



Skagit County Planning Commission

www.skagitcounty.net/planningcommission

Chair Tim Raschko **Vice Chair** Tammy Candler
Members Angela Day, Vincent Henley, Amy Hughes, Jed Holmes, Kiera Wright, Joe Woodmansee, Patsy Good

Tuesday, June 17, 2025

Skagit County Planning Commission's Recorded Motion regarding 2025 Critical Areas Ordinance Update

Proposal publication date:	April 21, 2025
Proposal name:	2025 Critical Areas Ordinance Update
Documents available at:	www.skagitcounty.net/2025CPA
Public hearing body:	Skagit County Planning Commission
Public hearing date:	Tuesday, May 6, 2025, at 6:00 p.m.
Written comment deadline:	Thursday, May 8, 2025 at 4:30 p.m.
PC deliberations (closed record public hearing):	Tuesday, May 20, 2025, at 6:00 p.m. and Tuesday, June 17, 2025, at 6:00 p.m. (continued)

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for recommendation, and recommendations to the Board of County Commissioners on the update to the 2025 Critical Areas Ordinance.

Findings of Fact and Reasons for Recommendation

1. **Periodic Comprehensive Plan Updates.** The Washington State Growth Management Act (GMA) requires cities and counties to update Comprehensive Plans and implement development regulations every 10 years (RCW 36.70A.130).
2. **Continuing Review of Comprehensive Plans and Development Regulations.** RCW 36.70A.130 mandates that Skagit County's Comprehensive Plan and corresponding development regulations be subject to continuing review and evaluation. Any amendments or revisions to development regulations must be consistent with and implement the Comprehensive Plan.
3. **Critical Areas Designations.** RCW 36.70A.170 requires cities and counties to establish critical areas, as defined in RCW 36.70A.030(11).
4. **Critical Areas Protection.** RCW 36.70A.172 requires cities and counties to include the best available science in developing policies and development regulations to protect the functions and values of critical areas.

5. **Last Update to Critical Areas Ordinance.** Skagit County's Critical Area's Ordinance was first adopted in 1996 and was last updated in 2007.
6. **Best Available Science.** Skagit County conducted a review of Best Available Science to support the Critical Areas Ordinance update as required by RCW 36.70A.172 and WAC 365-195.
7. **Gap Analysis.** Skagit County conducted a Gap Analysis which compares the existing Skagit County Critical Areas Ordinance against the findings of the Best Available Science report.
8. **Consistency with Comprehensive Plan Policies.** Proposed updates to the Development Regulations and Critical Areas Ordinance were reviewed by staff for consistency with the updates to the 2025 Periodic Comprehensive Plan.
9. **Public Comment and Public Hearings.** The draft Critical Areas Ordinance was released to the public for comment from April 21, 2025, to May 8, 2025. A public hearing was held by the Planning Commission to receive public testimony on May 6, 2025. All comments received and information shared to the Planning Commission are found on the project website. Public comments and testimony were recorded, and the Department provided a written response to the comments received. Those comments were the basis of staff recommendation #1-17.
10. **County Staff Recommendation.** The Planning Commission has reviewed the 2024 Skagit County Annual Water Quality Report and the Clark County Report on Designating Riparian Habitat Areas. The Planning Commission has considered those reports when making its recommendation in addition to Best Available Science presented by the County. The County Staff's recommendation balances the ease of implementation and maximizes the protection of functions and values of critical areas.

Recommendation

The Planning Commission recommends that the Board of County Commissioners **approve** the 2025 Critical Areas Ordinance Updates with the following changes:

1. The Planning Commission recommends incorporating Staff Recommendations 1 -17 in Attachment C, dated June 10th.
2. The Planning Commission has the following additional recommendations:
 - a. The Planning Commission recommends amending SCC 14.24.070(7) in Recommendation # 6 to clarify language regarding tidal estuaries.
 - b. The Planning Commission recommends amending Recommendation #13 to remove short plats from the habitat corridor requirement.
 - c. The Planning Commission recommends that the Board of County Commissioners direct County staff to improve access of mapping of critical areas.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			X	
Tammy Candler, Vice Chair	X			
Jed Holmes	X			
Vince Henley	X			
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee			X	
Kiera Wright	X			
Patsy Good	X			
Total	7	0	2	0

The Planning Commission recommends that the Board of County Commissioners adopt the 2025 Critical Areas Ordinance updates as recommended.

This recorded motion **is approved** on this 17th day of June 2025.


SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON



Tammy Candler, Vice Chair

6/17/25

Date

 FOR

Jack Moore, Secretary

6/18/25

Date