Skagit County SMP

Planning Commission Meeting Focus Sheet: February 9, 2021

Outline:

1. Continued discussion of post-2016 amendments
   a. Circulation Policies
   b. Shoreline Environment Designations – Boundary Line Determinations
   c. General Regulations (Part III of the SMP)
      i. Environmental Protection, including mitigation sequencing requirements and mitigation plan development
      ii. Dimensional standards table
      iii. Public Access
      iv. Vegetation Conservation
   d. Use and Modifications (Part IV of the SMP)
      i. Use and modifications matrix

Summary of post-2016 amendments:

1. Policies
   a. **Circulation – Transportation and Parking** (6F)

      Key Summary items:

      1) Modified portions of policies 6F – 1.2 and 1.3 and moved to transportation regs, per County recommendation.

2. Shoreline Environment Designations (Part II of the SMP)
   a. **Boundary Line Determination** (SCC 14.26.220)

      Key Summary items:

      1) Change proposed to subsection (1)(a) to avoid splitting designations along road centerlines and other right of ways.

3. General Regulations (Part III of the SMP)
   a. **Environmental Protection**, including mitigation sequencing requirements and mitigation plan development (SCC 14.26.305)

      Key Summary items:

1) Mitigation sequencing and mitigation plan requirements were formerly referenced to the critical areas regulations contained in Appendix 2 of the SMP. The proposed change brings the mitigation sequencing and mitigation plan development requirements into the body of the SMP.

2) Subsection 14.26.305(3) was added to acknowledge that if an application meets all standard requirements within the SMP (e.g. setbacks, buffers, dimensions, etc.), then a mitigation sequencing analysis would not be required.

b. **Dimensional standards table** (SCC 14.26.310)

Key Summary items:

1) Two footnotes have been added.
   a. Buffers do not apply to water-dependent developments. Apply mitigation sequencing per SCC 14.26.305 to avoid and minimize adverse impacts during development siting.
   b. Additional height for utility facilities, bridges, and industrial uses may be approved when necessary for the functions of a permitted use, provided such structures must be designed to minimize obstruction of views.

c. **Public Access** (SCC 14.26.370)

Key Summary items:

1) Incorporated 2016 Planning Commission recommendation to require legal markers at public access points to assist the sheriff and first responders.

2) The draft SMP contains reference to a Shoreline Public Access Plan in Subsection (4). In 2016, the Planning Commission recommended that this section be removed. However, upon further review, County staff are recommending it remain. Retaining it is consistent with the Guidelines (WAC 173-26-221(4)(c)). The development of a shoreline public access plan is also referenced in Policy 6E 1.2.

d. **Vegetation Conservation** (SCC 14.26.380)

Key Summary items:

1) Incorporated 2016 Planning Commission recommendation to require replacement trees to replicate species appropriate for the site rather than what was historically present.

2) Added County recommendation to include specific reference to the preparation of a tree replacement plan when tree replacement is required and that such a plan should follow the restoration plan requirements outlined in Subsection (f)(ii)(A),(B), and (C). These include the use of a qualified professional, use of native species, and meeting or exceeding all standards.

2. Use and Modifications (Part IV of the SMP)

   a. **Use and modifications matrix**

   Key Summary items:

1) Column for Aquatic designation updated per County recommendation to be consistent with upland designations where appropriate.
2) Breakwater, jetties, and groins: adjusted table for Shoreline Residential and High Intensity to be permitted, but added footnote noting that it applies to enhancement projects. All other such projects would require a conditional use permit.
3) Removed line for Residential, Accessory Uses as it was redundant since the accessory use should be permitted according to associated primary use.