

Skagit County Planning Commission's Recorded Motion Regarding the Proposed 2012 Comprehensive Plan Amendments

WHEREAS, on April 9, 2013, the Board of County Commissioners held a public hearing on the 2012 annual comprehensive plan amendment docket;

WHEREAS, on July 9, 2013, the Board of County Commissioners met to deliberate on the docket;

WHEREAS, on July 15, 2013, the Board of Commissioners established the following 2012 comprehensive plan docket through Resolution R20130179:

- C-1 Proposal to re-designate and rezone four parcels (P74450, P103560, P103559, P74451) near La Conner to Rural Business;
- C-2 Proposal to re-designate and rezone P118792, owned by Del Mar Community Service, from Rural Resource-NRL to Rural Reserve;
- C-3 Proposal to incorporate into the Comprehensive Plan by reference the 2012 Parks and Recreation Comprehensive Plan;
- C-4 Proposal to amend the Bayview Ridge Subarea Plan;
- NC-1 Proposal to expand the City of Anacortes's Urban Growth Area by about 10.45 acres;

WHEREAS, on September 26, 2013, the Planning Department published a Notice of Availability (including SEPA determination of nonsignificance and notice of written comment period and public hearing) and staff report, and transmitted a 60-day Notice of Intent to Adopt to the Department of Commerce, for items C-1 through C-3;

WHEREAS, also on October 3, 2013, the Planning Department published a Notice of Availability (including a notice of SEPA addendum and adoption, written comment period, and public hearing) and the SEPA addendum and adoption, and staff report, and transmitted a 60-day Notice of Intent to Adopt to the Department of Commerce, for item C-4;

WHEREAS the Department did not release proposal NC-1 for public comment because it is still awaiting the additional information necessary to process the application;

WHEREAS the County held a written comment period that remained open until November 7, 2013;

WHEREAS, on October 15, 2013, the Planning Commission held a work session to review the updated Bayview Ridge Subarea Plan;

WHEREAS, on November 5, 2013, the Planning Commission held a public hearing on the docketed comprehensive plan amendments;

WHEREAS the County received several public comments on the proposed amendments;

WHEREAS the Planning Department published supplemental staff reports and responses to public comments on the County website on November 8, 2013, and November 12, 2013;

WHEREAS, on November 12, 2013, the Planning Commission met to review the public comments, consider the Department's recommendation, and to deliberate on the proposed action;

Now Therefore Be It Resolved, after considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendation to the Board of County Commissioners.

Proposals C-1 and C-2

Proposal C-1 (La Conner): Findings of Fact and Reasons for Action

1. The County received no comments on this proposal.
2. The parcels total about 1.5 acres in size.
3. In 1992, Skagit County approved through Resolution #14361 a comprehensive plan map amendment (CPA-92-011) which in effect reclassified the subject parcels from Agriculture to Commercial.
4. Subsequent comprehensive plan updates indicated, in error, that the property was located within the corporate limits of the Town of La Conner.
5. The proposal would rectify the inadvertent mapping error.
6. The proposal would be consistent with GMA (RCW 36.70A.070(5)) and the Skagit County Comprehensive Plan Rural Element and Rural Business land use designation narrative.

Proposal C-2 (Del Mar): Findings of Fact and Reasons for Action

1. The County received three comments on this proposal, all in favor of the redesignation.
2. The parcel immediately to the northwest, P19168, was redesignated from Rural Resource-NRL to Rural Reserve in the 2011 Comprehensive Plan Amendment Docket, leaving the 0.3-acre parcel P118792 as an isolated island of Rural Resource-NRL.
3. Redesignating P118792 to Rural Reserve would make the parcel's comprehensive plan designation and zoning consistent with the properties surrounding it on all sides.

Recommendation

The Planning Commission recommends the Board of County Commissioners approve proposals C-1 (La Conner) and C-2 (Del Mar).

