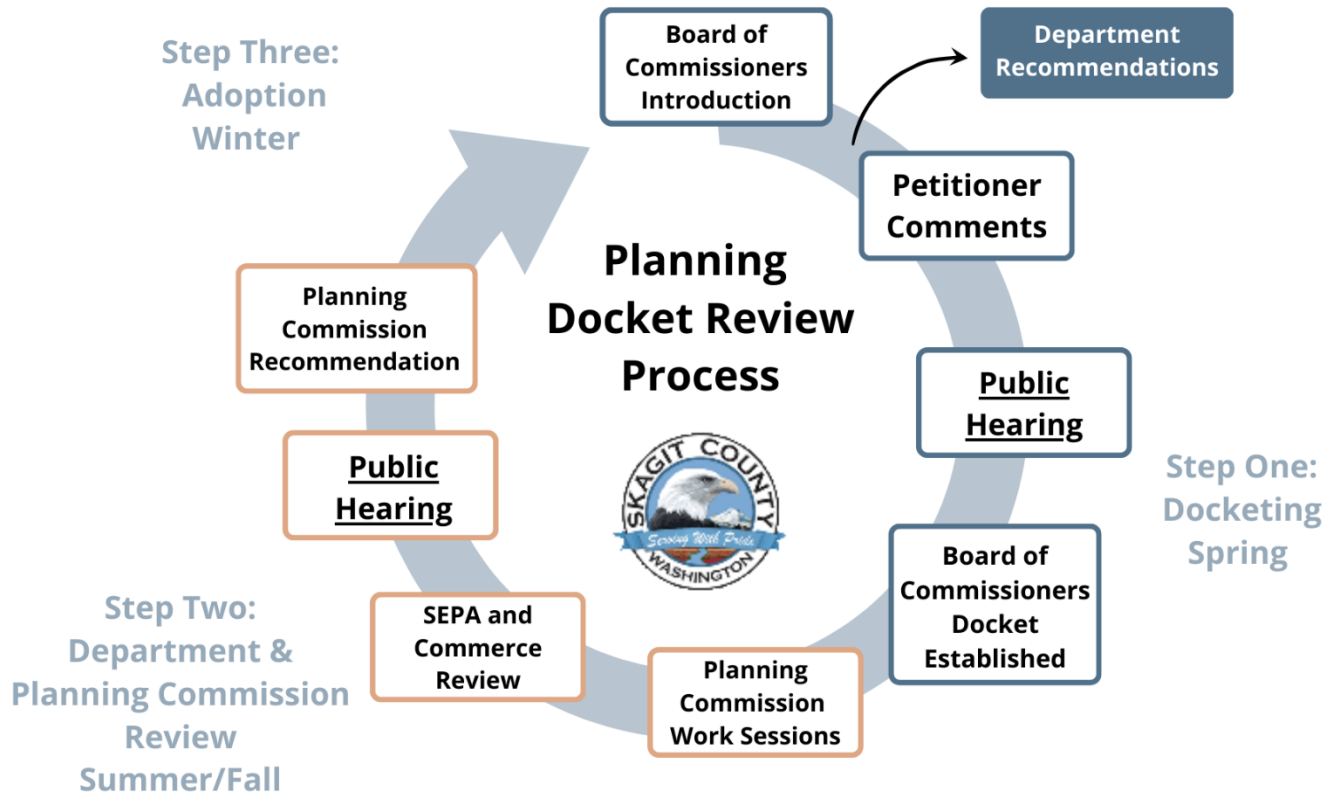


Work Session #1

2023 Docket

Jenn Rogers
Long Range Planner
March 28, 2023





2023 Petitions and Supporting Documents can be found at:
