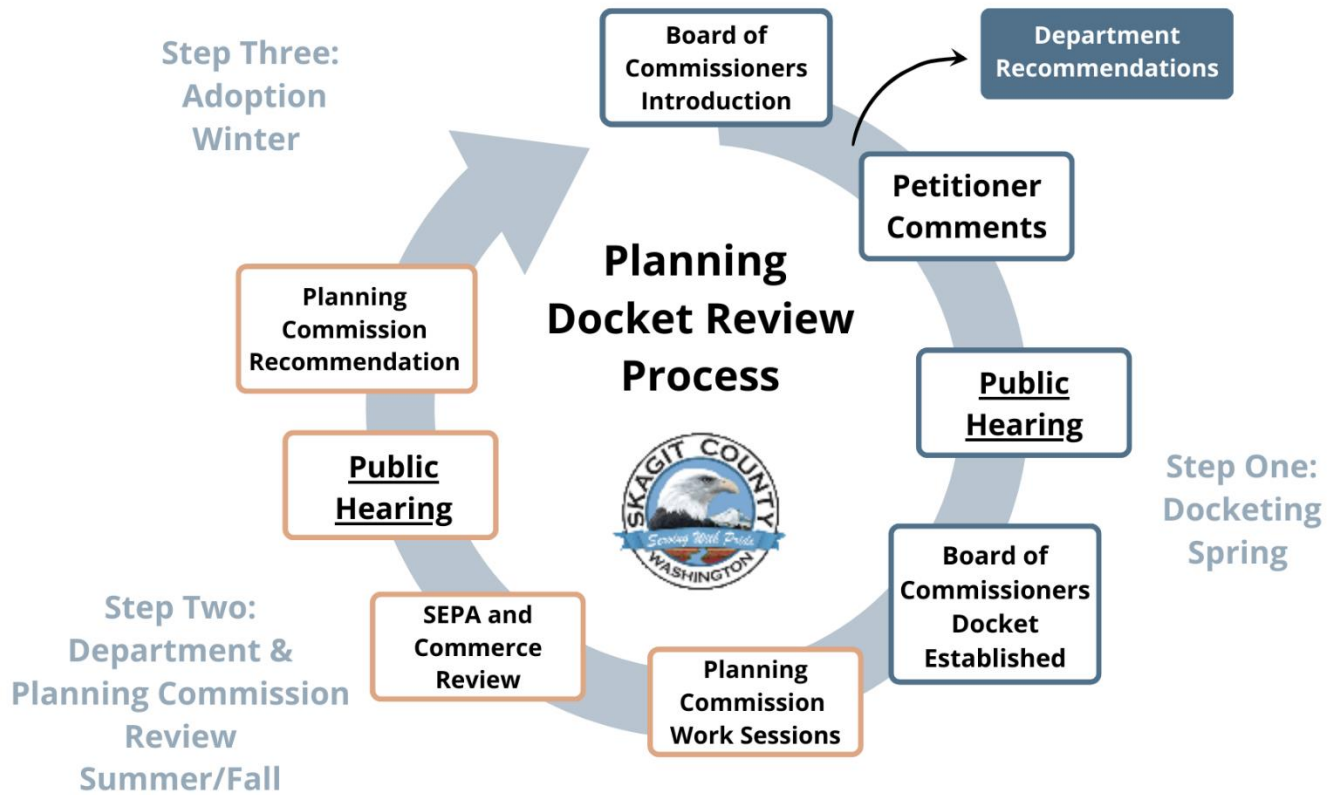


Work Session

2024 Docket

Robby Eckroth
Long Range Senior Planner
March 26, 2024





2024 Petitions and Supporting Documents can be found at:

www.skagitcounty.net/2024CPA



Docketing Criteria

- Petition complies with filing requirements
- Petition can be reasonably reviewed by staff within the yearly work plan
- Proposed change would not require additional amendments and is consistent with goals/policies of the Board
- Proposed change would be more appropriately addressed through an ongoing or future work program
- The proposal lacks sufficient information for review

