



Comprehensive Plan/Zoning Map Amendment Request

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

Per RCW 36.70A.470(2), this form is intended for use by any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to request amendments to the Skagit County Comprehensive Plan/Zoning Map. Please do not combine multiple unrelated map amendments on a single form. This form is for changes to the map; use the Policy or Development Regulation Suggestion form for changes to those regulations.

LR23-02 7/29/2022

Submitted By

Name	<u>Kesh Chavda</u>	Organization	<u>KDL Designs LLC</u>
Address	<u>932 137th Street SW</u>	City, State	<u>Everett WA</u> Zip <u>98204</u>
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Request Type

Choose one of the following:

Site-specific map amendment, as defined in SCC 14.08.020(6), but NOT to a commercial/industrial designation.

Site-specific map amendment to a commercial/industrial designation per SCC 14.08.020(7)(c)(iii).

Required Submittals

All map amendments and rezones:	Commercial-Industrial map amendments and rezones:
<input type="checkbox"/> Fees	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Land Use Map	<input type="checkbox"/> Commercial/Industrial Phasing Plan; optional, see SCC 14.08.020(7)(c)(iii)
<input type="checkbox"/> Lot of Record Certification	
<input type="checkbox"/> Ownership Certification (if required below)	

Subject Property

Site Address	<u>1377 LA CONNER WHITNEY ROAD</u>	City, State	<u>Mount Vernon WA</u> Zip _____
Parcel No(s)	<u>P21180</u>	Existing Zone	<u>SSB - Small Scale Business</u>
Acreage	<u>2.65</u>	Requested Zone	<u>RC - Rural Central</u>

Property Interest

Are you the owner of the subject property?

Yes Please attach Ownership Certification

No Describe your interest in the subject property:

Proposal Description

Please answer the questions that are applicable to your suggestion. You may answer questions on a separate sheet if needed.

1. Describe your proposed amendment.

The parcel number P21180 is zoned Small Scale Business (SSB) per Skaget County Planning & Development Services. The previous owner had changed zoning from Rural Reserve (RRv) in 2014.

2. *Describe the reasons your proposed amendment is needed or important.*

The parcel P21181 to the west has the same owner and purchased both properties with development in mind for P21180. The owner has plans of developing a storage unit with staff quarters but the County Planning & Development Services rejected the preliminary proposal due to the conflict of the parcel zoning designation (SSB)

3. *Describe why existing Comprehensive Plan map designations should not continue to be in effect or why they no longer apply.*

The parcel P21181 to the west has the same owner and purchased both properties with development in mind for P21180. The owner has plans of developing a storage unit with staff quarters but the County Planning & Development Services rejected the preliminary proposal due to the conflict of the parcel zoning designation (SSB)

There will be no impact. This amendment, per land use code simply allows the land owner to develop the land as the County Assessor' recognized best use of the land. It has been used in limited commercial since year 1997 in conjunction with the west

4. *Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.*

The surrounding properties are commercial & Agricultural, It fronts the major arterial road and minor arterial. The best designation for the proposed storage units would be Rural Central (RC). There are no critical areas, open space issues, not near urban growth area or resource land but the property is located near rural community connection routes. Moreover it has all the infrastructure for commercial development. RC zoning designation should be allowable.

5. *Describe the impacts anticipated to be caused by the change, including geographic area affected and issues presented.*

This amendment continues to preserve and provide residents, visitors and pass-by motorists of Skaget County high quality of life. This amendment is not to remove Rural Reserve land but to recognize the current use of the land as commercial and open the option for future well managed commercial business. This amendment may lead to provide one or multiple commercial opportunities for Skaget County residents with enjoyment of easy access and convenience

6. *Describe how adopted functional plans and Capital Facilities Plans support the change.*

No Capital improvements expansion required due to the result of this amendment approval. P21180 does have all required utilities from LaConner Whitney Road. A public supplied water meter by the town of LaConner is already installed for this parcel and a 3 phase power from Puget Sound Energy is available. Sufficient for the proposed development. Depending on the scale of ther development, LaConner Whitney road may need to be improved to provide safer ingress/egress and intersection mitigation by the developer.