www.skagitcounty.net/2023CPA



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

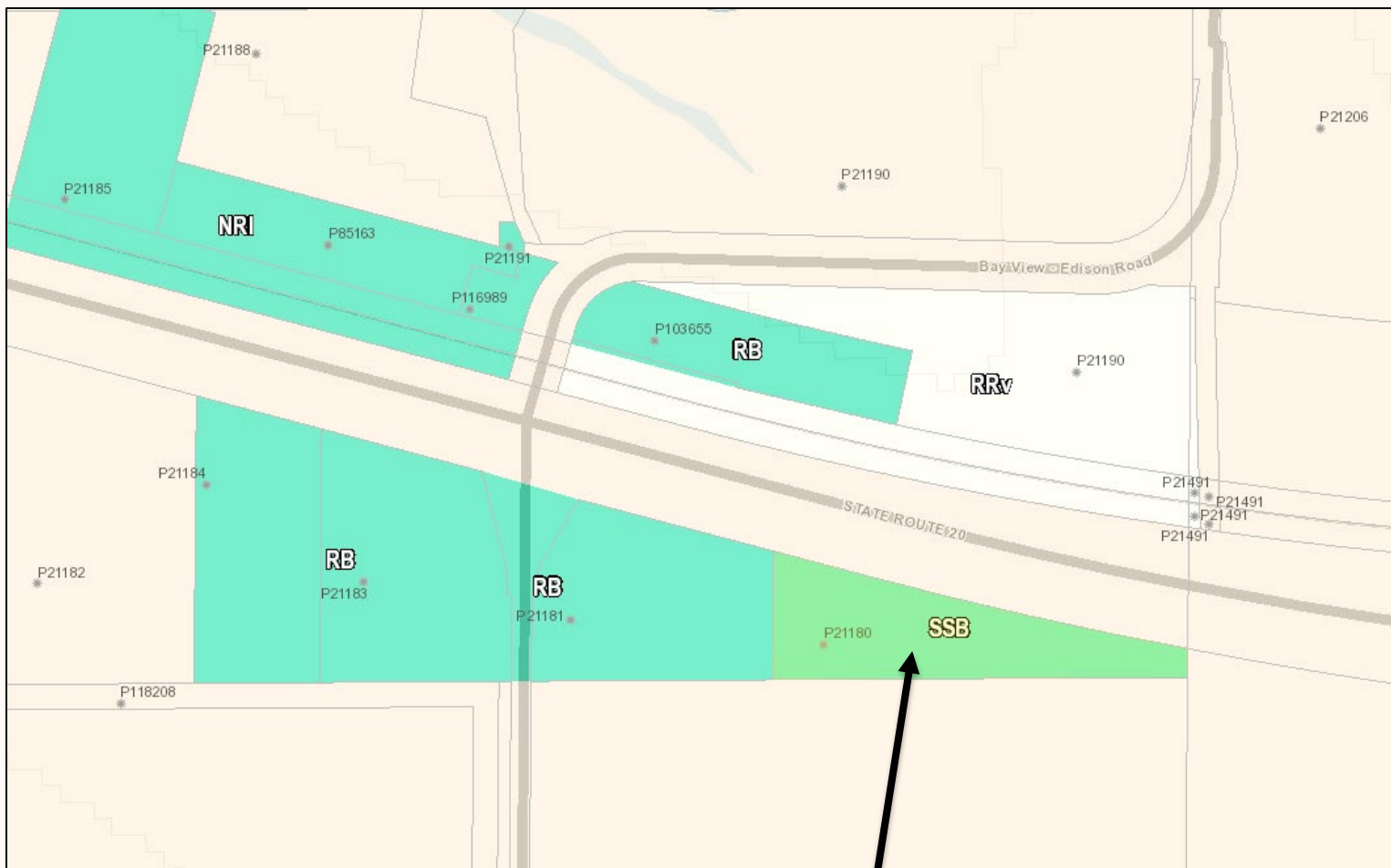




LR23-02 Chavda Rural Center Rezone

