



# Planning & Development Services

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## Memorandum

From: Dale Pernula, AICP, Director  
Re: Board of County Commissioner Public Comment Period on  
2016 Comprehensive Plan Update  
Date: June 10, 2016

The Board of County Commissioners is taking a final round of public comment on [Skagit County's 2016 Comprehensive Plan Update](#) before considering final adoption of the proposal by June 30, 2016. This memo briefly summarizes the 2016 Update proposal as originally released, describes changes from the original proposal recommended by the Planning Commission and directed by the Board of County Commissioners, and provides information on how to comment on the revised proposal. For a more detailed description of the 2016 Comprehensive Plan Update process to date, see [Department Memo Transmitting PC Recorded Motion](#) (June 3, 2016).

### Summary of Original Proposal

Skagit County is conducting its periodic review and update of its Comprehensive Plan, land use/zoning map, and development regulations pursuant to the Washington State Growth Management Act (GMA), RCW 36.70A.130(4). The proposal as originally released for public review and comment included the following:

1. Update population and employment forecasts and allocations developed by the GMA Steering Committee. Between 2015 and 2036, Skagit County is expected to grow by 35,751 people and 18,853 jobs, for a total population of 155,452 and 70,617 jobs.
2. Amend Countywide Planning Policy 1.1 to reflect updated population and employment allocations, and to implement an annual land use monitoring program by the County, cities and towns.
3. Update Comprehensive Plan elements to reflect updated land use and demographic data and updated GMA requirements and local circumstances.
4. Update the Comprehensive Plan Transportation Element and supporting documents, including the transportation inventory, land use assumptions, travel forecasts, Level of Service (LOS) standards, current and future transportation needs, and a 20-year transportation financial plan.
5. Update the County's Housing Needs Assessment and Comprehensive Plan Housing Element.
6. Incorporate by reference existing subarea plans, the County's Parks and Recreation plan, and the Capital Facilities Plan, and consolidate appropriate components into the Capital Facilities Element.

The proposal also included several amendments to the Skagit County Comprehensive Land Use/Zoning Map, and amendments to portions of Skagit County Code, Title 14, to ensure consistency with state laws that have changed since the County adopted its last periodic update in 2007, and to improve code clarity and permitting efficiency.

## **Summary of Planning Commission's Recorded Motion**

The 2016 Comprehensive Plan Update proposal was originally released for public review and comment on March 3, 2016. A 42-day public comment period followed and included a public hearing before the Skagit County Planning Commission on April 5, 2016. After reviewing the public comments, the Planning Commission met four times in May to deliberate on the proposal.

The [Planning Commission Recorded Motion](#) (May 31, 2016) generally supports the proposal as released, with 38 recommendations that represent mostly minor revisions and primarily implement changes requested by public comments. Some of the Planning Commission recommendations would revert proposed policy or code changes to the status quo.

The most contentious issue addressed in the Planning Commission's deliberations was the proposed inclusion of 11 non-motorized transportation projects in the Transportation Technical Appendix, which is part of the Comprehensive Plan's Transportation Element. The Planning Commission initially recommended removal of all non-motorized projects. After receiving additional information on the origins and details of those projects, the Planning Commission recommended re-inclusion of nine non-motorized projects in the Transportation Technical Appendix, three of which are identified as studies. The Planning Commission also made several suggestions regarding the process for placing transportation projects on the County's 20-year plan, as further described in its recorded motion.

## **Comprehensive Land Use/Zoning Map Amendments**

The Planning Commission recommended approving all five map amendment proposals, with some modifications to the Burlington UGA and Sedro-Woolley UGA proposals as follows (see attached maps):

1. Approve the Burlington UGA expansion to include properties owned by the Skagit Housing Authority known as Raspberry Ridge, but without the Rohweder and Sager parcels that were part of the County's original proposal but that Burlington did not approve, as shown on Map 1. The remainder of the Walkup property that is bifurcated by the UGA boundary will also not be included in the expansion.
2. Approve the Concrete Concepts map amendment for parcel P72958 from Rural Village Residential (RVR) to Rural Village Commercial (RVC), as shown on Map 2.
3. Approve the Edison Granary map amendment for a portion of parcel P48536 from RVR to RVC, as shown on Map 3.
4. Approve the Lake Erie Trucking map amendment to expand the mineral resource overlay to the boundaries of four parcels on Fidalgo Island now designated Rural Resource-NRL and partially included in the MRO., as shown on Map 4.

