



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:	October 3, 2024
Proposal name:	Skagit County's 2024 Docket of Proposed Policy, Code, and Map Amendments
Documents available:	www.skagitcounty.net/2024CPA
Lead Agency:	Skagit County Planning & Development Services
Contact Person:	Robby Eckroth, AICP – Senior Planner
Public hearing Body:	Skagit County Planning Commission
Public hearing Date:	October 29, 2024 at 6:00 p.m.
Written comment deadline:	October 31, 2024 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.

The 2024 docket consists of seven petitions, three citizen-initiated and four staff-initiated, to amend the Skagit County Comprehensive Plan, Land Use and Zoning Map, and Development Regulations.

- **LR24-01 Deception Pass Rezone:** This proposal seeks to rezone 77.85 acres of parcel P19610, a 115.50-acre parcel owned by Washington State Parks and Recreation Commission, from Rural Reserve (RRv) to Public Open Space of Regional/Statewide Importance (OSRSI). The property is located on Rosario Road, approximately 1,500 feet northwest of the Rosario Road and State Route 20 intersection and is just west of Pass Lake.

- **LR24-02 Bayview Ridge Light Industrial Zone Buffer and Landscaping Amendments:** This petition requests to amend SCC 14.16.180(7) by reducing the buffering requirement between loading areas in the Bayview Ridge Light Industrial (BR-LI) zone and residential zoned land. Additionally, it requests to amend SCC 14.16.830(f), the landscaping requirements for industrial development in Bayview Ridge abutting residential zoned land.
- **LR24-04 Airport Environs Overlay Amendments:** The petition requests the Planning & Development Services Department update SCC 14.16.210 – Airport Environs Overlay (AEO). The update would improve awareness of the Skagit Regional Airport and address airport compatibility of future development in the airport vicinity by adding a disclosure requirement upon transfer of real property by sale, exchange, gift, real estate contract, lease with an option to purchase, any other option to purchase, ground lease coupled with improvements, or any other means. The petition also requests to amend SCC 14.16.210(3)(c)(ii)&(v) which regulates exhaust plumes and electronic interference as a compatibility requirement in the AEO. These amendments come from the latest guidance from the Federal Aviation Administration (FAA) Airport Advisory Circular 150-5190 (4)(b) and WSDOT Airport and Compatible Land-Use Program Guidebook.
- **C24-1 Countywide Planning Policies Update:** This petition would amend the Countywide Planning Policies to direct the Board of County Commissioners to disband the Boundary Review Board by June 30, 2025.
- **C24-2 Fencing Zoning Code Section:** This petition seeks to create a new section in SCC 14.16 to consolidate and reference all fencing regulations in the chapter that pertain to fences. The new section will also add restrictions to razor wire and barbed wire fencing.
- **C24-3 Storage of Unlicensed and/or Inoperable Vehicles Amendment:** This petition would remove storage of unlicensed and/or inoperable vehicles as an Administrative Special Use or Hearing Examiner Special Use from every zoning district in Skagit County. The petition creates a vehicle storage facility use to accommodate storage of a licensed and operable vehicles in addition to unlicensed and/or inoperable vehicles. Vehicle storage facilities would be an allowed use in the Rural Freeway Service (RFS) and Urban Reserve Commercial-Industrial (URC-I) zones.
- **C24-4 General Code Language Clean Up:** This petition contains proposed amendments to SCC 14.16 – Zoning and SCC 14.18 – Land Divisions, to fix inconsistencies and grammar in the code. This year’s general code language clean up includes two amendments:
 - Correct the height limit restriction of the Guemes Island Overlay in SCC 14.16.360(7)(b)(i) to only apply to proposed development in flood hazard areas.
 - Eliminate duplicate language in SCC 14.18.300(1)-(4) which pertains to CaRD land divisions.

More information and public comments are available at the website above.

SEPA Threshold Determination

Skagit County has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under the State Environmental Policy Act, RCW 43.21C.030(2)(c). This determination was made after review of a completed environmental checklist and other information on file with the lead agency and is available upon request and at the above listed website.

This determination is issued pursuant to WAC 197-11-340(2). Skagit County will not act on this proposal for at least 14 days from the publish date indicated in the table above. Written comments regarding this Determination of Nonsignificance must be submitted by the written comment deadline (above) and in the same manner as other comments. Pursuant to SCC 16.12.210, no administrative appeal process is available for this legislative action.

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 2024 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 2024 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. If you wish to provide verbal 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.