Motion: Jason Easton

Commission Vote	Support	Oppose	Absent	Abstain
Annie Lohman, Chair	✓			
Josh Axthelm, Vice Chair	✓			
Jason Easton	✓			
Keith Greenwood	✓			
Dave Hughes	✓			
Matt Mahaffie	✓			
Kevin Meenaghan	✓			
Elinor Nakis	✓			
Robert Temples	✓			
Total	9	0	0	0

Proposal C-3 (Parks and Recreation Plan)

Findings of Fact and Reasons for Action

1. The County received several comments on this proposal, both for and against the proposal.
2. The County held a number of public open houses and Parks and Recreation Advisory Board meetings during development of the Parks and Recreation Plan.
3. The Skagit County Parks and Recreation Advisory Board unanimously recommended adoption of the plan.
4. A major purpose of the Comprehensive Parks and Recreation Plan is to help the County evaluate and establish priorities for parks and recreation programs and facilities.
5. A plan update is required every six years to maintain eligibility for the state's Recreation and Conservation Office grants, which are a major source of funding for parks and recreation capital projects.
6. The Comprehensive Parks and Recreation Plan also assists the County in complying with Growth Management Act goals related to maintaining open space, enhancing recreational opportunities, and increasing access to natural resource lands and water.
7. The Parks and Recreation director has stated that removal of Chapter 5 would not jeopardize recreational grant funding opportunities.

Recommendation

Keith Greenwood moved that the Planning Commission recommend removal of Chapter 5 from the plan, to be reworked and reconsidered at a later date. That motion was approved by all Planning Commission members with the exception of Elinor Nakis, Robert Temples, and Matt Mahaffie.

Jason Easton then moved that the Planning Commission recommends that the Board of County Commissioners approve the proposal with the following modifications and recommendations:

1. Clarify the language in reference to Hansen Creek Park and Hansen Creek Reserve to be consistent in the document, unless the two properties are actually separate and distinct.
2. The Parks and Recreation Department should review with the County's risk management staff the most appropriate way to classify the park in question.
3. Where the Parks Plan refers to open space that is owned by the County or by other public entities, the Plan should indicate that it is referring to public open space.
4. Parks and Recreation Department should look for creative ways to involve the public as the Parks Plan is updated in the future.
5. Chapter 5, titled Wildlife Habitat Conservation, should be removed from the plan. To accurately reflect Skagit County history and current conditions and consistency with the Comprehensive Plan, Chapter 5 dealing with fish and wildlife habitat conservation should be reworked and resubmitted for adoption in the Parks and Recreation Comprehensive Plan.
 - (a) As an example, references that are derogatory toward agriculture, industry and parks and recreation need to be reconsidered.
 - (b) Emphasis seems to be placed on habitat and wildlife conservation, whereas more emphasis needs to be focused on public use of those lands where people and wildlife are using those lands together.
 - (c) Remove opinion and typographical errors.
 - (d) The goals of this document should better reflect Skagit County goals as they coincide with state objectives.
6. The Parks and Recreation Department and Parks Advisory Board should reconstitute Chapter 5 and present it to be docketed in the 2013 Comprehensive Plan Amendment cycle.

	Support	Oppose	Absent	Abstain
Commission Vote				
Annie Lohman, Chair	✓			
Josh Axthelm, Vice Chair	✓			
Jason Easton	✓			
Keith Greenwood	✓			
Dave Hughes	✓			
Matt Mahaffie	✓			
Kevin Meenaghan	✓			
Elinor Nakis	✓			
Robert Temples	✓			
Total	9	0	0	0

Proposal C-4 (Bayview Ridge Subarea Plan)