5. Approve the full northern UGA expansion area near Bottomless Lake, as shown on Map 5, based on the further analysis provided by the City of Sedro-Woolley identifying what portion of the northern area is not available for further development.
6. Approve the western Sedro-Woolley UGA expansion, consisting of 4.3 acres of city-owned land west of Janicki Fields for public use, as shown on Map 6.
7. Deny the proposed southern Sedro-Woolley UGA expansion, consisting of 11 acres of city-owned land south of the city, which would remain zoned Ag-NRL in the County.

## **Changes Directed by the Board of County Commissioner**

The Board of County Commissioners met on June 7 to consider the Planning Commission's recorded motion and the [Department's additional recommendations](#). The Board directed the Department to generate a new draft of the proposal for additional public comment with the following modifications from the proposal as originally released:

1. Incorporate Recommendations 1-38 of the Planning Commission's recorded motion with a modification to Recommendation 11 regarding the protection of open space areas within and between urban growth areas.
2. Modify proposed policy 2B-1.3 to indicate Skagit County's intent to continue cooperating with local partners to identify and protect open space corridors consistent with the GMA requirements.
3. Include a provision allowing administrative variances to address up to 100% of bulk and dimensional standards (proposed SCC 14.10.020(1)(d)).
4. Include a provision allowing for administrative variances of height limits and setbacks within the Guemes Island Overlay (proposed SCC 14.10.020(1)(f)).
5. Add a flow chart documenting the process for addition of motorized and non-motorized transportation projects to the Comprehensive Plan and the 6-Year Transportation Improvement Program.

Finally, this public comment version consolidates the "profile" portions of the plan narrative into the corresponding policy chapters (without substantive changes) for a significant increase in readability and ease of navigation through the document, especially when viewed electronically. The introduction sections of the profile and policy chapters were consolidated and now include tables of contents to each chapter. Moved text is not shown in track changes; substantive edits are shown in track changes.

## Additional Public Review and Comment Period

At Board direction, the Department has scheduled and advertised a two-week written comment period with a public hearing.

<b>Public hearing body:</b>	Skagit County Board of County Commissioners
<b>Public hearing date:</b>	Monday, June 20, 2016 at 6:00 p.m.
<b>Written comment deadline:</b>	Thursday, June 23, 2016, at 4:30 p.m.

Comments are accepted via email or on paper. All comments must be received by the deadline and include (1) your full name, (2) your mailing address, and (3) the proposal name (“2016 Comprehensive Plan Update”) in the subject line. Comments not meeting these requirements will not be considered.

Email comments are preferred and must be sent to [pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us). Include your comments in the body of your email message rather than as attachments.

Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Comments on proposed 2016 Comprehensive Plan Update  
Planning and Development Services  
1800 Continental Place, Mount Vernon WA 98273

You may also comment in person at the public hearing at the Commissioners Hearing Room, 1800 Continental Place, Mount Vernon. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