7. *Describe any public review of the request that has already occurred.*

None known off. Except owner of P21180 has initiated the conversation with neighboring properties to the west and north and has received no negative feedback.

8. *Describe how the map amendment/rezone complies with Comprehensive Plan land use designation criteria in Chapter 2, the Urban, Open Space & Land Use Element; Chapter 3, the Rural Element; or Chapter 4, the Natural Resource Lands Element.*

P21180 is not proposing to expand any urban services but to enhance rural elements with utilizing already existing infrastructure and utilities for compatible commercial development with the surrounding neighboring properties. The County Assessor has recognized the parcel as commercial since 1997 and taxed as commercial.

9. *Population forecasts and distributions.*

If you are proposing an urban growth area boundary change, describe how it is supported by and dependent on population forecasts and allocated urban population distributions, existing urban densities and infill opportunities, phasing and availability of adequate services, proximity to designated natural resource lands, and the presence of critical areas.

If you are proposing a rural areas or natural resource land map designation change, describe how it is supported by and dependent on population forecasts and allocated non-urban population distributions, existing rural area and natural resource land densities and infill opportunities.

This request is not for Urban Growth Area Boundary changes

10. *If you are proposing a natural resource land map designation change, describe how the change is necessary based on one or more of the following:*

(A) A change in circumstances pertaining to the Comprehensive Plan or public policy.

(B) A change in circumstances beyond the control of the landowner pertaining to the subject property.

(C) An error in initial designation.

(D) New information on natural resource land or critical area status.

Notices

Fees. For review that requires more than 80 hours of staff time, the applicant will be billed at the hourly rate as shown on the fee schedule.

Refunds. If an application is not approved for further review under SCC 14.08.030(2), or when an application is withdrawn or returned before such a preliminary decision is made, a refund of not more than 80% may be authorized by the Planning and Development Services Director. Refunds must be requested in writing within 180 days of the date the fee is collected.

SEPA. The SEPA checklist and fee, if required, are due upon request from the Department if the Board of County Commissioners docket this application for further consideration. This application may be considered complete without payment of the SEPA fee.

Docketing. SCC Chapter 14.08 governs the process for docketing of Comprehensive Plan amendments. Docketing is procedural only and does not constitute a decision by the Board of County Commissioners as to whether the amendment will ultimately be approved. Amendments are usually concluded by the end of the year following the request. State law generally prohibits the County from amending its Comprehensive Plan more than once per year.

Submission deadline. A complete application for a map amendment must be received by the last business day of July for docketing. Requests received after that date will not be considered until the following year's docket.