Findings of Fact and Reasons for Action

1. The County received several comments on this proposal, nearly all of which explicitly supported the addition of 110 acres of industrial zoning within the subarea, and some of which opposed residential development at Bayview Ridge.
2. Large-scale residential development at Bayview Ridge is currently prohibited due to a development regulation that caps residential subdivisions at four lots, e.g. SCC 14.16.340(6).
3. The current proposal does not include any change that would add residential population or enable residential development at this time.
4. The proposal would make the following changes to the Bayview Ridge Subarea Plan:
 - (a) More industrial land. This biggest change from the adopted subarea plan would designate 110 acres of residential zoning nearest the airport to light industrial, replacing an equivalent amount of residential, community center, and urban reserve zoning. Allowed densities would not increase.
 - (b) New policies that would allow changing the size of the community center zone, or expanding the light industrial zone under certain conditions.
 - (c) Moving the community center zone to both sides of Peterson Road.
 - (d) Updates to the Capital Facilities chapter to reflect current plans and conditions.
 - (e) Miscellaneous updates to correct grammar, names, facts, and figures.

Recommendation

Jason Easton moved that the Planning Commission recommends that the Board of County Commissioners approve only the following changes to the Bayview Ridge Subarea Plan:

1. Expansion of the BR-LI zone by approximately 110 acres. This is predominately flat land suitable for the expansion of the zoning district to the east and north of the existing BR-LI zone. The additional 110 acres of Industrial is consistent with Countywide Planning Policy 1.1’s allocation of Commercial/Industrial acreage to the County. Of the new BR-LI acreage, roughly 49 acres were moved from the BR-R zone, roughly 39 acres moved from the BR-CC zone, and roughly 23 acres moved from the BR-URv zone.
2. Downsize BR-CC from 40 acres to approximately 7 acres in size. The 2008 Subarea Plan called for the area to include a 25-acre community park within the BR-CC zone, whereas the new proposal envisions most of the parkland to be located within the BR-R zone. Proposed zoning provisions allow some flexibility in the size of the BR-CC zone, giving a range between 5-15 acres.
3. Reducing the size of the BR-R zone by approximately 55.8 acres. This includes the shift of 49 acres to the BR-LI zone and 7 acres to the relocated BR-CC zone.
4. Identifying a “flex” area within the BR-R zone of approximately 76 acres that could be shifted to BR-LI in the future based on market factors, County employment goals and evolving growth objectives. Such a rezone is conditioned on the replacement of the zoned residential capacity necessary in meeting CPP allocations. The area is predominately flat and contiguous with the BR-LI zone.

Commission Vote	Support	Oppose	Absent	Abstain
Annie Lohman, Chair	✓			
Josh Axthelm, Vice Chair		✓		
Jason Easton	✓			
Keith Greenwood	✓			
Dave Hughes	✓			
Matt Mahaffie		✓		
Kevin Meenaghan	✓			
Elinor Nakis	✓			
Robert Temples	✓			
Total	7	2	0	0

Additional Recommendations

The Planning Commission made the following additional recommendations by consensus:

1. In light of the Planning Commission recommendation, update tables and numbers throughout the Subarea Plan necessary to make it consistent with the Planning Commission’s recommended changes, as well as update current data and scrivener’s errors.

2. Update the Capital Facilities chapter to reflect current plans and conditions.
3. The Planning Commission recommends a work session with stakeholders and the Planning Commission prior to the finalization and release of the PUD ordinance for formal public comment and a public hearing.
4. The information about the various cities referenced in the plan should be updated. Request an update and information from the major cities and the County for their development plans and projections.
5. Parks are important to the mix of residential areas and need to be addressed. Small parks scattered throughout the subarea plan would be a desirable result from the Planning Commission's perspective.
6. Change the plan's land use map to match the acreage reduction of the Bayview Ridge Community Center, and locate the Community Center so it doesn't straddle Peterson Road. Planning and Development Services should recommend a location for the reduced BR-CC to be available to the County Commissioners prior to their consideration.

Proposal NC-1 (Anacortes)

Proposal NC-1 was not released for public comment nor presented to the Planning Commission, so the Planning Commission makes no recommendation on its adoption, and NC-1 is mentioned here only for completeness.

Approved this 12th day of November, 2013

SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON



Annie Lohman, Chair

11-13-13

Date



Dale Pernula, Secretary

11/14/13

Date

