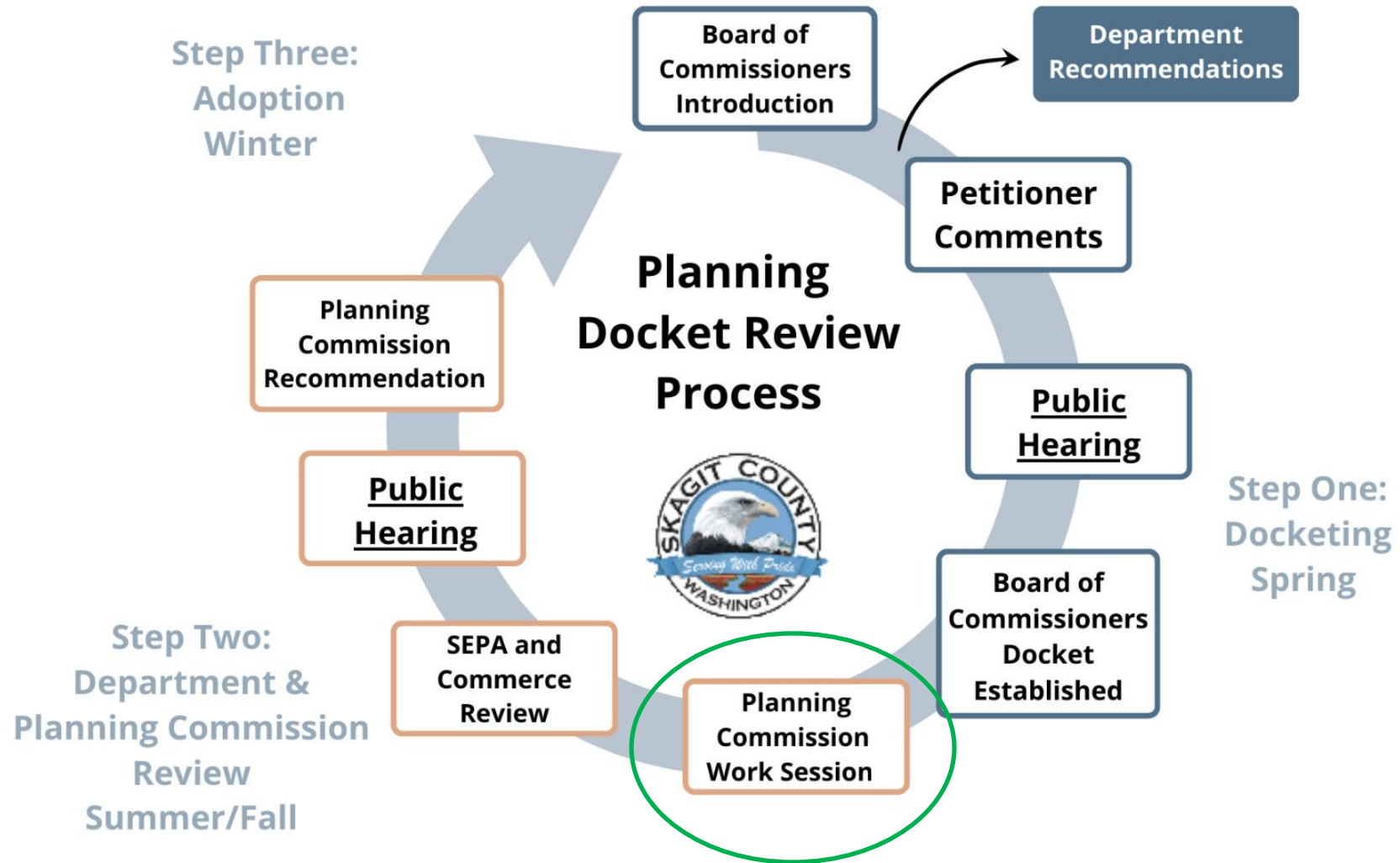


Work Session 2026 Docket

Robby Eckroth
Senior Planner
July 14, 2026



Project Website:
www.skagitcounty.net/2026CPA



Project Website:
www.skagitcounty.net/2026CPA



LRPLN-2025-0001 Wilson-Diedrich Small Scale Business Rezone

- Rezone 0.3 acres at 23528 Old Day Creek Road (P23311) in Clear Lake from **Rural Village Residential (RVR)** to **Small-Scale Business (SSB)**.
- Historically property was site of a home, and a detached shop that was used as a hydraulic repair business since the 1960s.
- Property was purchased by the Washington State Department of Transportation in 2017 for the purpose of constructing a roundabout.
- WSDOT demolished the house leaving only the detached shop.