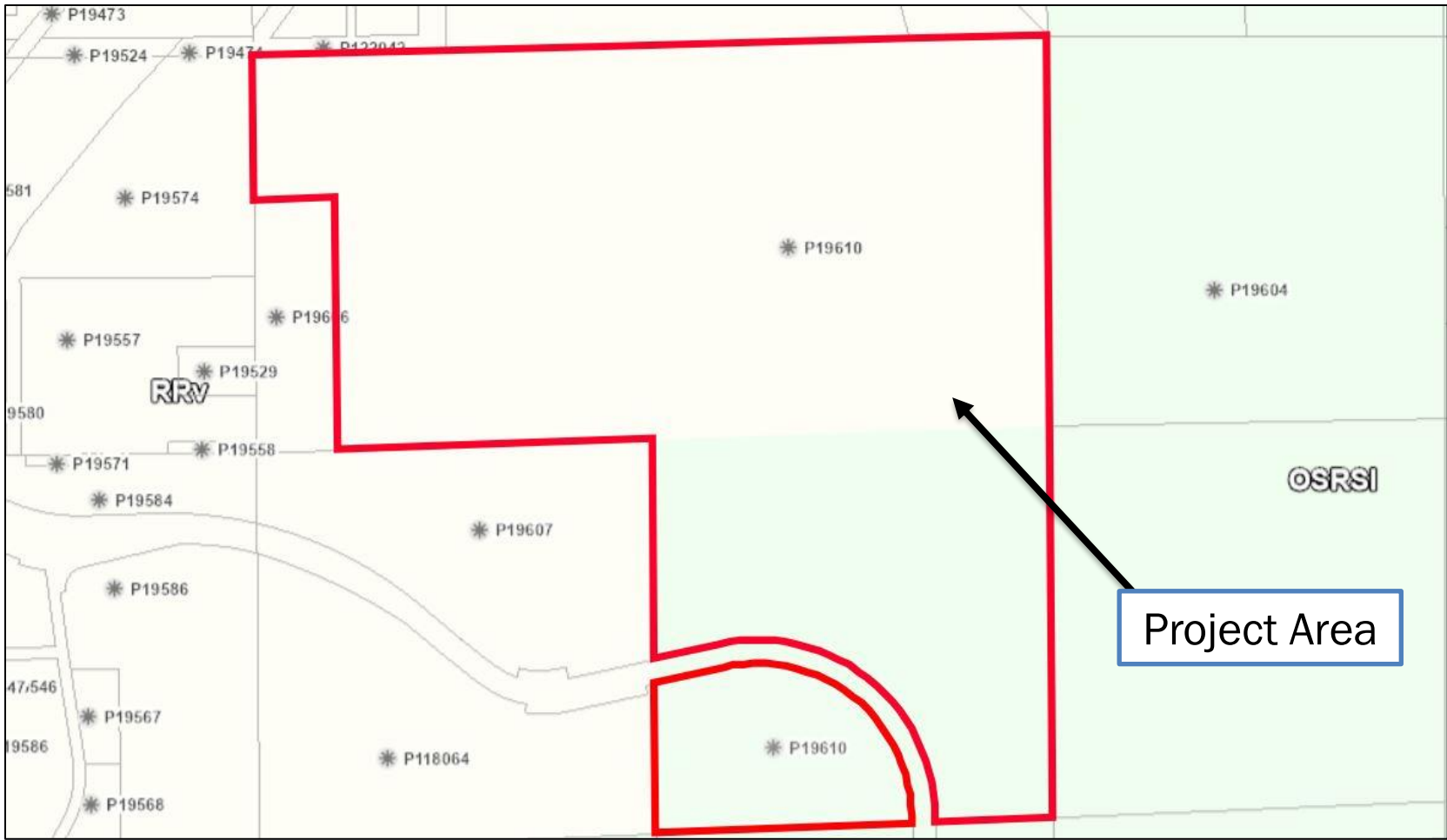


LR24-01 Deception Pass State Park Rezone

- Rezone 77.85 acres from Rural Reserve (RRv) to Public Open Space of Regional/Statewide Importance (OSRSI)
- Property is owned by WA State Parks & Recreation Commission and has been incorporated into Deception Pass State Park
- Rezone would bring parcel into consistent zoning with the rest of the State Park

