can have dangerous materials and residents are not trained on how to use them
- Water is now the accepted standard for firefighting

Department Recommendation: **Include**



C23-6 Temporary Manufactured Homes Title Notice Requirement

- Adds a new requirement for temporary manufactured homes to submit a title notice on the property
- Temporary Manufactured Homes are required to be removed when the use is completed
- TMHs are only allowed for medical reasons or farmworker housing

Department Recommendation: **Include**



C23-7 Flow Sensitive Basin Rules

- Update flow sensitive basin regulations which have been superseded by the Skagit and Stillaguamish Instream Flow Rules.
- Current code refers to withdrawal limits that are now outdated
- Petition would remove the old language and refer to the new Ecology rules

Department Recommendation: **Include**



C23-8 Wind Turbine Use Amendment

- Continuation of work done on C22-1 on the 2022 Docket
- Staff will work with Planning Commission to create regulations for small personal wind turbines or create a proposal to eliminate the inconsistency in the code entirely

Department Recommendation: **Include**



C23-9 Primitive Campground Definition Amendment

- Amends the definition of primitive campground to clarify minimal amenities should be shared amongst campsites
- Also refers to regulations for recreational vehicles to ensure primitive campgrounds are limited to two RVs maximum, with only one RV inhabited

Department Recommendation: **Include**



C23-10 Countywide Planning Policies Update

- Petition to adopt recommended changes to the Countywide Planning Policies by GMA Steering Committee
- New language would direct the Board of County Commissioners to disband the Boundary Review Board by June 30, 2025

Department Recommendation: **Include**



C23-11 General Code Language Clean-Up

- Amends stormwater and wireless facility language to reflect inconsistencies found by the code revisers during the updates in 2022



Department Recommendation: **Include**

How to Comment

- Public comment period is now open and will close on Thursday, April 27th, 2023 at 4:30pm
- Three options – mailing, emailing, or attending the public hearing on April 24, 2023 at 11:00am
 - 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



Next Steps

- April 6th – April 27th Written Comment Period
- April 24th 11:00am – Public Hearing
- May 8th 10:30am – Deliberations

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