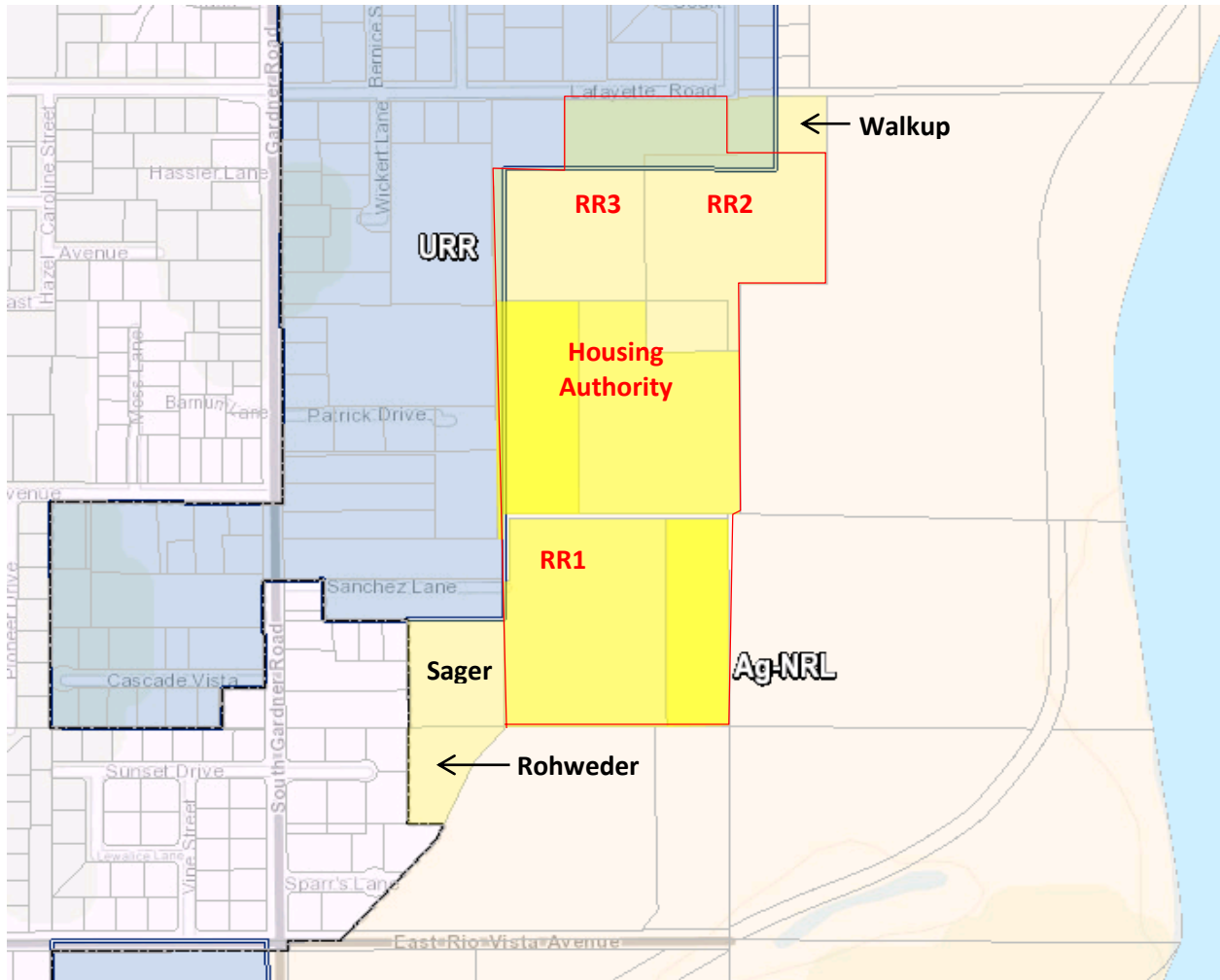
Anyone who plans to attend the public hearing and has special needs or disabilities should contact the Clerk of the Board of County Commissioners at (360) 416-1300 at least 96 hours before the hearing to discuss and arrange any special accommodations.

# Map Amendments

See the text starting on page 2 for further descriptions of these map amendments.