Project Website:

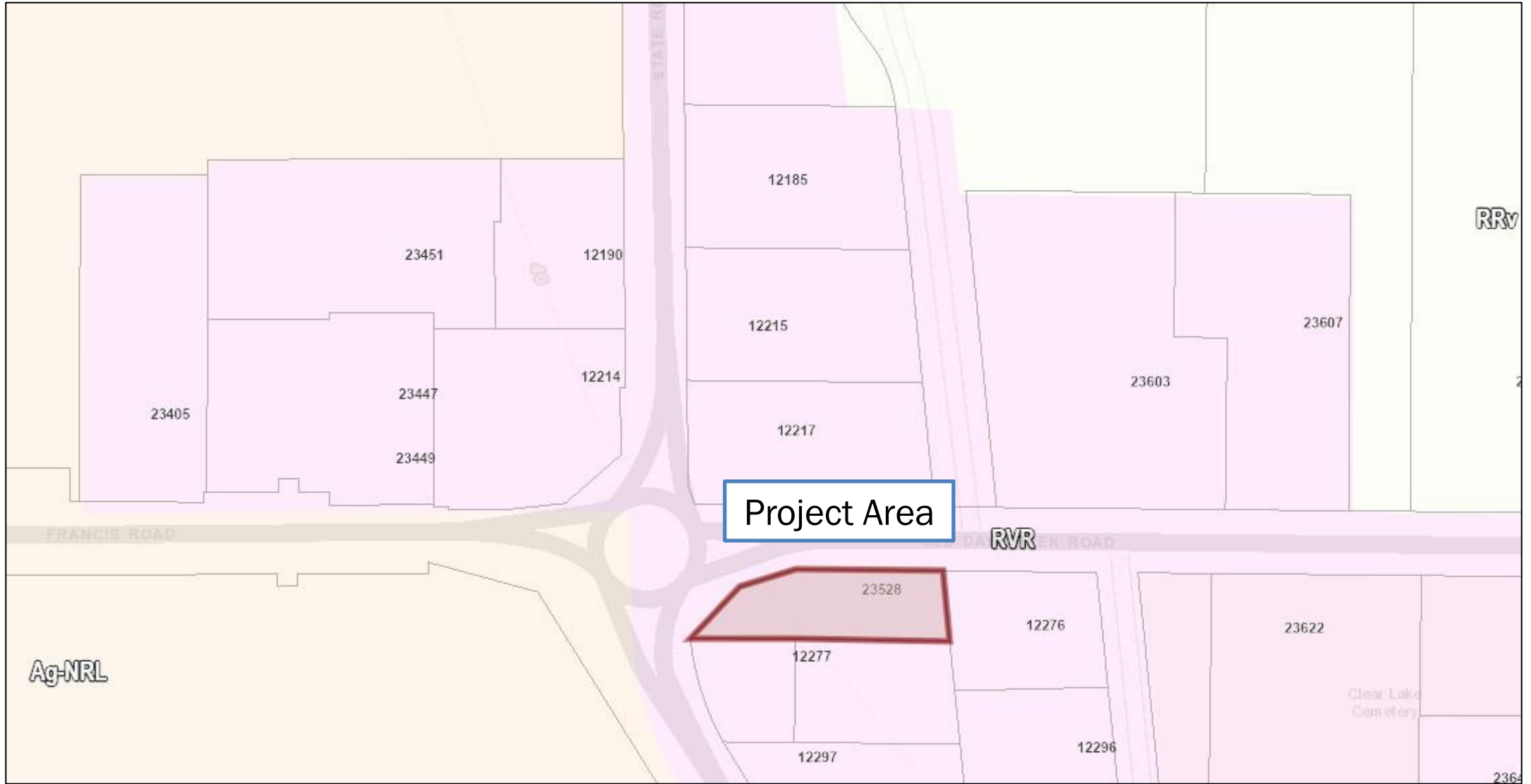
www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**



