



Planning & Development Services

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Notice of Availability

including notice of SEPA threshold determination, written comment period, and public hearing

Proposal Information

Publish date:	April 6, 2023
Proposal name:	Skagit County's 2023 Docket of Proposed Policy, Code, and Map Amendments
Documents available:	https://www.skagitcounty.net/2023CPA
Lead Agency:	Skagit County Planning & Development Services
Contact Person:	Jenn Rogers, Long Range Planner
Public hearing body:	Skagit County Board of County Commissioners
Public hearing date:	April 24, 2023 at 11:00 a.m.
Written comment deadline:	April 27, 2023 at 4:30 p.m.

Proposal Description

The Growth Management Act provides that “each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation” (RCW 36.70A.130(1)(a)) and requires Skagit County to periodically accept petitions for amendments or revisions to our Comprehensive Plan policies, land use map, and development regulations. Skagit County implements this requirement through Skagit County Code Chapter (SCC) 14.08, which describes the process for annual amendments.

Skagit County has received the following applications to amend the Skagit County Comprehensive Plan, Land Use and Zoning Map, and Development Regulations.

- LR23-01 Dunlap Rural Reserve Rezone: rezone 21 acres from Agricultural-Natural Resource Lands to Rural Reserve.
- LR23-02 Chavda Rural Center Rezone: rezone one 2.65-acre parcel from Small Scale Business to Rural Center.
- LR23-03 Port of Skagit Bayview Ridge Rezone: rezone a portion of one parcel, which has a split zoning designation, from Bayview Ridge-Residential to Bayview Ridge-Light Industrial.

- LR23-04 Cummings Rural Intermediate Rezone: rezone one 10-acre parcel from Rural Reserve to Rural Intermediate to allow for the applicant to subdivide the lot into two parcels.
- LR23-05 Rural Business Use Amendment: amend the Rural Business zone to allow for more diverse commercial uses.
- LR20-04 Fully Contained Community Proposal: amend the Comprehensive Plan to allow for consideration of fully contained communities.
- LR22-02 Fully Contained Communities: amend the Countywide Planning Policies and Skagit County development regulations to establish a process for consideration and approval of a new fully contained community, consistent with RCW 36.70A.350.

County initiated proposals:

- C23-1 Seawater Intrusion Area Well Drilling Requirements: amend the critical areas ordinance to require applicants to submit an application and supporting materials for review by the Planning Department prior to drilling a well in a seawater intrusion area with a sole source aquifer.
- C23-2 Qualified Professional Definition: update the definition of “Qualified Professional” in SCC 14.04 to ensure consistency with surrounding jurisdictions and competency of consultants for Skagit County.
- C23-3 OSRSI Allowed Uses Amendment: amend SCC 14.16.500(3) to allow trails to be a permitted use in the OSRSI zone, while trailheads are kept as an administrative special use.
- C23-4 Master Planned Resort Designation: amend code language to refer to Master Planned Resort as a zone designation, not a special use, to remain consistent with the Comprehensive Plan and Growth Management Act.
- C23-5 Fire Marshal Code Amendment: amend SCC 14.16.850(6) to remove the requirement for a foam applicator for firefighting in a building located outside of a Skagit County fire district.
- C23-6 Temporary Manufactured Homes Title Notice Requirement: require a title notice for temporary manufactured homes.
- C23-7 Flow Sensitive Basin Rules: update and remove flow sensitive basin regulations which have been superseded by the Skagit and Stillaguamish Instream Flow Rules.
- C23-8 Wind Turbine Use Amendment: develop definition and regulations for personal use wind energy systems.
- C23-9 Primitive Campground Definition Amendment: amend the primitive campground definition to clarify which amenities would qualify a site as a primitive campground.
- C23-10 Countywide Planning Policies Update: adopt amended Countywide Planning Policies recommended by the Growth Management Act Steering Committee.

- C23-11 General Code Language Clean Up: amend stormwater and wireless facilities code language to correct inconsistencies found by code revisers during updates in 2022.

More information is available at the website above.

How to Comment

Option 1: Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name (“Skagit County’s 2023 Docket of Proposed Policy, Code, and Map Amendments”) in the subject line. Include your comments in the body of your email message rather than as attachments.

Option 2: Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Planning and Development Services
Comments on “Skagit County’s 2023 Docket of Proposed Policy, Code, and Map
Amendments”
1800 Continental Place
Mount Vernon WA 98273

All comments must be received by the deadline referenced above, and include your full name and mailing address. Comments not meeting these requirements will not be considered.

Option 3: You may also comment in person. The Board of County Commissioners is hosting meetings in the Skagit County Commissioners’ Hearing Room at 1800 Continental Place, Mount Vernon, WA 98273. If you wish to provide online testimony, please send an email to pdscomments@co.skagit.wa.us, with your name, phone number, and include a request to be added to the speakers list in the body of the email. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

Anyone who plans to attend the public hearing and has special needs or disabilities should contact Planning and Development Services at (360) 416-1320 at least 96 hours before the hearing to discuss and arrange any special accommodations.