- 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





P21180



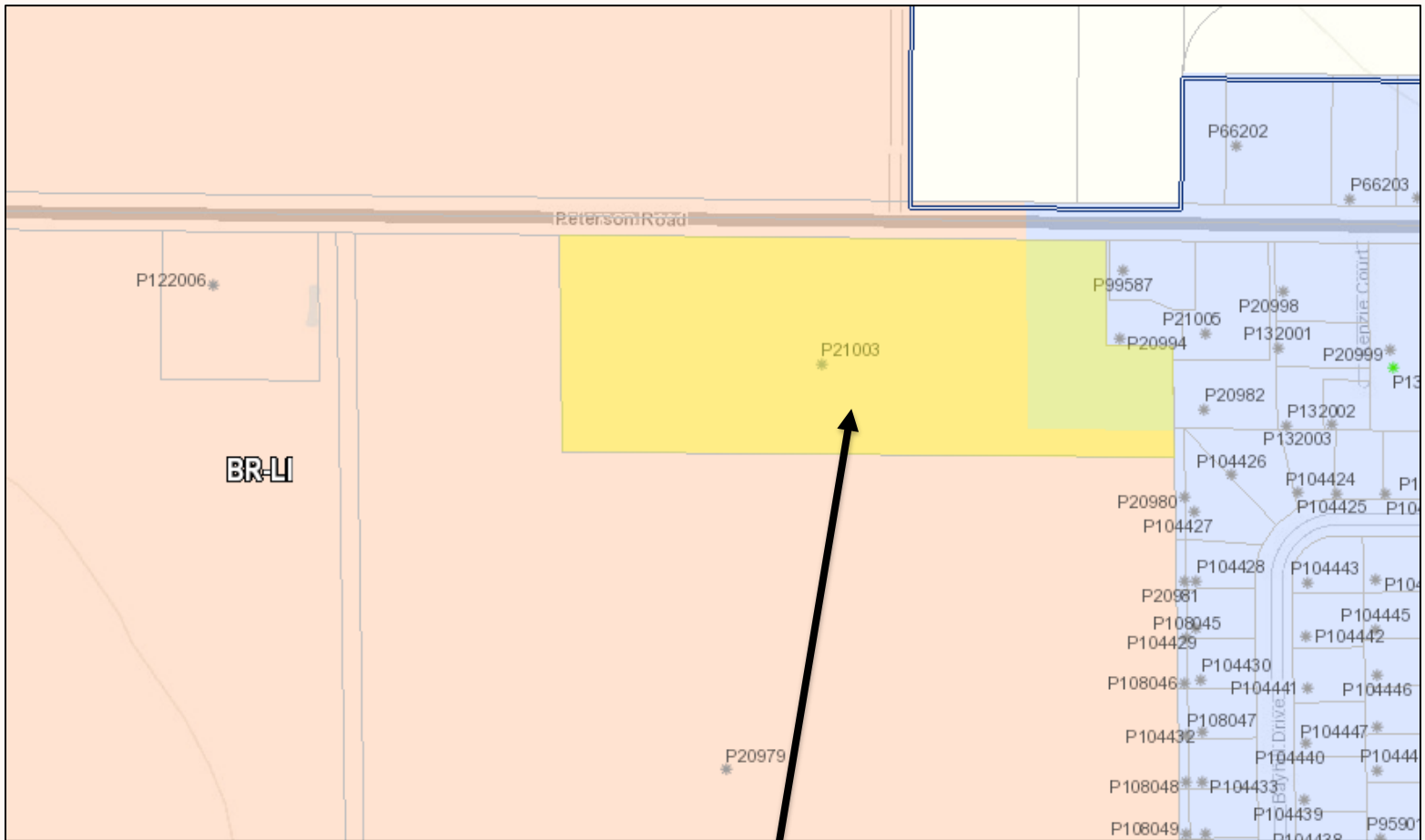


Petitioner also owns parcel just west, which includes a Shell gas station and coffee stand