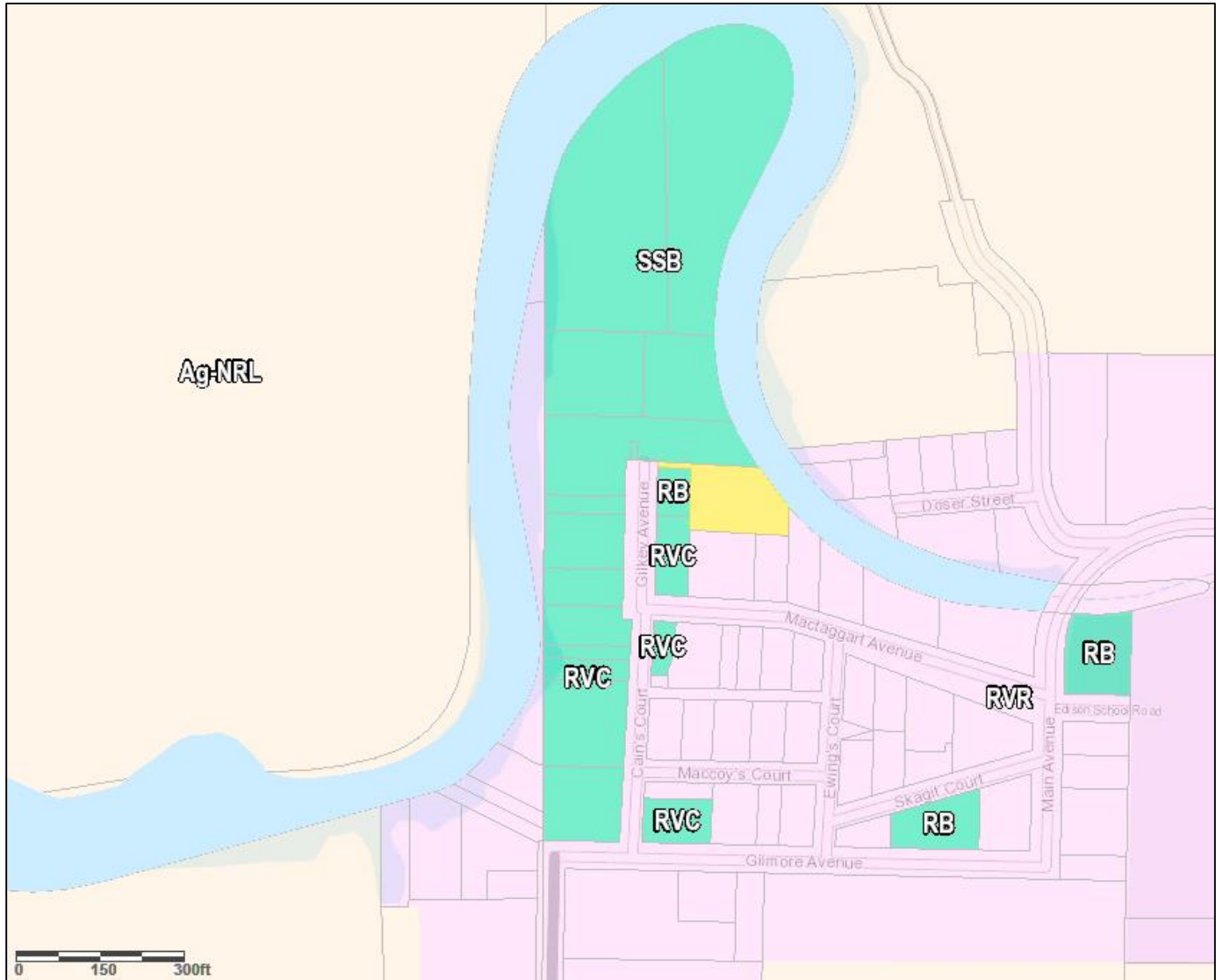
## Map 1 Burlington UGA

Map of proposed Burlington UGA expansion shown with red border. All affected parcels are associated with the Housing Authority and would be added to the UGA and designated Burlington Urban Development District.