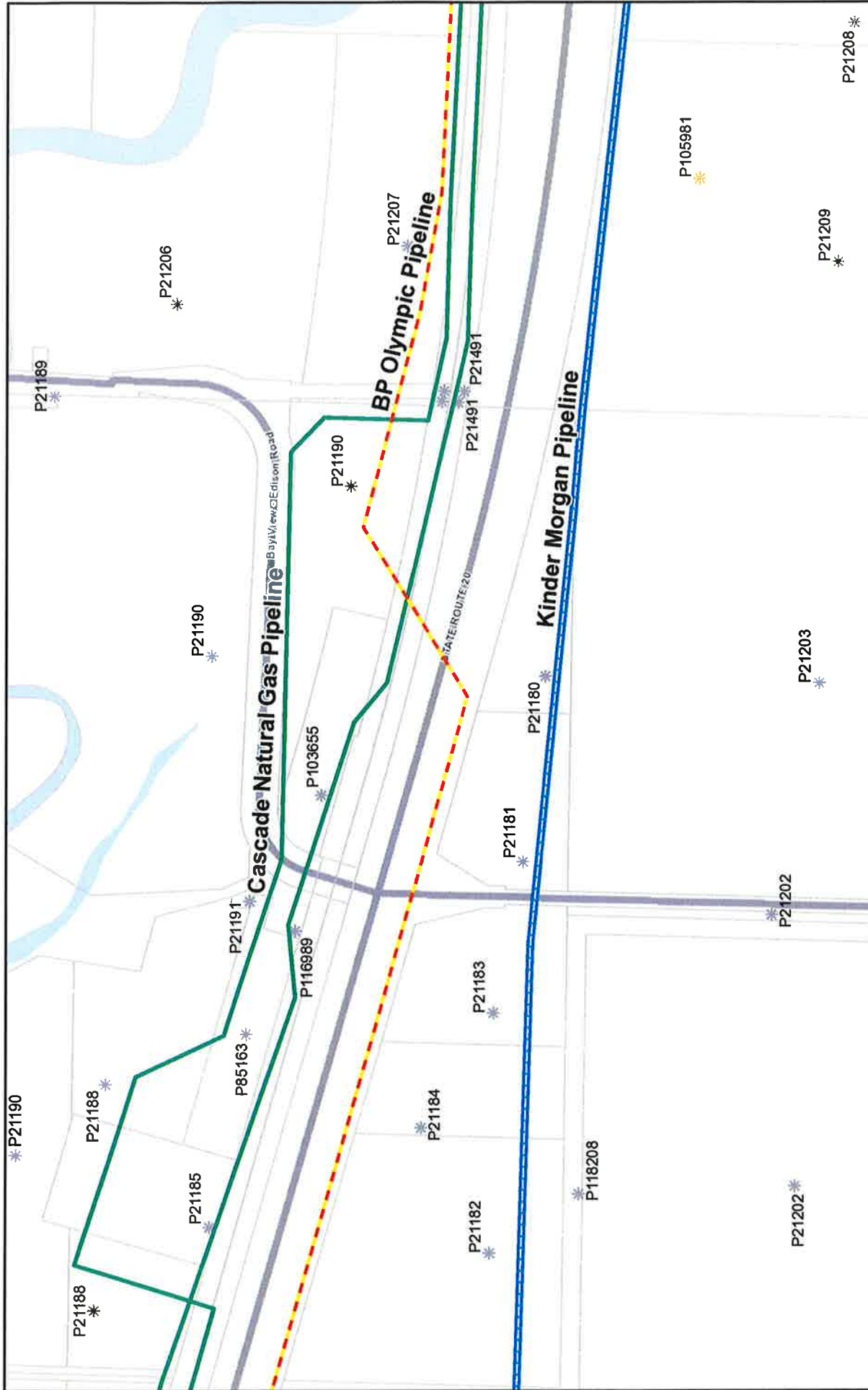
How to Submit. Submit your requests via email (preferred) to pdscomments@co.skagit.wa.us or to Planning & Development Services at the address above.



July 29, 2022

Legend

County Boundary	Building Only Accounts	AVR	C
Incorporated Areas	Guemes Island Overlay	AVR-L	CITY
Airport Environs Overlay [AEO]	Mineral Resource Overlay 1/4 Mile Buffer	Ag-NRL	CSB; MPR; NRI; RB; RC; RFS; RVC; RMI; SRT; SS
UGA Areas	Mineral Resource Overlay [MRO]	BR-CC	H-I
Tax Parcel Numbers	Tax Parcels	BR-HI	H-R
Dirt Accounts	Pre Tax Account Property	BR-LI	H-URv
Senior Citizen Accounts	Comprehensive Plan	BR-R	IF-NRL
Mobile Home Only Accounts	A-UD; LC-UD; MV-UD	BR-URv	OSRSI

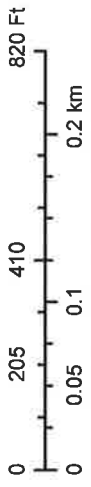


July 29, 2022

Legend

- County Boundary
- Transmission Pipelines**
 - Williams Northwest Natural Gas Pipeline
 - Cascade Natural Gas Corp
 - Kinder Morgan Canada Inc.
 - BP Olympic Pipe Line Company
- Tax Parcel Numbers**
 - Senior Citizen Accounts
 - Mobile Home Only Accounts
 - Building Only Accounts
 - Tax Parcels

1" = 376'



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.