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





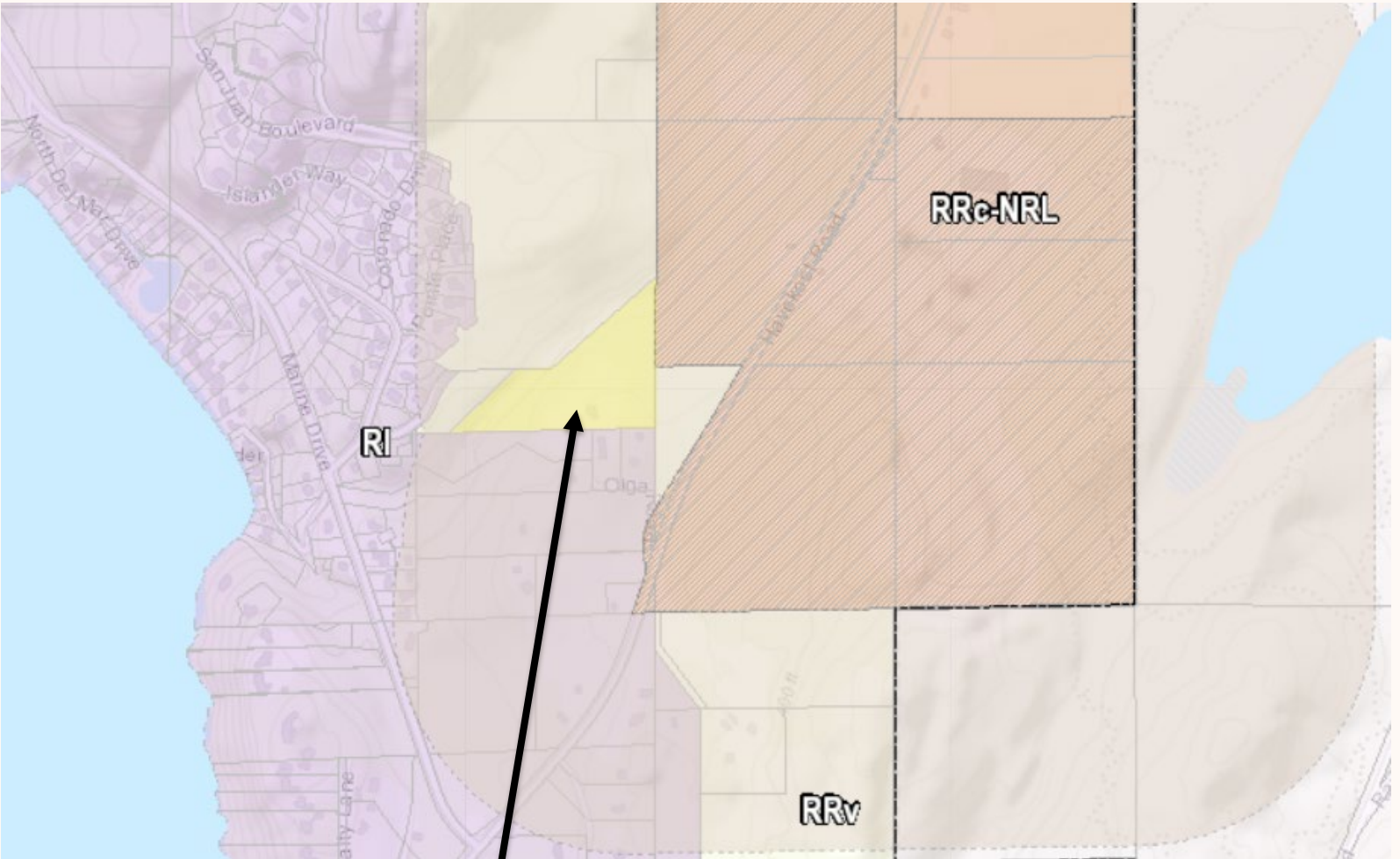
P21003



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





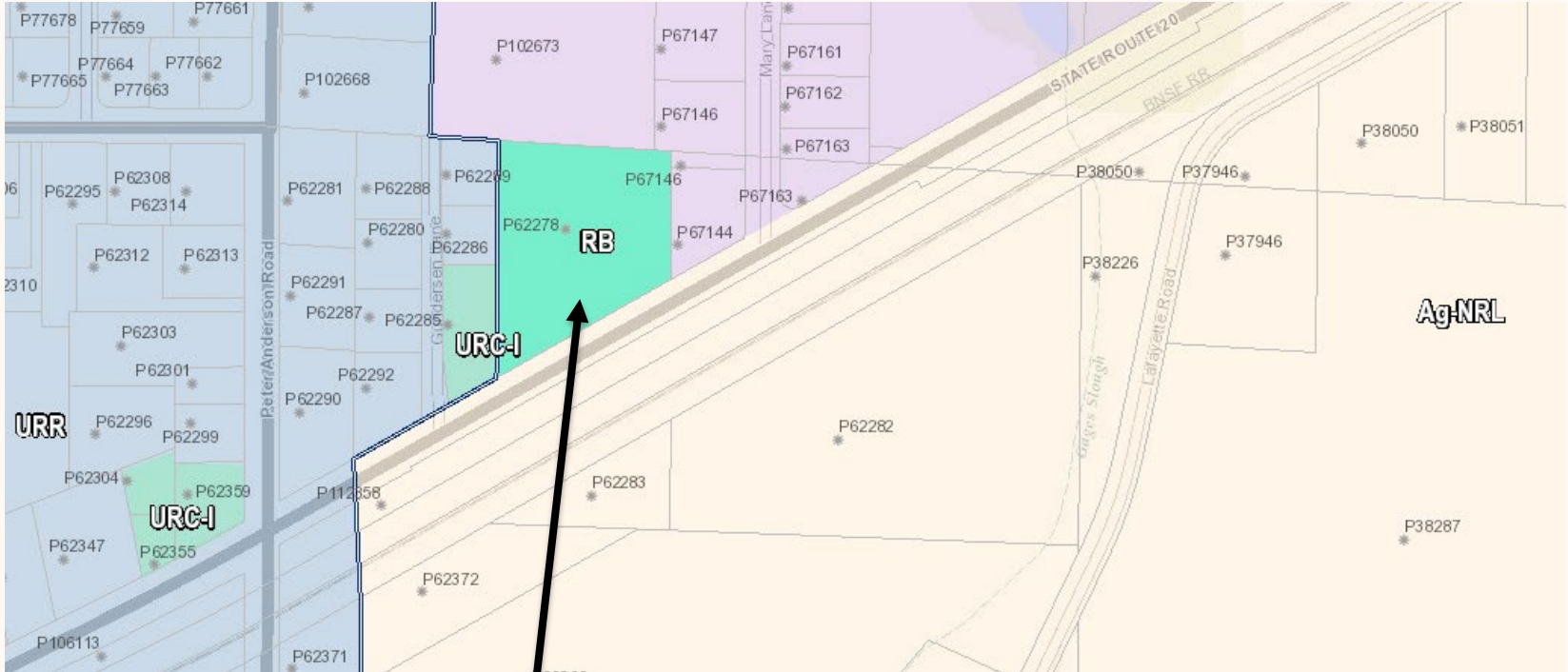
P32600



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 development existing prior to the GMA
- Petitioner owns parcel along Hwy 20 zoned Rural Business but is limited on uses





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



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)



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



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



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



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



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



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



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



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



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



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



Next Steps

- April 11th 9:45am – Work Session #2 to review Department recommendations
- April 6th – April 26th Written Comment Period
- April 24th 11:00am – Public Hearing
- May 8th 10:30am – Deliberations

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