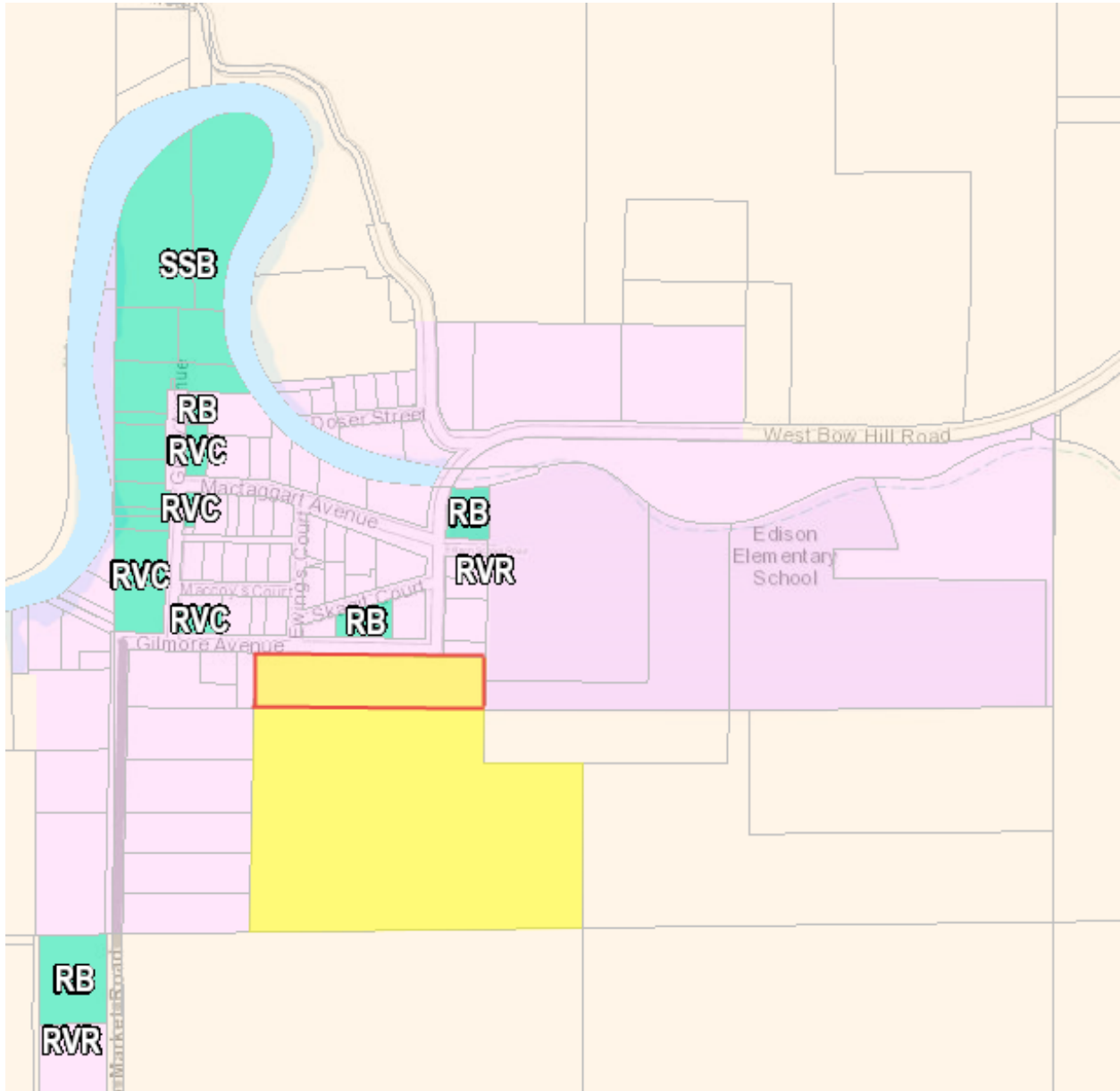
## Map 2 Concrete Concepts (Edison)

Map of Edison with parcel P72958 highlighted in yellow; proposed redesignation from Rural Village Residential to Rural Village Commercial.