Project Area





LRPLN-2025-0001 Wilson-Diedrich Small Scale Business Rezone

- Current owner purchased the property in 2022 and rents the shop to a moving and junk removal service business.
- Applicant is requesting this rezone to bring the property into compliance with the zoning code.
- RVR zone primarily designated for residential uses and allows only limited non-residential uses.
- SSB zone allows small-scale commercial or industrial activities



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

LRPLN-2025-0001 Wilson-Diedrich Small Scale Business Rezone

Policy 3C-2.1. Rural commercial and industrial uses should be located principally within designated commercial areas to avoid the proliferation of commercial businesses throughout the rural area.

However, certain limited commercial uses, resource related uses, Home-Based Businesses, and other non-residential uses may be permitted if carefully reviewed, conditioned and found to be compatible with rural areas.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

LRPLN-2025-0001 Wilson-Diedrich Small Scale Business Rezone

Consistency with Policy 3C-2.1

- Business stores trucks only during non-business hours.
- Generates no customer traffic.
- Does not store the junk removed from properties at the subject site.
- Adjacency to State Route 9 reduces the likelihood of adverse impacts on nearby residential uses.
- Due to site constraints, the property has minimal potential for additional development.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

LRPLN-2025-0001 Wilson-Diedrich Small Scale Business Rezone

- Property is already zoned RVR, which is considered a Type 1 Limited Area of More Intense Rural Development (LAMIRD).
- Type 1 LAMIRDs are established around areas of existing concentrated development.
- Existing Clear Lake LAMIRD boundary would remain unchanged.
- Clear Lake LAMIRD includes other commercial zones.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

LRPLN-2025-0003 Rasar Mineral Resource Overlay (MRO) Designation

- Petition seeks to designate five parcels (P109100, P109099, P109098, P34222, & P34223) within the Mineral Resource Overlay (MRO).
- Parcels encompass approximately 13.93 acres.
- Zoned Rural Resource – Natural Resource Lands (RRc-NRL).
- Parcels located directly west of an existing mineral extraction site and the current MRO boundary.
- Applicant requesting to designate parcels within the MRO for future potential mineral extraction opportunities.



Project Website:

