



Planning & Development Services

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Notice of Availability

including notice of SEPA threshold determination, written comment period, and public hearing

Proposal Information

Publish date: July 16, 2026

Proposal name: Skagit County's 2026 Docket of Proposed Policy, Code, and Map Amendments

Documents available: www.skagitcounty.net/2026CPA

Lead Agency: Skagit County Planning & Development Services

Contact Person: Robby Eckroth, AICP – Senior Planner

Publichearing Body: Skagit County Planning Commission

Publichearing Date: August 18, 2026 at 6:00 p.m.

Written comment deadline: August 20, 2026 at 4:30 p.m.

Proposal Description

The Growth Management Act provides that “each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation” (RCW 36.70A.130(1)(a)) and requires Skagit County to periodically accept petitions for amendments or revisions to our Comprehensive Plan policies, land use map, and development regulations. Skagit County implements this requirement through Skagit County Code Chapter (SCC) 14.08, which describes the process for annual amendments.

The 2026 docket consists of three petitions, two citizen-initiated and one staff-initiated, to amend the Skagit County Comprehensive Plan, Land Use and Zoning Map, and Development Regulations.

- **LRPLN-2025-0001 ABAWA II LLC Small Scale Business Rezone:** ABAWA II LLC seeks to rezone 0.3 acres at 23528 Old Day Creek Road (P23311) in Clear Lake from Rural Village Residential (RVR) to Small-Scale Business (SSB). The property is located adjacent to the southeast corner of the roundabout where State Route 9 intersects Old Day Creek Road and Francis Road, and is located approximately 2 miles south of Sedro-Woolley and 2.75 miles east of Mount Vernon.

- **LRPLN-2025-0003 – Miles Sand and Gravel and Kevin Rasar Mineral Resource Overlay**
Designation Request: The applicants, Miles Sand and Gravel and Kevin Rasar seek to designate five parcels—P109100, P109099, P109098, P34222, and P34223—within the Mineral Resource Overlay (MRO). Collectively, the parcels encompass approximately 13.93 acres and are zoned Rural Resource – Natural Resource Lands (RRc-NRL). The subject properties are located roughly 3,000 feet west of Interstate 5 and approximately 2.5 miles northwest of the Burlington city limits. They lie directly west of an existing Miles Sand and Gravel mineral extraction site and the current Mineral Resource Overlay boundary and are accessed by Allen Road.
- **C24-4 General Code Language Clean Up:** This petition contains proposed amendments to Title 14 as part of Skagit County’s annual General Code Language Clean Up. The amendments include the following substantive amendments:
 - **Data Centers.** The addition of SCC 14.18.810 Establishes a definition for data centers and limits them to a maximum size of 2,000 square feet with an electrical load not exceeding 2 megawatts. These size and electrical load limitations restrict data centers to small-scale operations, such as typical business server rooms. The proposed code allows data centers as accessory uses when used as a server room for a permitted business and allows them as a permitted use in the Bayview Ridge-Light Industrial and Bayview Ridge-Heavy Industrial zones.
 - **Party of Record Definition.** Amendments proposed to the “Party of Record” definition.
 - **Administrative Decision.** Administrative Decision permit pathway is proposed to be removed as a Type 1 permit, as its only application was for change-of-use requests within the Rural Business zone.
 - **Setback Exemptions to Off-Premises Signs.** SCC 14.28.040 and SCC 14.29.110 are being amended to remove the setback exemption for billboards.
 - **Applicability for Wireless Facilities Chapter.** Updates to SCC 14.59.020 will allow county facilities leased from a private property owner, as well as privately owned equipment used exclusively for public safety purposes, to be exempt from the Wireless Facilities Chapter.

The draft code amendments, which includes additional non-substantive amendments, and a staff report summarizing the proposal are available at the website linked above.

SEPA Threshold Determination

Skagit County has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under the State Environmental Policy Act, RCW 43.21C.030(2)(c). This determination was made after review of a completed environmental checklist and other information on file with the lead agency and is available upon request and at the above listed website.

This determination is issued pursuant to WAC 197-11-340(2). Skagit County will not act on this proposal for at least 14 days from the publish date indicated in the table above. Written comments regarding this Determination of Nonsignificance must be submitted by the written comment deadline (above) and in the same manner as other comments. Pursuant to SCC 16.12.210, no administrative appeal process is available for this legislative action.

How to Comment

Option 1: Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name ("Skagit County's 2026 Docket of Proposed Policy, Code, and Map Amendments") in the subject line. Include your comments in the body of your email message rather than as attachments.

Option 2: Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Planning and Development Services
Comments on "Skagit County's 2026 Docket of Proposed Policy, Code, and Map Amendments"
1800 Continental Place
Mount Vernon WA 98273

All comments must be received by the deadline referenced above and include your full name and mailing address. Comments not meeting these requirements will not be considered.

Option 3: You may also comment in person or via Zoom at the Planning Commission public hearing. If you wish to provide verbal testimony, please send an email to pdscomments@co.skagit.wa.us, with your name, phone number, and include a request to be added to the speakers list in the body of the email. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

To view the live stream on Skagit21: <https://www.skagitcounty.net/Departments/TV21>

You may also attend the meeting remotely through your telephone or from your computer, tablet or smartphone with this link:

<https://us06web.zoom.us/j/89244005472?pwd=L056TEpTc1J4YmUwT25pYjBITG1vdz09>

or by calling: 1 (253) 215-8782 (Tacoma)

Meeting ID: 892 4400 5472 Passcode: 0982730

Anyone who plans to attend the public hearing and has special needs or disabilities should contact Planning and Development Services at (360) 416-1320 at least 96 hours before the hearing to discuss and arrange any special accommodations.