



# Planning & Development Services

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## Memorandum

To: **Planning Commission**

From: Michael Cerbone, AICP  
Andrew Graminski, Long Range Planning Intern

Date: June 27, 2019

Re: **Planning Commission Workshop – Docket Item C-4**

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### Summary:

Planning and Development Services (PDS) is providing this staff report in advance of the July 2, 2019 Planning Commission workshop on docket item C-4 Trails in the OSRSI Zone. The proposed amendments are intended to allow trails to be developed within this zone as a permitted use where these facilities currently are reviewed as administrative condition uses.

### Action Requested of the Planning Commission:

Action requested from the Planning Commission is a recorded motion approving docket item C-4 to be accepted as a 2019 Comprehensive Plan amendment.

### Background/Discussion:

RCW 36.70A.130 – Comprehensive Plans – Review procedures and schedules – Amendments (GMA), authorizes the County to make revisions to the Comprehensive Plan no more than once per year through the Docket.

Currently in Skagit County's code, there is no definition of what a trail is. The only definition regarding trails are for primary and secondary trailheads (SCC 14.04). The purpose of this code amendment is to allow trails to be an outright permitted use in the OSRSI zone and that trailheads will remain as administrative special uses.

### Next Steps:

- Planning Commission may task PDS with next steps such as research and development
- Planning Commission will host a public hearing prior to deliberating and deciding on a recommendation
- The recommendation will then be passed onto the BOCC's who will host a public hearing and consider the recommendation
- If approved, PDS staff will implement the code amendment as part of the development review process

**Applicable County Policies:**

The following County Policies are applicable to this Comprehensive Plan Amendment item:

- Land Use Chapter of the Comprehensive Plan – Goal 2E: *Allow public uses as special uses in most comprehensive land use designations, to be reviewed on a site-specific basis.*

Parks and Rec Comprehensive Plan

- Trail Development objectives?

**List of Attachments:**

Attachment A: Proposed Amendments to Skagit County Code 14.16.500

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Skagit County Code 14.16.500**

Plain text = existing code with no changes

~~Strikethrough~~ = existing code to be deleted

Underlined = new code to be added

~~Double Strikethrough~~ = existing code moved to another location

Double Underline = existing code moved from another location

*Italics* = instructions to code reviser

**Skagit County Code:**

**14.16.500 Public Open Space of Regional/Statewide Importance (OSRSI).**

(1) Purpose. The purpose of the Public Open Space district is to provide a zoning designation for lands in public ownership that are dedicated or reserved for public purposes or enjoyment for recreation, scenic amenities, or for the protection of environmentally sensitive areas. This district encompasses public open space having Statewide and regional importance. For example, Deception Pass, Bayview, Larrabbe, Rasar and Rockport State Parks are included in this zoning designation, as are the following County parks: Sharpes Park and Montgomery-Duban Headlands, Howard Miller Steelhead Park, and Presentin Park. Publicly owned portions of Burrows Island, Cypress Island, Hope Island, Huckleberry Island, Saddlebag Island, and Skagit Island are also included. Also, Glacier Peak Wilderness, Noisy Diobsud Wilderness, Mount Baker National Forest, portions of the Northern State Recreation Area, PUD No. 1 Judy Reservoir, North Cascades National Park, Ross Lake National Recreation Area, Seattle City Light wildlife mitigation lands and Endangered Species Act lands, Washington Department of Natural Resources natural resource conservation areas and natural area preserves and Skagit Wildlife Refuge are included in this district.

(2) There may be Federal or State regulations or limitations which may further limit the use of some OSRSI designated facilities. In addition, the County may not have jurisdiction over some OSRSI designated facilities.

(3) Permitted Uses.

(a) Historic sites open to the public.

(b) Interpretive/information centers and museums.

(c) Parks that showcase significant historic, archaeological, scientific, cultural and/or unique natural features, unusual landscape features such as cliffs and bluffs or natural processes on wetlands and tidal actions.

(d) Public open space areas of regional and Statewide importance including County, State and Federal parks, recreational areas, and wildlife management areas, including those that provide linkages between neighborhood and community parks.

- (e) Caretaker dwelling unit for on-site resident park manager accessory to the primary public use.
- (f) Trails or educational enterprises designed to offer special access to natural resource-based and recreational opportunities on lakes, creeks, streams, river corridors, shorelines, and areas with prominent views.
- (g) Maintenance, drainage.
- (h) Net metering system, solar.
- (i) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (j) Recycling drop box facility, accessory to a permitted public, institutional, commercial or industrial use.
- (k) Cultivation and harvest of forest products or any forest crop, in accordance with the Forest Practices Act and any regulations adopted pursuant thereto.

(l) Trails.

(4) Administrative Special Uses.

- (a) Campgrounds, destination.
- (b) Campgrounds, developed.
- (c) Campgrounds, primitive.
- (d) Expansion of existing major public facilities up to 3,000 square feet.
- (e) In remote areas only, such as east of Concrete and on saltwater islands without ferry service, employee housing sufficient to operate the OSRSI operation.
- (f) Minor public use.
- (g) Minor utility developments.
- (h) Outdoor recreation facilities.
- (i) Personal wireless services towers, subject to SCC 14.16.720.
- (j) Roadside stands not greater than 300 square feet.
- (k) Stables/riding clubs.
- (l) Temporary events.
- (m) ~~Trails and p~~Primary and secondary trailheads.

(n) Water diversion structure.

(5) Hearing Examiner Special Uses.

(a) Animal preserve.

(b) Impoundment.

(c) Marinas not greater than 20 slips.

(d) Major public use and expansions of existing major public use, 3,000 square feet and greater.

(e) Major utility development.

(f) Parks, community.

(g) Shooting club, outdoor.

(6) Dimensional Standards. No minimum lot size where the proposed development can meet the requirements of the Skagit County Code.

(a) Setbacks:

(i) Front: 35 feet.

(ii) Side and rear: 35 feet.

(b) Maximum height: 40 feet.

(i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, meteorological towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC 14.16.720.

(7) Additional requirements related to this zone are found in SCC 14.16.600 through 14.16.900 and the rest of the Skagit County Code.