



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.

LR23-03 7/29/2022

Submitted By

Name	Heather Rogerson, Planning & Development	Organization	Port of Skagit County
Address	15400 Airport Drive	City, State	Burlington, WA Zip 98233
Email	heatherr@portofskagit.com	Phone	360-757-0011

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:

- Fees - Invoice
- Land Use Map
- Lot of Record Certification - App Submitted
- Ownership Certification (if required below)

Commercial-Industrial map amendments and rezones:

- Site Plan
- Commercial/Industrial Phasing Plan; optional, see SCC 14.08.020(7)(c)(iii)

Subject Property

Site Address	_____	City, State	Burlington, WA	Zip	98233
Parcel No(s)	P21003	Existing Zone	BR-LI & BR-R		
Acreage	7.540	Requested Zone	BR-LI		

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.

See Attached.

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

See Attached.

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

See Attached.

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

See Attached.

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

See Attached.

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

See Attached.

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

See Attached.

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.*

See Attached.

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.

Not Applicable.

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.

Not Applicable.

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.

**Comprehensive Plan / Zoning Map Amendment Request
Proposal Description of Amendment for P21003**

1. Describe your proposed amendment.

Skagit County Parcel 21003 is a total of 7.5 acres in size, of which approximately 6.29 acres is zoned Bayview Ridge Light Industrial and approximately 1.17 acres is zoned Bayview Ridge Residential. The Port proposes to revise the Comprehensive Plan Maps and Zoning to change the 1.17 acres of Bayview Ridge Residential to Bayview Ridge Light Industrial.

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

The existing split comprehensive plan designations and split zoning of Parcel 21003 restricts the light industrial use of the parcel and the adjacent BR-LI parcel because of required buffer and setback between BR-R and BR-LI zones. See SCC 14.16.180(7). The subject parcel generally measures approximately 985 feet east-west x 348 feet north-south, as depicted on the accompanying Zoning Exhibit. The eastern portion of the parcel zoned BR-R, together with existing setback, renders nearly the east half of the parcel as being unable to support BR-LI uses.

The block of BR-LI zoning that envelopes this subject property is approximately 812 acres in size, in which no split zonings exist other than that represented herein. The Port questions whether this split zoning is human error. In Skagit County codes, no reference to “split zoning” or “dual zoning” is found, thereby further calling into question if this split-zoned parcel was accidentally created.

The amendment will allow the Port to develop P21003 as industrial property within a binding site plan that will provide for large lots and thereby increase the ability to locate jobs producing and tax generating businesses on the parcel. In addition to allowing more efficient use of the parcel, the amendment improves surrounding land use compatibility with Skagit Regional Airport; WSDOT aviation compatibility study indicates that industrial land uses are generally more compatible with airport operations than residential uses.

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

The existing Comprehensive Plan map designations split this single parcel and do not allow for efficient and effective use of the Light Industrial zoned portions of P21003. The 2014 Industrial Lands Study completed by ECONorthwest identified a limited supply of large-lot industrial land to meet the needs for larger development projects in Skagit County. As noted in the Skagit County Comprehensive Plan, the Bayview Ridge UGA is uniquely well suited to meet that need. The proposed amendment will allow P21003 to be developed entirely as light industrial and help meet the need for larger development projects. There

are no reasonable uses for this undeveloped property that would be conducive to allow for both a BR-LI and BR-R use to exist on this parcel.

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

The proposed amendment creates a small, but important, increase in Light Industrial zoned property that enables the Port to market and develop P21003 for large-lot light industrial uses, and improves compatibility of planned uses with Skagit Regional Airport operations, all of which complies with the following Comprehensive Plan provisions:

- Goal 11B-2: Plan for sufficient buildable industrial lands with access to infrastructure and services to meet the evolving needs of industry.
- Goal 11B-5: Promote business recruitment and development of firms that will diversify the local economy and compete effectively in local, national and international markets.
- Goal 11B-6: Promote the retention and expansion of existing local businesses as a first priority while also promoting the start-up of new businesses particularly those providing living wage jobs.
- Goal 11F-3: Support the economic and job-creating activities of the port districts to ensure their long term viability.
- Policy 11F-3.2 to support the Port of Skagit in its economic development activities across the County especially the Skagit Regional Airport and SWIFT Center.
- The Comprehensive Plan identifies Skagit Regional Airport as an existing essential public facility. As stated in the Skagit County Airport Environs Overlay Code 14.16.210, the policy of Skagit County is to: (i) Protect the long-term viability of Skagit Regional Airport; and (ii) Promote land uses compatible with the airport within the airport's designated environs. WSDOT Aviation's aviation compatibility study indicates that industrial land uses are generally more compatible with airport operations than residential uses.

