



Skagit County Planning Commission

www.skagitcounty.net/planningcommission

Chair Tim Raschko **Vice Chair** Tammy Candler
Members Vincent Henley, Amy Hughes, Jennifer Hutchison, Mark Knutzen, Kathy Mitchell,
Martha Rose, Joe Woodmansee

SKAGIT COUNTY PLANNING COMMISSION MEETING MINUTES

Planning Commission 2023 Docket Work Session

September 12, 2023

6:00 PM – 7:32 PM

Please refer to transcript and video recording of 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

Chair Tim Raschko was absent, so Vice Chair Tammy Chandler stood in as Acting Chair.

Amy Huges: Present

Vince Henley: Present

Kathy Mitchell: Present

Martha Rose: Present

Jennifer Hutchison: Absent

Joe Woodmansee: Present

Approval of Minutes

Vice Chair Tammy Chandler introduced the minutes from the last meeting (7/25/2023) for approval. A motion to approve the July 25th meeting was initiated by Commissioner Henley and was seconded by Commissioner Mitchell. The minutes were approved unanimously.

Public Remarks

There were no public remarks.

2023 Docket Work Session Update

Long Range Planner Sarah Ruether provided a description of the petitions and staff recommendations.



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The Dunlap Rezone (LR23-01) would rezone 21 acres of Agricultural – Natural Resource Land to Rural Reserve. The rationale behind this rezone is that the area cannot be farmed so it would be better served as Rural Reserve.

The rezone of LR23-03 would correct the 7.54-acre parcel that was split zoned between Bayview Ridge Residential and Bayview Ridge Light Industrial. The petitioner wishes to rezone the parcel to just be Bayview Right Light Industrial to correct the error of the split zone.

The Saltwater Intrusion Area Well Drilling Requirements (C23-1) would require the County to review the drilling of a well, even if not part of development application in any sole source aquifer. This would impact Guemes Island as that is the only sole source aquifer in Skagit County.

The Qualified Professional Definition (C23-2) would amend the definition of a qualified professional to ensure consistency with surrounding jurisdictions. It would increase the required number of years' experience from 2 years to 4 years.

The OSRSI Allowed Uses (C23-3) would amend the Open Space of Regional and State Importance zone to allow for trails as an outright permitted use. Currently, trails and trailheads are an administrative special use due to a conflict in the code that has them listed as both permitted outright and as administrative special use.

The Master Planned Resort Designation (C23-4) would amend the code language to correct an administrative error that referred to a master planned resort as a special use. The correction would refer to a master planned resort as a zone designation.

The Fire Marshall Code Amendment (C23-5) would remove the code requirement for structures built outside of a fire district to have a foam applicator for firefighting hoses.

The Temporary Manufactured Homes Title Notice Requirement (C23-6) would add a requirement for temporary manufactured homes to submit a title notice that the mobile home is only permitted temporarily. Therefore, when the property is purchased the new owner will know that the mobile home is not permanently permitted.



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The Flow Sensitive Basin Rules (C23-7) would update the regulations by removing old language and instead refer to the new Ecology rules. This would result in the County Code being current with State laws.

The Primitive Campground Definition Amendment (C23-9) would amend the definition of a primitive campground to clarify that minimal amenities be shared among campgrounds. It also refers to regulations for recreational vehicles (RVs) to ensure that primitive campgrounds only allow a maximum of 2 RVs with only on RV inhabited.

The Countywide Planning Policies Update (C23-10) is a petition to adopt the recommended changes to the Countywide Planning Polices. The new language would direct the Board of County Commissioners to disband the Boundary Review Board by June 30th, 2025.

The General Code Language Clean Up (C23-11) would clean up administrative errors that exist in the current code language.

Next steps will be a hearing on October 24th, then a review of public comments on November 14th, after which there will be deliberations on December 12th.

Questions were asked by the commissioners and were answered by Sarah Ruether Long-Range Planner or Director Jack Moore, and by the Director of Skagit County Parks and Recreation Brian Adams.

A full transcript of the discussion is available on our website:

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

Director's Update

Planning Director Jack Moore discussed the rollout of the new permitting software. They are anticipating a 12-month implementation date of the new software.

Mr. Moore also addressed the proposed Orca relocation being stalled as the Orca had passed away.

Planning Commission Comments/Announcements

The Commissioners expressed gratitude to the Planning Department for their hard work. There were no announcements.



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Adjourned 7:32 PM

Tim Raschko, Planning Commission Chair

Date

Jack Moore, Secretary

Date