

**Skagit County 2011 Comprehensive Plan Amendment Proposals
Determination of Non-Significance (DNS) and Adoption and Incorporation by Reference of
Existing Documents**

Description of Proposal: The 2011 Skagit County Comprehensive Plan Amendment Docket consists of three (3) citizen-initiated land use and zoning map amendment proposals, two (2) county-initiated comprehensive plan policy amendments, and one (1) county-initiated amendment that may affect the Skagit County Comprehensive Plan and Bayview Ridge Subarea Plan policies, text and related maps:

This Determination of Non-Significance (DNS) applies to the three citizen-initiated map amendment proposals and the two county-initiated policy amendment proposals.

A county-initiated proposal that may affect the Skagit County Comprehensive Plan and Bayview Ridge Subarea Plan policies, text and related maps **is not covered by this DNS** but may be the subject of later State Environmental Policy Act (SEPA) review by Skagit County.

The following citizen-initiated map amendment proposals are covered by this DNS:

1. James Ritchie, proposal to redesignate 5.5 acre parcel (P69432) from Agriculture-Natural Resource Land (Ag-NRL) to Rural Reserve, adjacent to the Swinomish Channel (PL11-0239).
2. Jensen/Peck, proposal to redesignate two parcels (P35204 and P112774), totaling approximately 11 acres, from Rural Reserve to Rural Intermediate, near Bay View-Edison and Bay View roads (PL11-0240).
3. Lake Erie Trucking (Bill Wooding), proposal to redesignate an approximately 35 acre parcel (P19168) from Rural Resource-Natural Resource Land to Rural Reserve, on Fidalgo Island east of Rosario Road (PL11-0250).

Two county-initiated policy amendment proposals covered by this DNS are:

- 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.

Location of Proposal: Lands within the unincorporated areas of Skagit County, WA. See above descriptions for general map amendment locations and parcel numbers. Also view maps of the amendment proposals at <http://www.skagitcounty.net/planning/2011CPA> .

Lead Agency: Skagit County Planning & Development Services.

Title of Documents Being Adopted per WAC 197-11-630:

1. *Final Environmental Impact Statement for Long-Term Development Plan Concept and Short-Term Subdivision Proposal for San Juan-Fidalgo Properties*, Skagit County Department of Planning and Community Development, March 8, 1990.
2. *Draft Supplemental Environmental Impact Statement, San Juan-Fidalgo Properties*, Skagit County Department of Planning and Community Development and the City of Anacortes Planning Department (co-lead agencies), July 16, 1991.

These documents provide supplemental information relating to environmental conditions on and around the property under consideration through the Lake Erie Trucking (Bill Wooding) map amendment proposal (PL11-0250; P19168). They are being used in lieu of a new environmental checklist for PL-11-0250. Skagit County Planning & Development Services has independently reviewed the contents of these documents and determined that they, combined with the documents incorporated by reference below, meet the department's environmental review standards and needs for the proposal.

Title of Documents Being Incorporated by Reference per WAC 197-11-635:

1. Comprehensive plan amendment application submittal materials for PL11-0250, a proposal to redesignate an approximately 35 acre parcel (P19168) on Fidalgo Island from Rural Resource-Natural Resource Land to Rural Reserve.
2. *South Fidalgo Island Stormwater Management Plan*, Skagit County Public Works Department, July 2010.

Both of these documents contain relevant information regarding environmental conditions on or in the area of the property that is the subject of comprehensive plan amendment application PL11-0250. The comprehensive plan amendment submittal materials for PL11-0250 describe potential plans for use of the property if the proposal is approved.

These Documents are Available to be Read at: Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA, 98274, weekdays between the hours of 9:00 am to noon, and 1:00 pm to 3:30 pm.

Threshold Determination: Skagit County has determined that this non-project proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030(2)(c). This decision was made after review of completed environmental checklists and other information on file with the lead agency. This information is available to the public on request.

This determination of non-significance (DNS) is issued under WAC 197-11-340(2); Skagit County will not act on this proposal for at least 29 days from the date of this notice. **Written comments on this threshold determination must be submitted by 4:30 pm, April 6, 2011. E-mail correspondence will not be accepted.** Skagit County accepts comments online only through the form at www.skagitcounty.net/pdscomments .

Appeals process: Pursuant to SCC 14.12.210, no administrative appeal process is available for this DNS on this legislative action. Appeals may be filed with the Western Washington Growth Management Hearings Board, following final Board of County Commissioner action on the 2011 Comprehensive Plan Amendment docket, based on written comments submitted on the DNS by the deadline noted above.

Comments: Please direct any comments concerning this threshold determination to:

Kirk Johnson, AICP, Senior Planner/Team Supervisor
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, Washington 98273
(360) 336-9410 Ext. 5916

SEPA Responsible Official:

Gary R. Christensen, Director/Administrative Official
Skagit County Planning & Development Services

Signature:



Gary R. Christensen, Director/Administrative Official
Skagit County Planning & Development Services

Date of Decision: March 6, 2012

cc: Washington State Dept. of Ecology, attached mailing list

Transmitted to Skagit Valley Herald on March 6, 2012
Publish on March 8, 2012