

SKAGIT COUNTY PLANNING COMMISSION MEETING MINUTES

Planning Commission 2023 Regular Meeting November 14, 2023

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>

6:00 PM – 7:25 PM

Summary of Meeting

Roll Call

Chair Tim Raschko noted that Commissioner Woodmansee was absent.

Tammy Candler: present

Amy Hughes: present

Vince Henley: present

Kathy Mitchell: present

Martha Rose: present

Jennifer Hutchinson: present

Joe Woodmansee: absent

Approval of Minutes

Chair Tim Raschko asked for approval of the minutes. Commissioner Henley made a motion to approve the minutes. Commissioner Hughes seconded the motion, and the minutes were approved.

Public Remarks

There were no public remarks.

Summary of Capital Facilities Plan Update

Senior Planner Robby Eckroth provided summary of Capital Facilities Plan Update. The Public Health department has moved locations and has received multiple grants for various improvements. There were notable external changes as well including updated school enrollment numbers, a potential new fire station for fire district #4, updated need for the Dike and Drainage districts, and Edison completed a capacity study of their water sources. Next steps

include gathering public comments, and a deliberation on November 28, 2023, and board consideration on December 11, 2023 as part of the budget adoption.

Public Hearing on Capital Facilities Plan

There were no comments on the Capital Facilities Plan Update

Comments on 2023 Docket

Long Range Planner Sarah Ruether discussed comments received on the 2023 Docket. There were 2 comments on the LR23-03 Bayview Ridge Rezone with concerns about abandoned buildings, speeding, industrial and residential areas not being compatible to each other, and overall safety concerns with having an industrial area nearby. County Code includes requirements and buffers that will mitigate these concerns including required landscaping and buffers, the restriction of heavy trucks to certain roads, and other ways the Port will build the project to minimize noise for the neighboring properties. The commissioners had questions regarding the layout of the rezone. Sarah Ruether and Laura Schumacher explained in greater detail how the rezone and proposed development would occur.

There were 3 comments on C23-1 Seawater Intrusion. Some commenters opposed while others supported the proposal. The commissioners had questions about how much this would cost someone who wanted to develop the land on Guemes. Ms. Ruether explained it is more a procedural burden rather than a cost burden. Ms. Ruether also explained that the language change would close a loophole that would allow someone to drill a well without Skagit County being notified. The commissioners had concerns about water rights and seawater intrusion, and requested that Staff email the Planning Commission more information before deliberations scheduled for November 28, 2023.

There was 1 comment on C23-2 Qualified Professional Definition in support of the changes being made.

There were 18 comments on C23-3 OSRI Allowed Uses with 17 in support and 1 comment concerned with a specific recreation area. Several organizations commented in support of the proposed changes. The 1 comment that opposed was concerned that trails in the Northern State Mental Hospital would have its status changed and the commenter was concerned with overuse of the facility.

Next steps will be deliberations and then to go the Board.

Director's Update

Director Jack Moore updated the Commissioners with the battery storage proposals. Mr. Moore also explained that there has been an increase in structure fires which is typical during the

beginning of the cold season. The County is continuing work with the Port on a preemptive aquifer recharge. The last thing Mr. Moore mentioned was that Skagit County is continuing work with the Council of Governments on talks about allocations for housing and different income levels.

Planning Commission Comments/Announcements

There were no comments or announcements.

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

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Adjourned at... 7:25PM

Tim Raschko, Planning Commission Chair

Date

Jack Moore, Secretary

Date