



PLANNING & DEVELOPMENT SERVICES

DALE PERNULA, AICP, DIRECTOR

JACK MOORE, CBCO, BUILDING OFFICIAL

MEMORANDUM

To: Board of County Commissioners
From: Kirk Johnson, Senior Planner
Date: September 25, 2012
Subject: Transmittal of Planning Commission Recorded Motion on 2011 Comprehensive Plan Amendments (CPAs)

The Department will meet with the Board of County Commissioners (BCC) during our regularly-scheduled agenda time on October 2, 2012, to formally transmit the Planning Commission's Recorded Motion on the 2011 Comprehensive Plan Amendment proposals. Attached is a draft of that recorded motion.

The Recorded Motion results from the Planning Commission's deliberations on September 11, 2012. Planning Commission members are now reviewing the draft Recorded Motion which is scheduled to be signed by the Chair on Monday, October 1, for transmittal to you the following day.

The Department has consulted with the Clerk of the Board, who has tentatively scheduled your deliberations and possible action on the 2011 CPA proposals during the Department's regularly-scheduled agenda time on Tuesday, November 27, starting at 8:30.

When the BCC takes action on the 2011 CPA proposals, you will need to determine how to handle County-initiated amendment C-3 which would make certain changes to the Bayview Ridge Subarea Plan based on the Bayview Ridge UGA Master Site Plan and PUD Ordinance currently under development. Amendment C-3 was separated from the remainder of the 2011 CPA docket prior to SEPA review and public hearings, pending completion of the Bayview Ridge UGA Master Plan and PUD Ordinance. Amendment C-3 is therefore not ready for final action. If you want to continue its consideration, the Department will recommend that you roll that proposal over to the 2012 docket.

Brief Summary of Planning Commission Recommendations on 2011 CPAs

Following is a brief summary of the Planning Commission's votes and recommendations. The Planning Commission's detailed findings in support of its recommendations are contained in the Recorded Motion itself (although minority findings are not). You may review the Planning Commission's full discussion, including the reasons cited by those who voted in the minority, by viewing the recording of the meeting on Skagit TV21 or reading the meeting transcript, a copy of which has been provided to the Commissioners' office.

Citizen-Initiated Proposals

1. **The Planning Commission voted 9-0 to recommend approval of the Ritchie proposal**, to redesignate and rezone a 5.5 acre parcel from Agriculture-Natural Resource Land (Ag-NRL) to Rural Reserve, adjacent to the Swinomish Channel.
2. **The Planning Commission voted 5-4 to recommend approval of the Jensen/Peck proposal**, to redesignate and rezone two parcels totaling approximately 11 acres from Rural Reserve to Rural Intermediate, near Bay View-Edison and Bay View roads. As described in greater detail in the Recorded Motion, supporters of the amendment proposal concluded that the land is well-suited for development and that Bay View road creates a logical boundary to the Rural Intermediate area. Those who voted no expressed concerns about drainage problems in the area, effects of the proposal on existing rural character, and the potential for further outward expansion of the RI zone in the area.
3. **The Planning Commission voted 7-1 to recommend approval of the Lake Erie Trucking (Wooding) proposal**, to redesignate and rezone an approximately 35 acre parcel (P19168) from Rural Resource-Natural Resource Land to Rural Reserve, on Fidalgo Island east of Rosario Road. One member of the Planning Commission recused herself. This vote was followed by a unanimous recommendation that the Board of County Commissioners re-initiate and complete the South Fidalgo Island Subarea Planning Process.

County-Initiated Proposals

- C-1 **The Planning Commission voted 9-0 to recommend denial of this proposal** to 1) allow consideration of Rural Intermediate (RI) zone expansions only through a periodic state-mandated GMA comprehensive plan update process, or when proposed as part of a community subarea plan, and to 2) require proposed Rural Intermediate or Rural Village boundary expansions to consider and evaluate the use of transfer of developments, conservation easements or other mechanisms to facilitate density transfer or extinguishment of an equivalent number of rural or resource land development rights.

Following this vote, two Planning Commission members expressed support for the County's exploration of a transfer of development rights (TDR) requirement for rural upzones through the current TDR study process, while one member expressed general concerns about the feasibility and desirability of a TDR program in Skagit County.

- C-2 **The Planning Commission voted 9-0 to recommend approval of this amendment proposal**, which would make minor non-substantive revisions to the Comprehensive Plan text to update policy language references to GMA requirements that have changed since the 2005 Comprehensive Plan Update.