



Skagit County Planning Commission

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Chair Tim Raschko **Vice Chair** Tammy Candler
Members Angela Day, Vincent Henley, Amy Hughes, Jennifer Hutchison, Kathy Mitchell,
Kiera Wright, Joe Woodmansee

Tuesday, November 19, 2024

Skagit County Planning Commission's Recorded Motion regarding 2024 Docket of Comprehensive Plan, Map, and Development Code Amendments

Proposal publication date: October 3, 2024

Proposal name: 2024 Docket of Comprehensive Plan, Map, and
Development Code Amendments

Documents available at: www.skagitcounty.net/2024CPA

Public hearing body: Skagit County Planning Commission

Public hearing date: Tuesday, October 29, 2024, at 6:00 p.m.

Written comment deadline: Thursday, October 31, 2024 at 4:30 p.m.

PC deliberations: November 19, 2024

On May 8, 2024, the Skagit County Board of Commissioners deliberated on the proposals for the 2024 docket, including public comments received, and passed Resolution R20240089.

The Planning Commission held work sessions on the docket on July 9, and September 10, 2024, prior to the public hearing. The staff report published on September 10 and November 12, 2024, contain findings related to process, public notice, and department recommendations.

On October 3, 2024, the Planning and Development Services Department published a Notice of Availability (including SEPA determination of non-significance and notice of written comment period and public hearing) and staff report and transmitted a 60-day Notice of Intent to Adopt to the Department of Commerce. The public comment period was open from October 3, 2024, until October 31, 2024, in which the County received 51 comments.

All written comments and hearing testimony were provided to the Planning Commission in a supplemental staff report dated November 12, 2024.

Planning Commission deliberated on the docket on November 19, 2024.

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Board of County Commissioners.

Recommendations, Findings of Fact and Reasons for Action

LR24-01 Deception Pass OSRSI Rezone

1. The Planning Commission recommends that the Board of County Commissioners **Approve** the zoning map amendment to rezone 77.85 acres of parcel P19610 from Rural Reserve (RRv) to Public Open Space of Regional/Statewide Importance (OSRSI).

Findings of fact and reasons for action:

- a. Following approval of Boundary Line Adjustment recorded under AF 202301260044, Parcel P19610 is now owned by the Washington State Parks and Recreation Commission.
- b. Following the Boundary Line Adjustment, Parcel P19610 is now split zoned Rural Reserve (RRv) and Public Open Space of Regional/Statewide Importance (OSRSI).
- c. Parcel 19610 is located within the boundary of Deception Pass State Park.
- d. Goal 2B of the Comprehensive Plan recognizes the important functions served by private and public open space, designate and map public open space of regional importance, and designate open space corridors within and between urban growth areas.
- e. Policy 2B-1.2 has identified areas zoned Public Open Space of Regional/Statewide Importance (OSRSI), including Deception Pass State Park.
- f. Countywide Planning Policy 9.4 encourages the expansion and enhancement of parks, recreation, and scenic areas
- g. RCW 36.70A.160 requires counties to identify open space corridors that include lands useful for recreation, wildlife habitat, trails, and connection of critical areas.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	X			
Tammy Candler, Vice Chair	X			
Kathy Mitchell			X	
Vince Henley	X			
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee	X			
Jennifer Hutchison	X			
Kiera Wright	X			
Total	8	0	1	0

LR24-02 Bayview Ridge Light Industrial Buffer and Landscape Amendment

1. The Planning Commission recommends that the Board of County Commissioners **Deny** the Bayview Ridge Light Industrial buffer and landscaping amendment.

Findings of fact and reasons for action:

- a. The Planning Commission values industrial land within the Bayview Ridge Light Industrial zone and encourages industrial development. However, the Planning Commission is concerned about the potential impacts to existing homeowners.
- b. The existing code allows for flexibility when loading areas are on the opposite side of a building.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	X			
Tammy Candler, Vice Chair	X			
Kathy Mitchell			X	
Vince Henley	X			
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee	X			
Jennifer Hutchison	X			
Kiera Wright	X			
Total	8	0	1	0

LR24-04 Airport Environs Overlay (AEO) Amendments

1. The Planning Commission recommends to the Board of County Commissioners to **Adopt** the Airport Environs Overlay (AEO) amendments.