Department Recommendation: **Include**





Project Area



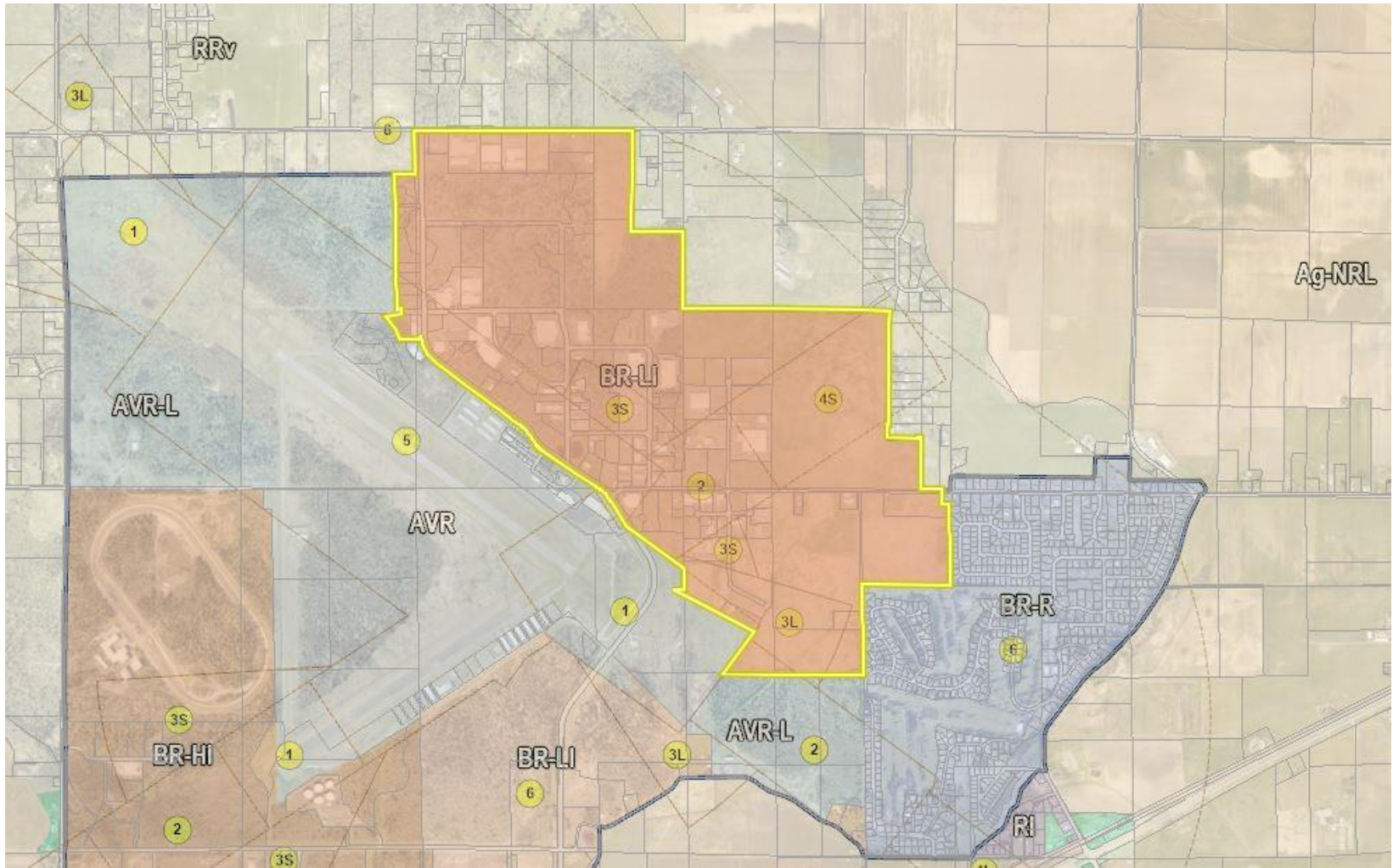
LR24-02 BR-LI

Buffering Amendments

- Reduces the buffering requirements between industrial and residential zoned land in Bayview Ridge Light Industrial (BR-LI) zone
- Amends the landscaping requirements for industrial properties adjoining residential in Bayview Ridge
- Petitioner has proposed two alternatives for consideration

Department Recommendation: **Include**





LR24-02 BR-LI

Buffering Amendments

- If included on the Docket, the Department will work with petitioner to find a balanced buffering requirement that:
 - Is consistent with Bayview Ridge Subarea Plan
 - Continues to mitigate auditory and visual impacts
 - Creates and maintains community cohesion



Department Recommendation: **Include**

LR24-03 SMV LLC

Rural Freeway Service Rezone

- Rural Freeway Service is an example of a Type 1 LAMIRD designation
- A Type 1 LAMIRD is a designation used to contain areas of commercial or residential growth existing prior to the GMA in 1990
- Parcel is vacant



