



# Comprehensive Plan Policy or Development Regulation Amendment Suggestion

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

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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 suggest amendments to Skagit County's Comprehensive Plan policies or its development regulations, which are contained in Skagit County Code Title 14. Please do not combine multiple unrelated Comprehensive Plan policy or development regulation amendments on a single form. This form is for policy or development regulation amendments; use the Comprehensive Plan Map Amendment Request form for changes to the land use/zoning map.

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**Proposal  
Description**

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1. Describe your proposed amendment.

I would like to propose planning take a look at the Rural Business zone and change it completely and or allow for more uses.

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

Many of the rural business designations are along State Route 20 on a busy corridor that provide gateways into our towns and the current allowable uses are very prohibitive and the zoning is archaic. Unless we want more "storage for inoperable vehicles" on this busy corridor into our towns then we need to add more attractive uses. Uses that will provide services, economic opportunity and possibly more affordable housing to our community at a time when it is in desperate need. Also the currently zoned parcels of RB zones are considered "spot zoning" which is prohibited in Washington State.

3. If you are suggesting revision to a particular section of the Comprehensive Plan, please identify which section(s):

Rural Business Zoning

4. If you are suggesting revision to the Comprehensive Plan, would the revision create inconsistencies with existing sections of the Comprehensive Plan? If so, please list those sections: None

5. If you are suggesting revision to the Comprehensive Plan, would the revision require corresponding amendments to the County's development regulations? No

6. If you are suggesting revision to a particular section of Skagit County Code Title 14, please identify which section(s).

7. If you are suggesting this development regulation amendment as a result of a particular project or permit application, please identify which project or application: N/A

8. If you are suggesting specific language as part of your amendment, please attach that specific language. Specific language is not required.

9. Describe why existing Comprehensive Plan policies should not continue to be in effect or why they no longer apply.

The currently zones parcels of RB zoning are spot zoned, unlike all the zoning designation surrounding them. The intention of The Rural Business zone was to allow for continuation of commercial uses before the comp plan was adopted but this hinders land owners who don't have a continued use and no attractive allowable uses to move forward. Unless I want to store inoperable vehicles on my 2 acre lot along State Route 20, there needs to be a change to this zoning designation.

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

This amendment fits with the Comprehensive Plan and Growth Management Act goals in a variety of way but some of the most important are that more allowable uses such as business/professional offices; loft living above storefronts; mini storage; Indoor or outdoor storage facilities, medical offices; pre-school/daycare center; would help support economic opportunities as well increase housing choices for all residents. These added uses would allow for more services to our community as a whole.

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

There would be less junk cars along State Route 20 and more thoughtful and attractive development in its place.

12. Describe how adopted functional plans and Capital Facilities Plans support the change. The capital facilities are already in place along this state route corridor, this would not hurt the land owners who have an existing use of their Rural Business zoned land but also would not hinder the land owners like myself who do not have an existing use.

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

None

## Notices

**Fees.** No fees are required for a policy or code change suggestion, per Skagit County Fee Schedule, SCC 14.08.030(3).

**Docketing.** SCC Chapter 14.08 governs the process for docketing of Comprehensive Plan amendments; suggestions for changes to the development regulations are docketed following the same process. Docketing of a suggestion 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.** Suggestions must be received by the last business day of July for docketing. Suggestions received after that date will not be considered until the following year's docket.

**How to Submit.** Submit your suggestion via email (preferred) to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us) or to Planning & Development Services at the address above.

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2. Describe the reasons your proposed amendment is needed or important.
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13. Describe any public review of the request that has already occurred.