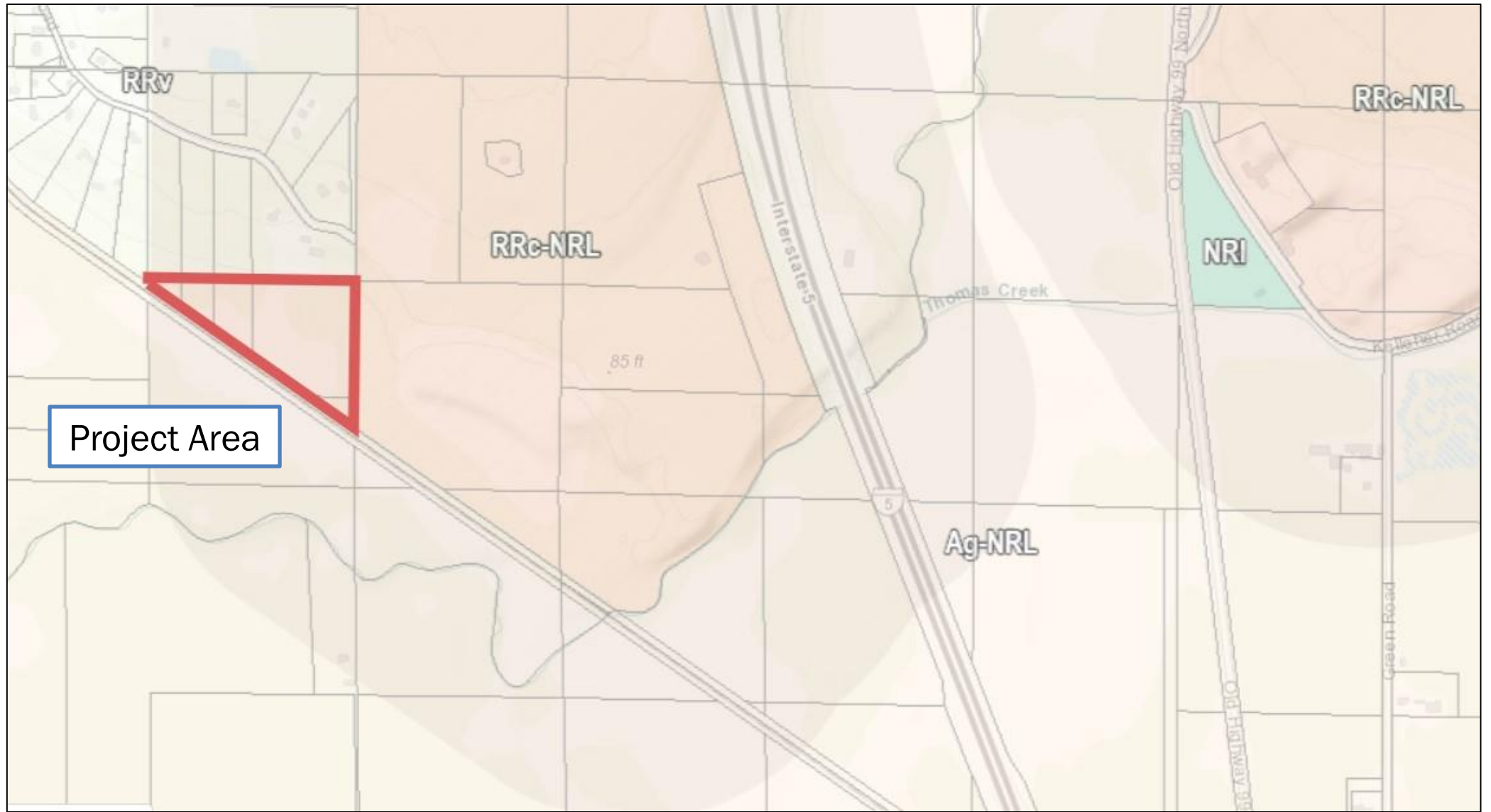
www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**



Project Area





LRPLN-2025-0003 Rasar Mineral Resource Overlay (MRO) Designation

- 2007 periodic comprehensive plan update, County conducted an in-depth review of potential mineral resource deposits and revised the MRO.
- Parcels P109100 & P34223 were included within the MRO prior to update taking effect October 16, 2007.
- Site-specific drilling submitted by the applicant indicates the presence of a significant aggregate resources on the property.
- DNR's Aggregate Resource Inventory of Skagit County further identifies the site as being within 10 miles of areas with high aggregate demand.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

LRPLN-2025-0003 Rasar Mineral Resource Overlay (MRO) Designation

Consistency with Policy 4D-1.1

- (a) Marketability. Lands containing minerals that are minable, recoverable, and are historically, and therefore anticipated to be, commercially traded are considered marketable.
 - Applicant has shown there are aggregate resources at a recoverable depth on subject property. DNR's Aggregate Resource Inventory of Skagit County identifies the site as being within 10 miles of areas with high aggregate demand, placing it within a favorable haul distance.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

LRPLN-2025-0003 Rasar Mineral Resource Overlay (MRO) Designation

Consistency with Policy 4D-1.1

- (b) Minimum Threshold Volume. A minimum threshold volume of 1,000,000 cubic yards shall be used to identify commercially significant deposits of sand, gravel, and pit run rock, capable of being used in construction.
 - Geologic information estimates site contains between 674,000 and 899,000 cubic yards of aggregate resource. However, is adjacent to existing gravel mine and MRO. Entire MRO contains more than 1,000,000 cubic yards of material.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

LRPLN-2025-0003 Rasar Mineral Resource Overlay (MRO) Designation

Other Notable Policy Considerations

- **Policy 4D-1.3(b).** Designate MRO lands in areas with surrounding land uses that have a maximum designated density of one residence per 10 acres. Appropriate surrounding land use zoning for MRO lands include: Industrial Forest, Secondary Forest, Rural Resource, Rural Reserve, Natural Resource Industrial, and other industrial uses.
- **Policy 4D-1.3(d).** Designate MRO areas $\frac{1}{4}$ -mile away from Rural Villages, RI, and, UGAs, except in limited cases where pre-existing mineral extraction areas may be retained to address unique economic circumstances or proximity-to-market.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**