Department Recommendation: **Exclude**

LR24-03 SMV LLC

Rural Freeway Service Rezone

- RFS areas were designated at portions of four Interstate 5 freeway interchanges in the rural area that had existing commercial development
- Skagit County does not expect that new RFS areas will be designated per Comprehensive Plan
- Comprehensive Plan Policy 3C-3.2 restricts new RFS development in designated natural resource lands

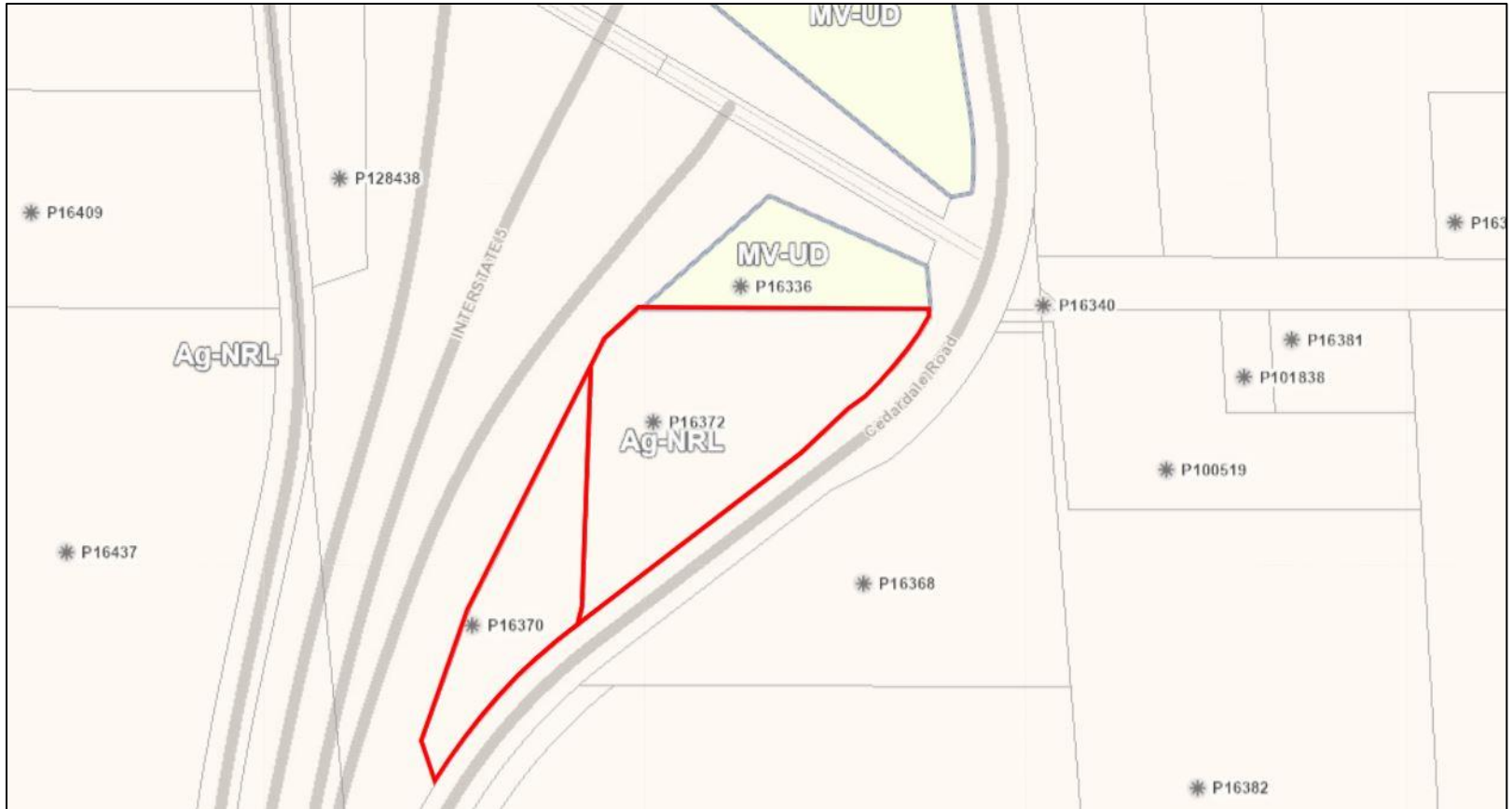


Department Recommendation: **Exclude**



Project Area





LR23-04 Airport Environs Overlay (AEO) Amendments

- Petition would add an Avigation Disclosure Notice requirement upon transfer of property within the AEO
- Disclosure would increase awareness and transparency of AEO
- Adoption of the amendment will result in recording one additional document with Auditor

