

SKAGIT COUNTY PLANNING COMMISSION MEETING MINUTES

Planning Commission Regular Meeting

September 10, 2024

6:00 PM – 7:15 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): absent

Amy Hughes: present

Vincent Henley: absent

Kathy Mitchell: 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 if there was approval for the Aug 13, 2024, minutes. Commissioner Jen Hutchison moved to approve; Commissioner Angela Day seconded the motion. The minutes were approved unanimously.

Chair Raschko asked if there was approval for the Aug 20, 2024, minutes. Commissioner Hutchison moved to approve; Commissioner Day seconded the motion. The minutes were approved unanimously.

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. No public remarks were provided.

SCC 14.16.400(4)(h) Amendment Work Session

Tara Satushek, Senior Planner, presented proposed amendment to SCC 14.16. 400(4)(h) to exclude electrical generation and/or storage as a major electrical utility development on Agricultural-Natural Resource Lands (Ag-NRL). The amendment would not apply to current applications would be affected, only to future applications. A question was raised on why electrical generation and storage were the only exclusions, not other major utilities. Director Jack Moore responded there may be instances where the County may consider using certain lands for the benefit of the community. For example, while not a specific case, the Edison Sewer Plant. It would be difficult to relocate it far from Edison, so there could be a need to use local lands, like NRL (Natural Resource Lands), because it wouldn't work elsewhere and serves the localized community.

2024 Countywide Planning Policies (CPP) Public Hearing

Chair Raschko opened the public hearing for public comment. There was no one from the public that provided public comment. Chair Raschko closed the public hearing portion of the meeting. Robby Eckroth, Senior Planner requested to provide follow up information regarding the CPP questions from Planning Commissioners. Mr. Eckroth mentioned that the public comment period is open until September 12th. Commissioner Day had questions about how some of the policies will be implemented.

2024 Planning Docket Work Session

Mr. Eckroth summarized each docket petition starting with the three citizen petitions and the Departments recommendations. These included requests from Deception Pass State Park Rezone 77.85 acres from Rural Reserve (RRv) to Public Open Space of Regional/Statewide Importance (OSRSI). Bayview Ridge Light Industrial Zone Buffer Amendment. Commissioner Hutchinson expressed concerns about idling and noise concerns. Mr. Moore said he would look into that and get back to the Commission about that the decibel requirements. The last docketed citizen petition was the Port of Skagit to add aviation disclosure notices and update Airport Environs Overlay regulations.

Mr. Eckroth continued with the four Skagit County initiated petitions.

- Remanded petition from the 2023 for amending the Countywide Planning Policies to disband the Boundary Review Board.
- Amending SCC 14.16.825, Fences section of the zoning code, limiting the zones of where the height of barbed wire is restricted and where razor fencing would be allowed.

- Removal of unlicensed vehicle storage as an allowed use and creating new vehicle storage facility zoning that would be allowed in Rural Freeway Service (RFS) and Urban Reserve Commercial-Industrial (URC-I) zones.
- 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) pertaining to CaRD land divisions

Director's Update

Director Moore updated the Planning Commission that the Board of County Commissioners approved the aquifer protection code amendment for Guemes Island. The Department will work with the Public Health department for data collection as part of a larger project as requested by the Board. Procedural request if there are Planning Commissioner absences to notify the Department. Mr. Moore shared the new appointment of Planning Commissioner Kiera Wright who will fill District 3 vacant seat.

Planning Commission Comments/Announcements

Commissioner Woodmansee will be out of town and may be able to attend virtually. Commissioner Day had a question about process about holding a public hearing and deliberations at that same time. Mr. Eckroth mentioned that this can be dependent on the scale and scope of the proposal to have a separate public hearing and deliberations period.

Adjourned at 7:15 PM

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

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