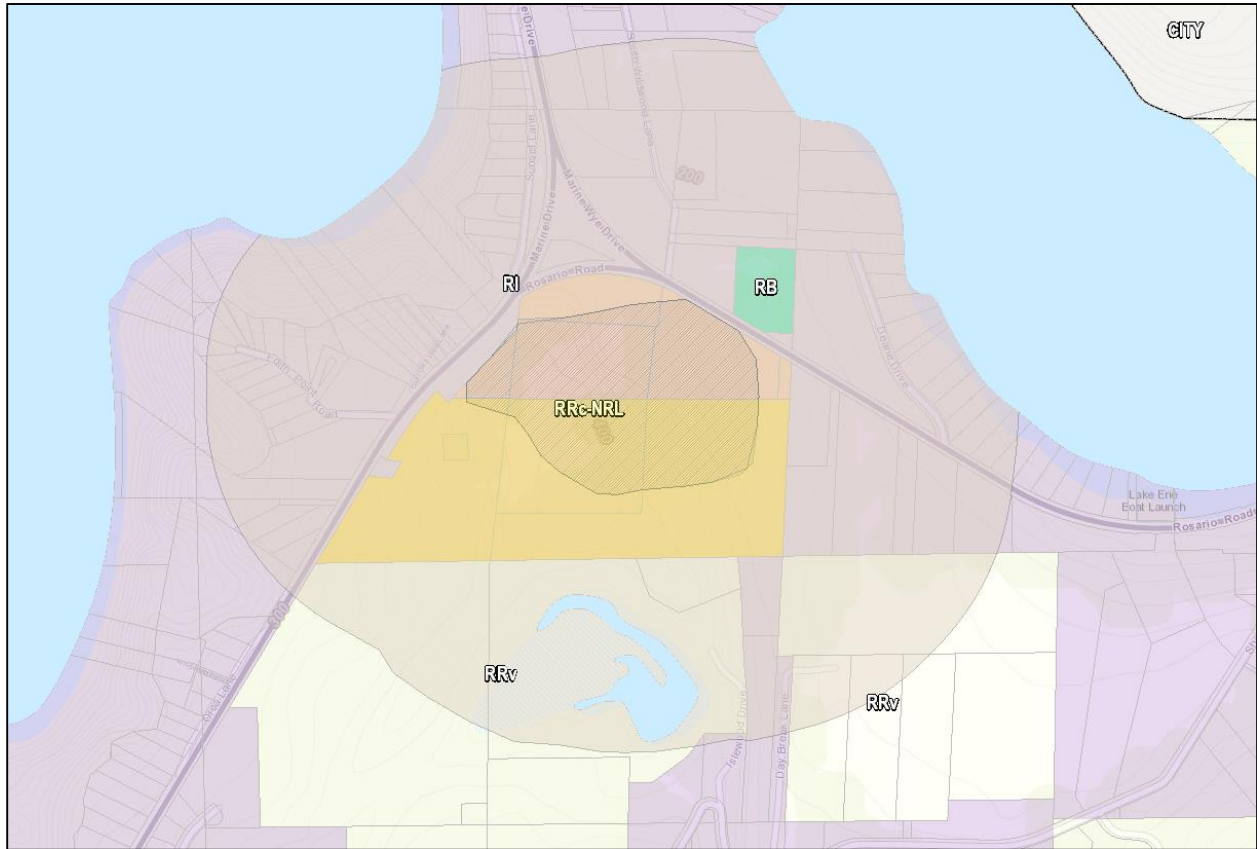
### Map 3 Edison Granary (Edison)

Map of Edison with parcel P48536 highlighted in yellow; the portion bordered in red is proposed for redesignation from Rural Village Residential to Rural Village Commercial.