Findings of fact and reasons for action:

- a. Skagit Regional Airport is an essential public facility as designated in the Skagit County Comprehensive Plan, provides an important transportation service to the region, and is a vital asset to facilitate economic growth in the County.
- b. State law requires the County to protect public use airports from incompatible land uses through comprehensive planning and development regulations (RCW 36.70.547 and 36.70A.510).
- c. The purpose of the Airport Environs Overlay is to reduce any loss of airport operations by limiting and defining the circumstances under which Skagit Regional Airport may be considered a nuisance and helps property purchasers and users understand the impact of living or owning a business near the Skagit Regional Airport, and the conditions associated with their location. The overlay protects public health, safety, and general welfare within the airport environs (SCC 14.16.210(1)(c)).
- d. Goal 2A of the Bayview Ridge Subarea Plan requires the County to provide for urban development within the Bayview Ridge UGA, which integrates existing and proposed uses, creating a cohesive community.
- e. Policy 2A-1.2 of the Bayview Ridge Subarea Plan discourages uses that conflict with the continued operation of the Skagit Regional Airport, as identified in the Skagit Regional Airport Master Plan and the WSDOT 2011 Airport and Compatible Land-Use Program Guidebook, through the Airport Environs Overlay (AEO).
- f. Goal 3B of the Bayview Ridge Subarea plan requires the County to ensure continued use of Skagit Regional Airport, recognizing its role as a major force for economic development countywide.
- g. Objective 3B-1 of the Bayview Ridge Subarea plan states that the County will support the Port of Skagit in its efforts to provide airport facilities and services for all users in a manner that maximizes safety, efficiency, and opportunity for use.
- h. Policy 3B-1.2 of the Bayview Ridge Subarea plan states that the County will work with the Port of Skagit to adopt development standards that allow development of the airport consistent with the approved Master Plan while providing for a high-quality business and industrial development.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	X			
Tammy Candler, Vice Chair	X			
Kathy Mitchell			X	
Vince Henley	X			
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee	X			
Jennifer Hutchison	X			
Kiera Wright	X			
Total	8	0	1	0

C24-1 Countywide Planning Policies Update – Disband Boundary Review Board

1. The Planning Commission recommends to the Board of County Commissioners to **Adopt** the amendments to the Countywide Planning Policies that would effectively disband the Boundary Review Board.

Findings of fact and reasons for action:

- a. Goal 12.17 of the Skagit CPPs currently includes language for when the Skagit Boundary Review Board (BRB) could be disbanded per RCW 36.93.230 that have been met by all cities in Skagit County.
- b. The Growth Management Act Steering Committee (GMASC) has determined Skagit County has met these requirements and voted in December 2021 to direct the County Commissioners to disband the Skagit BRB and provided new language for CPP 12.17.
- c. On or before June 30, 2025, the Board of County Commissioners shall, as authorized by RCW 36.93.230, take action to disband the BRB for Skagit County having met the requirements per RCW 36.93.230.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	X			
Tammy Candler, Vice Chair	X			
Kathy Mitchell			X	
Vince Henley	X			
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee	X			
Jennifer Hutchison	X			
Kiera Wright	X			
Total	8	0	1	0

C24-2 SCC 14.16 Fencing Section

1. The Planning Commission recommends that the Board of County Commissioners **Adopt** the amendment to SCC 14.16 which will add a new section on fencing.