Applicant's
Residence

Nearest
Neighboring
Residence

Subject
Property

100-Foot
Buffer

Total: 638.64 ft



LRPLN-2025-0003 Rasar Mineral Resource Overlay (MRO) Designation

- Complete policy analysis can be found in staff report.
- If MRO designation is approved, applicant would be required to obtain approval of a Hearing Examiner Special Use Permit and would be subject to environmental review under the State Environmental Policy Act (SEPA).



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

C26-1 General Code Language Clean-Up

SCC 14.04.020 – Party of Record Definition.

- The amendment to the definition of “Party of Record” clarifies that an individual must submit written comments during the official public comment period or provide testimony at an open-record public hearing in order to qualify as a Party of Record, Or;
- Have formally requested notifications in writing and provided a complete mailing address, consistent with RCW 36.70B.130.
- The revised definition also expressly includes property owners and applicants.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

C26-1 General Code Language Clean-Up

SCC 14.06.150-1 – 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.
- Changes of use in the Rural Business zone will remain a Type 1 permit and likely requires a building permit to change the occupancy type.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

C26-1 General Code Language Clean-Up

SCC 14.18.810 – Data Centers.

- The addition of SCC 14.18.810 establishes a definition for data centers.
- Limits them to a maximum size of 2,000 square feet with an electrical load not exceeding 2 megawatts.
- Clarify that data centers are not classified as utility developments.
- Allows data centers as accessory uses to businesses.
- Allowed as a permitted use in the Bayview Ridge-Light Industrial and Bayview Ridge-Heavy Industrial zones.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

C26-1 General Code Language Clean-Up

SCC 14.28.040 – Setback Exemptions and SCC 14.29.110 Off-Premises Signs.

- SCC 14.28.040 and SCC 14.29.110 are being amended to remove the setback exemption for billboards.
- Currently unclear whether freestanding signs include billboards. Due to their size, staff recommends requiring billboards to meet side and rear property line setbacks.
- Billboard code requires setback from road right-of-way but no side or rear property line setbacks.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

C26-1 General Code Language Clean-Up

Non-Substantive Minor Amendments

- Amend Table 14.06.150-1 Types of Review to include Urban Reserve Development Permits.
- The term “principal use” is proposed to be removed from the setback requirements for Rural Commercial/Industrial zones (Table 14.12.030-1) because it excludes accessory structures.
- Amend hearing examiner decision timing in 14.06.380 to be consistent with RCW 36.70.970(3).
- Amendments to 14.12.100(2) allow applicants to reoccupy or rebuild even if the building has not been in continuous use, may reoccupy the building and continue the use.
- Apply resource lands limitations in RRc-NRL zone for Limited Event Venues.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

C26-1 General Code Language Clean-Up

Non-Substantive Minor Amendments

- Eliminate Car Wash use as an allowed use in the Rural Business zone which was inadvertently added to the code in 2025 code reorganization.
- Amendments to SCC 14.06.230 and 310 are being made to be consistent with updates to RCW 36.70B.070(2) to specify complete applications are reviewed for “procedural completeness”.
- The amendment to SCC 14.78.100(2) clarifies that uses within open space tracts designated OS-NRL for CaRD land divisions located in a Natural Resource Lands zone must directly support natural resource production.
- Fix inconsistencies.



Project Website:

www.skagitcounty.net/2026CPA

Department Recommendation: **Approval**

How to Comment

- **Public comment period opens Thursday July 16, 2026 and will close on Thursday, August 20, 2026 at 4:30pm.**
- **Three options – mailing, emailing, or attending the public hearing on August 18, 2026 at 10:15 am.**
 - Mail to 1800 Continental Place, Mount Vernon, WA
 - Email to pdscomments@co.skagit.wa.us
- **Please provide your full name and address for any submitted comments.**
 - **September 15 – PC Deliberations***



Project Website:

www.skagitcounty.net/2026CPA