### Map 4 Lake Erie Trucking (South Fidalgo)

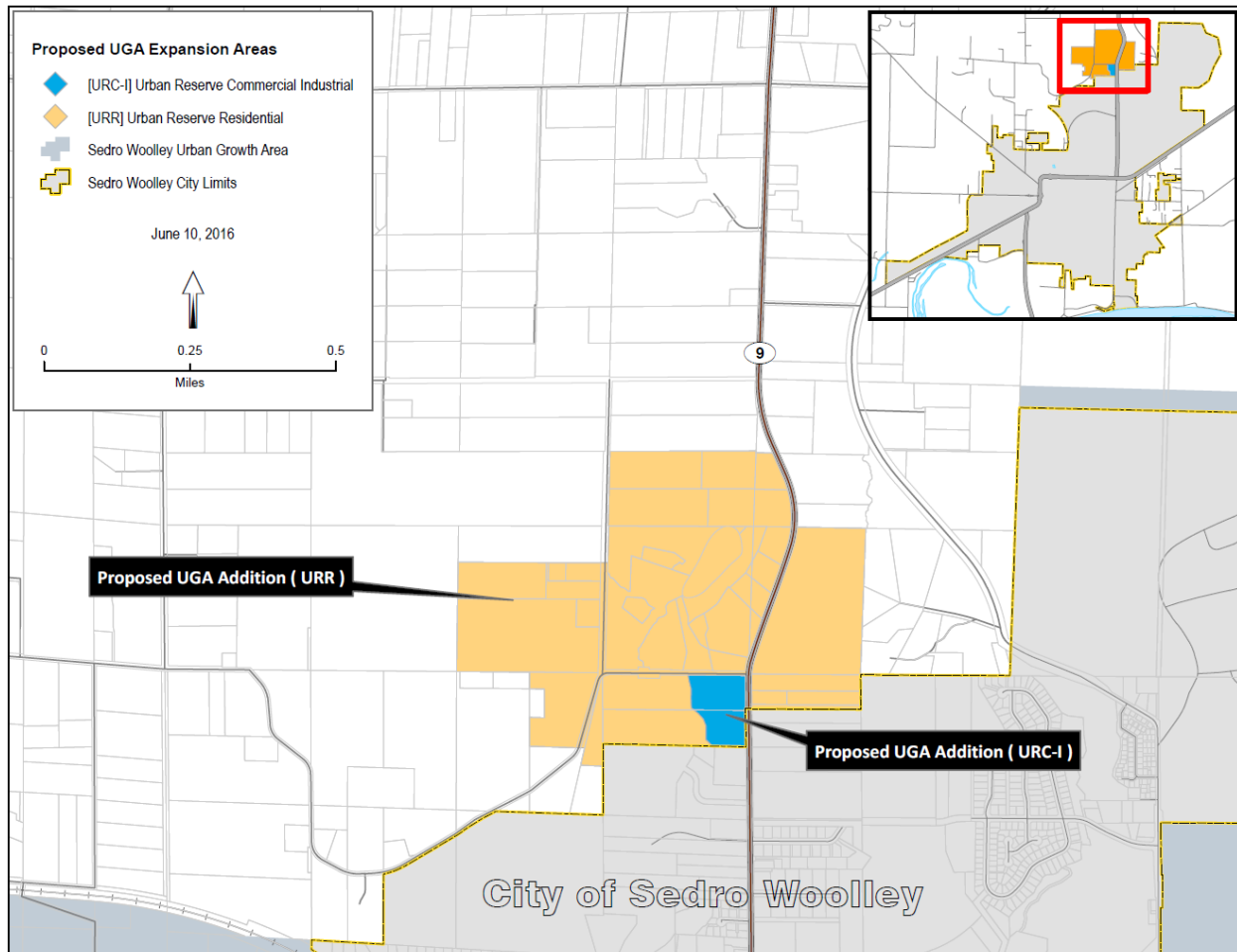
Map of area with existing MRO, center, in crosshatch; proposed expansion of MRO to entirety of parcels P19158, P90028, P19165, and P19164 highlighted in light orange.





## Map 5 Sedro-Woolley Northern UGA

The 149.3 acres shown in orange below would be added to the UGA and designated Urban Reserve Residential. The 6.5 acres shown in blue below would be added to the UGA and designated Urban Reserve Commercial Industrial. The total acreage is 155.8.



## Map 6 Sedro-Woolley Western UGA

*Parcel P37311 shown in green below (about 4.3 acres) would be added to the UGA and designated Urban Reserve Public Open Space.*

