



# Skagit County Planning & Development Services

DALE PERNULA, AICP *Director*

JACK MOORE, CBCO *Building Official*

## Memorandum

To: Board of County Commissioners  
From: Dale Pernula, AICP, Director  
Date: August 20, 2015  
Re: Annual Comprehensive Plan Amendments 2015 Docket

The Growth Management Act requires the County to have a process for receiving suggestions for amendments to the Comprehensive Plan policies, Comprehensive Plan map, and development regulations. Under county code, proposals are due by the last business day in July. The Board of County Commissioners then decides which of the suggestions are worthy of being docketed for further consideration by the Planning Commission and public comment. Because we are due to adopt the 2016 Comprehensive Plan Update next year, the Department will propose that the Board roll any of the proposals it wishes to docket into the 2016 Comprehensive Plan Update rather than into a separate 2015 docket.

This year, the Department received the following 22 petitions and suggestions for comprehensive plan policy or map amendments or new development regulations.<sup>1</sup> The proposals are organized and labeled in three groups:

- **NC-#**  
Non-County proposal for an amendment to Comp Plan policies or development regulations
- **PL15-####**  
Non-County proposal for a map amendment
- **C-#**  
County-initiated proposals

**At this stage, the Department is only asking if the Board sees anything missing from this list that it wants to add to the docket proposal.** County code requires the Department to analyze each of the proposals against the code's docketing criteria. We will be providing you that analysis in a later docketing memo, which we will make available on the website. The Board will need to take written comment and hold a public hearing on the docket proposals and recommendation before it can make a final decision on docketing.

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<sup>1</sup> Comprehensive Plan map amendments require a \$5000 application fee; policy and development regulation amendment suggestions require no application fee.

## **External Amendment Proposals**

Each of the full proposals is available on the [Annual Comprehensive Plan Amendments 2015 webpage](#). The Department will provide a later memo at docketing time with a synopsis and analysis of each proposal.

- NC-1. Ellen Bynum: CaRD Reform
- NC-2. Carol Ehlers: Maximum lot coverage in Rural Reserve
- NC-3. Carol Ehlers: Outdoor storage in Rural Reserve
- NC-4. Carol Ehlers: Prohibit mining near shorelines
- NC-5. Carol Ehlers: Prohibit activities in Category II aquifer recharge areas
- NC-6. Randy Good: Standing CAC
- NC-7. Randy Good: No loss of agricultural land
- NC-8. Roger Mitchell: Geohazards checklist
- NC-9. Roger Mitchell: 3-year update on GIS maps
- NC-10. Roger Mitchell: Requirement to provide GIS maps
- NC-11. Roger Mitchell: Good faith analysis of all impacts
- NC-12. Roger Mitchell: Rural Advisory Board
- NC-13. Roger Mitchell: Water access
- NC-14. Roger Mitchell: Water policies
- NC-15. Ed Stauffer: Adopt 1990 Comprehensive Plan
- NC-16. Ed Stauffer: Rural residential
- NC-17. Ed Stauffer: Staff amendments
- PL13-0299. City of Sedro-Woolley: UGA expansion
- PL15-0363. Lake Erie Trucking: MRO designation
- PL15-0378. Concrete Concepts & Design: Commercial in Edison Rural Village
- PL15-0379. Edison Granary: RVC in Edison
- PL15-0383. Skagit Partners: Create standalone UGA near Avalon Golf Course

## **County-Initiated Code Amendments**

The Board already included 27 code amendments as part of the 2016 Comprehensive Plan Update scope. Since that time, the Department has identified several needed amendments to the development code, which it will request the Board formally add to the scope:

- C-28. Adopt revised AEO maps that subtract the underlying ground elevation.
- C-29. Revise the table in SCC 14.16.210(3)(b) (Airport Environs Overlay, or AEO) to delete the maximum building size column.
- C-30. Modification or elimination of some title notice requirements.
- C-31. Clearly prohibit storage of junk except where expressly allowed by code.

- C-32. Clearly prohibit maintenance of recreational vehicles for more than six months.
- C-33. Delete zoning use matrix section from zoning chapter.
- C-34. Amend enforcement code to delete requirement for supplemental order to pay fines, based on the *Bonney Lake v. Kanany* decision, and add consensual liens to Voluntary Compliance Agreement.
- C-35. Change SCC 14.16.820(2) from “2009 International Building Code” to “current adopted International Building Code.”
- C-36 Change SCC 15.16.010 to delete reference to the “Assistant Public Works Director for Community Development.”
- C-37 Revise SCC 14.16.810(7) for setbacks adjacent to natural resource land to reduce administrative process.

## **County-Initiated Comprehensive Plan Amendments**

The Department has identified one additional Comprehensive Plan Amendment that it would like to pursue during the 2016 Update:

1. To modify the Burlington Urban Growth Area to encompass the area owned by the Skagit Housing Authority known as Raspberry Ridge, and apply City of Burlington zoning (of their choosing) throughout the Burlington UGA. This proposal has been suggested by Burlington officials but not gone through the Burlington Planning Commission and City Council so would be a placeholder until that time as Burlington confirms its desire to accomplish the rezoning. The Raspberry Ridge area is characterized by high-density farmworker housing development and logically should be included in the City of Burlington’s UGA for requirements to provide urban services, including sewer.

If the Board desires to add any other Comprehensive Plan policy or map amendments to the 2016 Update, it should inform the Department so that we can add those amendments to the docketing memo for public review and comment.