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

While the amendment will have a large impact on the development potential of P21003 and adjacent Light Industrial zoned property, the impact of the small area rezone is anticipated to be small. If rezoned, the 1.17-acre portion of P21003 will be developed for light industrial uses as part of an approximately 3-acre lot within a 40-acre binding site plan. Required buffers between Light Industrial and existing Residential uses will still apply pursuant to SCC 14.16.180(7) to mitigate any noise and or light from industrial uses. Traffic to and from the 1.17-acre portion of rezoned property will be industrial in nature rather than residential and heavy truck traffic will be required to travel west to Higgins Airport Way that has been designed for increased traffic, rather than east on Peterson Road which is more rural in nature. Utilities including Skagit PUD water, City of Burlington sewer, Puget Sound Energy

electrical power, and Cascade Natural Gas are available within the subarea and can be extended to serve the property and sized appropriately whether developed as industrial or residential. With approval of the amendment, the entire P21003 and adjacent industrial zoned property will be served by a regional stormwater facility designed to meet the requirements of the Department of Ecology Stormwater Manual.

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

The Skagit County 6-year Transportation Improvement Program includes a project to widen Peterson Road from the Bayview residential development to Higgins Airport Way to meet urban standards, which supports increased industrial truck traffic.

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

No public review of the proposal has occurred to date.

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.

The proposed amendment complies with the following Comprehensive Plan land use designation criteria:

- Goal 2A-5 Encourage commercial and industrial development to locate in well-defined centers within the Urban Growth Areas.
- Policy 2A-5.1 Plan for compact commercial and industrial centers in the Urban Growth Areas and provide infrastructure accordingly.
- Policy 2A-5.2 Attract commerce and industry to designated areas within Urban Growth Areas by ensuring an adequate supply of land with adequate urban public facilities and services.



PETERSON ROAD

2659.61'

N88°15'33"W

757.70'

N88°15'33"W

348.09'

273,982 SF ±
(6.29 AC)

BR-LI

PARCEL "F"
P21003

983.75'

APPROX BR-LI ZONE
APPROX BR-R ZONE

50,875 SF ±
(1.17 AC)
BR-R

168.04'
N60°26'40"E

SP 91-016

LOT 1

P99587

(6496)

LOT 2

P20994

(16482)

105.33'
N88°15'33"W

APPROX BR-R ZONE
APPROX BR-LI ZONE

BR-LI

46' ±

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING

1633 LINDAMOOD LANE/P.O. BOX 361
BURLINGTON, WA 98223
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION

PORT OF SKAGIT COUNTY
EXHIBIT P21003

SCALE: 1"=100'

DRAWN BY: HLN

JOB NO. 21008

DATE: 07/28/22

ZONING EXHIBIT

OWNERSHIP CERTIFICATION

I, Sara Young, hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application for a Comp Plan / Zoning Map Amendment Request and that the statements, answers and information submitted presents the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Parcel # 21003 Application # _____
Site Address: N/A
City, State, Zip: Burlington, WA 98233
Phone: (360) 757-8011

Signature(s):

Sara Young
EXECUTIVE DIRECTOR

for: PORT OF SKAGIT
(corporation or company name, if applicable)



STATE OF WASHINGTON

COUNTY OF SKAGIT

)
) ss.
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On this day personally appeared before me Sara Young, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

Given under my hand and official seal this 29th day of July, 2022.

Notary's Signature Deborah D. Hamilton

Notary Public in and for the State of Washington residing at Burlington WA.

My Commission Expires 5/13/23