Findings of fact and reasons for action:

- a. Skagit County Code chapter 14.16 – Zoning does not have a specific section that regulates fences. This petition consolidates all fencing regulations in SCC 14.16 into one section by adding references to all applicable areas of the code.
- b. Razor wire fencing and barbed wire on top of chain-link fencing detracts from neighborhood and rural character, giving the appearance of an industrial zone.
- c. Prohibiting razor wire fencing and restricting the height of barbed wire fencing in residential zones adds clarity for home-based businesses, which are required to be clearly incidental and secondary to the use of the property for dwelling purposes.
- d. Goal 3A of the Comprehensive Plan requires the county to protect the rural landscape, character, and lifestyle by maintaining the character and historic and cultural roles of existing rural communities and allowing land uses which are compatible and in keeping with the protection of important rural landscape features, resources, and values.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	X			
Tammy Candler, Vice Chair	X			
Kathy Mitchell			X	
Vince Henley	X			
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee	X			
Jennifer Hutchison	X			
Kiera Wright	X			
Total	8	0	1	0

C24-3 Vehicle Storage Amendment

1. The Planning Commission recommends that the Board of County Commissioners **Adopt** the code amendment.

Findings of fact and reasons for action:

- a. The Planning Commission recommends adding a definition of vehicle and commercial enterprise to support this amendment.
- b. The vehicle storage use does not align with the purpose of any of the zoning districts that the use is allowed in, except for the Urban Reserve Commercial-Industrial (URC-I) and Rural Freeway Service (RFS) zones.
- c. The vehicle storage use exceeds the scale of the type of business that is typically allowed in the rural commercial/business zones and is not compatible in the Rural Intermediate zone, which is primarily a low-density residential zone. Vehicle storage also does not relate to natural resource, aviation, or tourism industries.
- d. The vehicle storage facility use would also allow for storage of all vehicles, not exclusively unlicensed and/or inoperable vehicles.
- e. The URC-I and RFS zones are commercial and allow similar uses such as vehicle repair garages.
- f. Locating vehicle storage in these zones would avoid potential impacts to neighboring property owners as there are limited locations of each zoning district.
- g. The locations of each zone are also primarily along the Interstate 5 and Highway 20 corridor, which would accommodate truck towing and hulk hauler uses.
- h. Goal 3A of the Comprehensive Plan requires the county to protect the rural landscape, character, and lifestyle by maintaining the character and historic

and cultural roles of existing rural communities and allowing land uses which are compatible and in keeping with the protection of important rural landscape features, resources, and values.

- i. Goal 3C-2 of the Comprehensive Plan states the County should support the rural economy by fostering opportunities for rural-based employment, home businesses, natural resource-related industries, and economic diversification in tourism and recreation, of an appropriate size and scale to maintain rural character.
- j. The proposed amendments are supported by Countywide Planning Policy 5.6 which requires that commercial, industrial and residential acreage be designated to meet future needs without adversely affecting natural resource lands, critical areas, and rural character and life styles.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	X			
Tammy Candler, Vice Chair		X		
Kathy Mitchell			X	
Vince Henley	X			
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee	X			
Jennifer Hutchison	X			
Kiera Wright	X			
Total	6	1	1	0

C24-4 General Code Language Clean Up

- 1. The Planning Commission recommends that the Board of County Commissioners - **Adopt** the amendments included in the annual code language clean up.

Findings of fact and reasons for action:

- a. SCC 14.16.360(7)(b)(i) was intended to only apply within flood hazard areas in the Guemes Island Overlay district. As written, it could be interpreted to apply to all of Guemes Island.
- b. The language in SCC 14.18.300(1)-(4) is duplicated.


Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	X			
Tammy Candler, Vice Chair	X			
Kathy Mitchell			X	
Vince Henley	X			
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee	X			
Jennifer Hutchison	X			
Kiera Wright	X			
Total	8	0	1	0

The Planning Commission recommends that the Board of County Commissioners adopt the 2024 Docket of Comprehensive Plan, Map, and Development Code Amendments as recommended.

This recorded motion **is approved** on this 19th day of November 2024.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	X			
Tammy Candler, Vice Chair	X			
Kathy Mitchell			X	
Vince Henley	X			
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee	X			
Jennifer Hutchison	X			
Kiera Wright	X			
Total	8	0	1	0


SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON



Tim Raschko, Chair

11-19-24

Date

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Jack Moore, Secretary

11/20/24

Date