



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

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## MEMORANDUM

**To:** Board of County Commissioners  
**From:** Planning and Development Services  
**Date:** November 21, 2011  
**Re:** Deliberations on 2011 Comprehensive Plan Amendments Docket

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On November 29, the Board of County Commissioners (BCC) will consider, and possibly decide, which of the Comprehensive Plan Amendment proposals submitted for consideration during the 2011 amendment cycle will be reviewed further as part of the annual docket.

Four amendment proposals were submitted by members of the public:

1. James Ritchie, map amendment proposal (PL11-0239)
2. Art Jensen, map amendment proposal (PL11-0240)
3. Triton-America LLC, map amendment proposal (PL11-0249)
4. Lake Erie Trucking (Bill Wooding), map amendment proposal (PL11-0250)

Planning and Development Services (“the Department”) has proposed three county-initiated amendments:

- C-1. Policy amendment proposal to further refine rezone requirements for Rural Intermediate and Rural Village land use designations.
- C-2. Minor “housekeeping” policy and text amendments to correct scrivener’s errors.
- C-3. Amendment to integrate the outcome of the Bayview Ridge PUD Ordinance and Master Site Plan process into the Bayview Ridge Subarea Plan.

In making its docketing decisions, the BCC shall consider the applicants’ and the public’s comments and the Department’s recommendations.

Those amendment proposals that the BCC places on the docket will receive further consideration through agency and environmental review, public comment, a hearing before and recommendations by the Planning Commission, and final consideration by the BCC.

If the BCC finds that one or more amendment requests is unsuitable for docketing in the current amendment cycle, it may remove those requests from the docket. Upon the BCC’s approval, a portion of the application fees may be refunded to the appropriate applicants.<sup>1</sup>

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<sup>1</sup> Up to 80% of the application fee may be refunded per SCC 14.08.030(4)(b) and Resolution R20040311, or as amended.

A decision by the BCC to include a proposed amendment in the current year's docket is procedural only and does not constitute a decision as to whether the amendment ultimately will be approved. Similarly, a decision by the BCC to deny further review of a petition terminates that petition without prejudice to the applicant or the proposal. The applicant may request a refund of the unused portion of any application fees, and may request the same, or similar amendment be considered as part of a future amendment or review cycle.

Attachments:

1. Proposed motion
2. Table with Planning & Development Services docket recommendations
3. Applicant and public comments
4. CPA application materials

**2011 Comprehensive Plan Amendment Docketing Motion**

I move that the following Comprehensive Plan Amendment proposals be included in the 2011 docket:

[per Commissioners' decision]

5. James Ritchie, map amendment proposal (PL11-0239)
  6. Art Jensen, map amendment proposal (PL11-0240)
  7. Triton-America LLC, map amendment proposal (PL11-0249)
  8. Lake Erie Trucking (Bill Wooding), map amendment proposal (PL11-0250)
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- C-1. Policy amendment proposal to further refine rezone requirements for Rural Intermediate and Rural Village land use designations.
  - C-2. Minor "housekeeping" policy and text amendments to correct scrivener's errors.
  - C-3. Amendment to integrate the outcome of the Bayview Ridge PUD Ordinance and Master Site Plan process into the Bayview Ridge Subarea Plan.

I further move that the following amendment proposals be excluded from this year's docket:

[per Commissioners' decision]

1. James Ritchie, map amendment proposal (PL11-0239)
  2. Art Jensen, map amendment proposal (PL11-0240)
  3. Triton-America LLC, map amendment proposal (PL11-0249)
  4. Lake Erie Trucking (Bill Wooding), map amendment proposal (PL11-0250)
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- C-1. Policy amendment proposal to further refine rezone requirements for Rural Intermediate and Rural Village land use designations.
  - C-2. Minor "housekeeping" policy and text amendments to correct scrivener's errors.
  - C-3. Amendment to integrate the outcome of the Bayview Ridge PUD Ordinance and Master Site Plan process into the Bayview Ridge Subarea Plan.

**Attachment 2**

From Planning & Development Services memo to Board of County Commissioners, dated October 24, 2011, Re: 2011 Comprehensive Plan Amendments (CPAs) Docket Recommendations

**Department Docketing Recommendation Summaries**

<b>Property-Owner Proposals</b>	<b>Department Recommendation</b>
1. James Ritchie (PL11-0239)	Docket
2. Art Jensen (PL11-0240)	Do not docket. The same proposal has been considered and denied twice before by the County, in 1996 and 1997. Rural Intermediate areas cannot repeatedly be expanded.
3. Triton-America LLC (PL11-0249)	Do not docket. Proposed redesignation from Ag-NRL to Natural Resource Industrial (or Rural Marine Industrial or UGA) is not achievable in this docket cycle. Proposed use would be best suited on an urban industrial site.
4. Lake Erie Trucking (Bill Wooding), (PL11-0250)	Docket

<b>Department-Initiated Proposals</b>	<b>Department Recommendation</b>
C-1. Policy amendment proposal to further refine rezone requirements for Rural Intermediate and Rural Village land use designations.	Docket
C-2. Minor “housekeeping” policy and text amendments to correct scrivener’s errors.	Docket
C-3. Amendment to integrate the outcome of the Bayview Ridge PUD Ordinance and Master Site Plan process into the Bayview Ridge Subarea Plan.	Docket

**Attachment 3**

**Written Comments Received During the Comment Period Ending 4:30 pm,  
Tuesday, November 22<sup>nd</sup>**

Comments provided in hard copy to Board of County Commissioners

To review written comments, see:

<http://www.skagitcounty.net/Common/asp/default.asp?d=PlanningAndPermit&c=General&p=complan2011docket.htm>

No.	Name	Representing	Date received
1	Baglien, Bruce		11/1/11
2	Blanchard, John	Ritchie	11/8/11
3	Bynum, Ellen	Friends of Skagit County	11/8/11
4	Ehlers, Carol		11/8/11
5	Glade, Tom	Evergreen Islands	11/7/11
6	Manville-Ailles, Marianne	Jensen/Peck	11/8/11
7	Ravnik, John	Ritchie	11/8/11
8	Freethy, Diane	Skagit Citizens Alliance for Rural Preservation	11/8/11
9	Jensen, Arthur and Vickie		11/18/11
10	Peck, Dan and Rebecca		11/21/11
11	Lagerlund, Nels	Skagit County Agricultural Advisory Board	11/22/11
12	Ravnik, John	Bill Wooding	11/22/11
13	Ritchie, Jim		11/22/11
14	Ehlers, Carol		11/22/11

**2011 Comprehensive Plan Amendment  
Application Materials for:**

- 1. James Ritchie (PL11-0239)**
- 2. Arthur Jensen (PL11-0240)**
- 3. Triton-America LLC (PL11-0249)**
- 4. Lake Erie Trucking (Bill Wooding) (PL11-0250)**
- 5. Proposed County-Initiated Amendments**

Application materials provided in hard copy to the Board of County Commissioners

To review application materials, see:

<http://www.skagitcounty.net/Common/asp/default.asp?d=PlanningAndPermit&c=General&p=complan2011docket.htm>