Department Recommendation: **Include**



LR23-04 Airport Environs Overlay (AEO) Amendments

- Petition would also amend AEO compatibility requirements.
- Amendment would update exhaust plumes and electrical interference standards in AEO to be consistent with Federal and State guidance.



Department Recommendation: **Include**

C24-1 Countywide Planning Policies Update

- Petition remanded from 2023 docket
- Petition to adopt recommended changes to the Countywide Planning Policies by GMA Steering Committee
- New language would direct the Board of County Commissioners to disband the Boundary Review Board by June 30, 2025

Department Recommendation: **Include**



C24-2 Fences Section

- Petition would create a new section in SCC 14.16 – Zoning to consolidate and reference all fencing regulations.
- The new section will also add restrictions to razor wire and barbed wire fencing.



Department Recommendation: **Include**

C24-2 Fences Section

14.16.825 Fences

- (1) All fences on corner lots must meet the vision clearance requirements of [SCC 14.16.810\(2\)](#).
- (2) Setback requirements for fences are as specified in [SCC 14.16.810\(1\)\(b\)](#).
- (3) Front Setback for Fences in Guemes Island Overlay are as specified in [SCC 14.16.360\(7\)\(a\)\(i\)](#).
- (4) Razor wire is only allowed in commercial, industrial, and aviation-related zones unless permitted as part of an [essential public facility](#) or [utility development](#).
- (5) The maximum height of barbed wire fencing material shall not exceed five feet. This provision does not apply in commercial, industrial, and aviation-related zones and does not apply when permitted as part of an [essential public facility](#) or [utility development](#).

Department Recommendation: **Include**



C24-3 Storage of Unlicensed and/or Inoperable Vehicles Amendment

- Removes vehicle storage use from every zoning district in Skagit County, except for the Urban Reserve Commercial-Industrial (URC-I) zone.
- Petition would also add a definition for the use.



Department Recommendation: **Include**

C24-3 Storage of Unlicensed and/or Inoperable Vehicles Amendment

List of Zoning Districts that Allow Unlicensed and/or Inoperable Vehicles

Zoning District	Permit Type Required	Code Section
Rural Village Commercial (RVC)	Hearing Examiner Special Use	SCC 14.16.100(4)(h)
Rural Center (RC)	Hearing Examiner Special Use	SCC 14.16.110(4)(f)
Rural Freeway Service (RFS)	Hearing Examiner Special Use	SCC 14.16.120(4)(d)
Small Scale Recreation and Tourism (SRT)	Hearing Examiner Special Use	SCC 14.16.130(5)(i)
Small Scale Business (SSB)	Hearing Examiner Special Use	SCC 14.16.140(5)(e)
Rural Business (RB)	Hearing Examiner Special Use	SCC 14.16.150(4)(c)
Natural Resource Industrial (NRI)	Administrative Special Use	SCC 14.16.160(4)(f)
Urban Reserve Commercial-Industrial (URC-I)	Hearing Examiner Special Use	SCC 14.16.195(4)(e)
Aviation Related (AVR)	Hearing Examiner Special Use	SCC 14.16.200(4)(f)
Rural Intermediate (RI)	Hearing Examiner Special Use	SCC 14.16.300(4)(x)

Department Recommendation: **Include**



C24-4 General Code Language Clean-Up

- Correct the height limit restriction of the Guemes Island Overlay in SCC 14.16.360(7)(b)(i) to only apply to proposed development in flood hazard areas.
- Eliminate duplicate language in SCC 14.18.300(1)-(4) which pertains to CaRD land divisions.



How to Comment

- Public comment period open Thursday April 4th, 2024 will close on Thursday, April 25th, 2024 at 4:30pm
- Three options – mailing, emailing, or attending the public hearing on April 23, 2024 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



Next Steps

- April 4th – April 25th Written Comment Period
- April 24th 10:15 am – Public Hearing
- May 14th 9:15 am – Deliberations

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