

SKAGIT COUNTY PLANNING COMMISSION MEETING MINUTES

Planning Commission Regular Meeting

June 11, 2024

6:00 PM – 8:29 PM

Please refer to transcript and video recording of the Planning Commission meeting for in-depth information about these meeting minutes. Meeting materials, the full transcript, meeting agenda, and referenced video recording of this meeting can be viewed at the Planning Commission Schedule and Agenda page:

<https://www.skagitcounty.net/Departments/PlanningCommission/PCminutes.htm>

Summary of Meeting

Roll Call

Tim Raschko, (Chair): present

Tammy Candler, (Vice Chair): present

Amy Hughes: present

Vincent Henley: present

Kathy Mitchell: absent

Martha Rose: absent

Jen Hutchison: present

Joe Woodmansee: present

Angela Day: present

The Planning Commission Chair Tim Raschko called the meeting to order at 6:00 p.m.

Approval of Minutes

Chair Raschko asked for approval of the minutes of the May 28, 2024, meeting. Commissioner Angela Day motioned to approve the minutes. Commissioner Joe Woodmansee seconded the motion, and the minutes were approved by unanimous decision.

Director's Update

PDS Director Jack Moore said that the Board of County Commissioners will be having a discussion, taking public comment and having a possible resolution remanding the recently proposed agritourism code changes and remanding back to the Planning Commission. The meeting will be on Monday, June 24 at 2:30 p.m.. The public and Planning Commission is welcome to attend in person or via Zoom. The meeting link is available on the Commission's webpage.

Public Remarks

Chair Raschko opened the public remarks section of the meeting and asked if there was anyone from the public who would like to address the Commission. There were no public remarks.

Deliberations – Guemes Island Seawater Intrusion Amendment

Senior Planner, Robby Eckroth, presented a brief presentation summarizing the existing code and the proposed Guemes Island Seawater Intrusion Amendment to SCC 14.24.380.

Mr. Eckroth presented Skagit County's regulatory authority to regulate critical areas. Critical aquifer recharge areas are considered critical areas according to state regulations. Mr. Eckroth also presented the summary of the comments received during the public comment period and public hearing. Full comments are available on the Seawater Intrusion Amendment in Sole Source Aquifers [page](#). Mr. Eckroth shared the Department's recommendation for approval of the proposed amendment. It was reiterated that the proposed amendment is related to saltwater intrusion and does not regulate water rights.

Commissioner Day recommended adoption of the amendment proposed by staff, seconded by Commissioner Jennifer Hutchinson. Chair Raschko opened the floor discussion.

Commissioners discussed their support and concerns about the draft amendment. There was discussion whether there was a benefit to adopting the proposed amendment if it would not have regulatory impact and that the amendment's goal appeared to provide education to the property owner or applicant.

Chair Raschko made a motion that the Planning Commission recommends to the Board of County Commissioners to reject the amendment, Vice Chair Tammy Candler seconded the motion. Chair Raschko asked if there was discussion about the recommendation, there was no discussion. Chair Raschko then asked for those in favor to raise their hands. Commissioners present, with the exception of Commissioner Henley, supported denial of the amendment.

Commissioners dictated to Mr. Eckroth their Findings of Fact, Reasons for Action document. Chair Raschko asked if they were all in favor of approving the Findings. Commissioners present, with the exception of Commissioner Henley and Commissioner Hutchinson, supported the Findings.

Planning Commission Comments/Announcements

Commissioner Hutchinson asked for a brief update on the voluntary compliance agreements (VCA) with the Agritourism AOI. Director Moore said the Department is still in process as the moratorium provided 6 months for existing businesses to work with the Department for

compliance. There are no VCA's signed yet. A reminder letter will go out in July to encourage businesses to submit if they wish to pursue that option. Commissioner Day recommended that they have consensus instead of voting on findings that are recommended to the Board.

Adjourned at 8:29 PM.

[A full transcript of the discussion is available on our website:
https://www.skagitcounty.net/Departments/PlanningCommission/PCminutes.htm](https://www.skagitcounty.net/Departments/PlanningCommission/PCminutes.htm)

Tim Raschko, Planning Commission Chair

Date

Jack Moore, Secretary

Date