

SKAGIT COUNTY PLANNING COMMISSION MEETING MINUTES

Planning Commission Regular Meeting

November 19, 2024

6:00 PM – 7:43 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

Present: Tim Raschko, (Chair), Tammy Candler, (Vice Chair), Amy Hughes, Vincent Henley, Jen Hutchison, Joe Woodmansee, Angela Day, Kiera Wright

Absent: Kathy Mitchell

Staff: Robby Eckroth, PDS Senior Long Range Planner

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 October 22, 2024, minutes.

Commissioner Henley moved to approve the minutes.

Commissioner Hutchison seconded.

Vote: Support- 8, Oppose- 0, Abstain- 0. The motion carried.

Chair Raschko asked if there was approval for the October 29, 2024, minutes.

Commissioner Henley moved to approve the minutes.

Commissioner Day seconded.

Vote: Support- 8, Oppose- 0, Abstain- 0. The motion carried.

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 members of the public who wished to provide public comments.

Deliberations – [2025-2030 Annual Capital Facilities Plan Update](#)

Robby Eckroth presented the update, noting no public comments or testimony during the feedback period. The CFP amendment included minor changes, primarily date adjustments.

Commissioners reviewed the findings of fact and reasons for action provided by staff for concurrence with their approval.

Commissioner Day moved that the Planning Commission recommends that the Board of County Commissioners approve the Capital Facilities Plan as amended.

Vice-Chair Candler seconded.

Vote: Support- 8, Oppose- 0, Abstain- 0. The motion carried.

Project information is available at www.skagitcounty.net/cfp

Deliberations – 2024 Annual Comprehensive Plan, Map, and Development Code Amendments Docket

Chair Raschko called Eckroth to provide a brief presentation on the prior to deliberations of the 2024 Docket of Comprehensive Plan, Development Regulations, and Mapping Amendments. The Planning Commission will be voting on a recommendation on each docket petition to the Board of County Commissioners. The Comprehensive Plan Amendment process is an annual process where citizens and County staff can submit petitions to make changes to the Comprehensive Plan and Development Regulations. Eckroth offered to answer any questions prior to deliberations. Next steps after this meeting, is the Board of County Commissioners will hold a work session on December 9th at 1:30 p.m. and will be taking possible action on the docket on December 16th at 2 p.m.

Citizen Petitions:

LR24-01 Deception Pass OSRSI Rezone

Chair Raschko opened the for discussion the proposal. Commissioners reviewed the findings of fact and reasons for action provided by staff for concurrence with their approval.

Commissioner Day moved that the Planning Commission recommends that the Board of County Commissioners **approve** the zoning map amendment to rezone 77.85 acres of parcel P19610 from Rural Reserve (RRv) to Public Open Space of Regional/Statewide Importance (OSRSI).

Vice-Chair Candler seconded.

Vote: Support- 8, Oppose- 0, Abstain- 0. The motion carried.

LR24-02 Bayview Ridge Light Industrial Buffer and Landscape Amendment

Commissioners discussed their concerns about the proposal and its potential impacts to the surrounding residential community. another expressed concern was about the proposal changing code that was just made 10 years ago that went through an in-depth process. Majority of concerns were about the buffer reduction request for loading dock areas that border residential zoning. A few Commissioners share the desire for a master plan for the Bayview Ridge Light Industrial Area. Eckroth responded that there is not a current mechanism in code of the comprehensive plan to require a master plan. This would require additional

changes in preparation for that. Commissioners reviewed the findings of fact and reasons for action provided by staff for concurrence with their approval.

Commissioner Day moved that the Planning Commission recommends that the Board of County Commissioners **deny** the Bayview Ridge Light Industrial buffer and landscaping amendment.

Commissioner Wright seconded.

Vote: Support- 8, Oppose- 0, Abstain- 0. The motion carried.

[LR24-04 Airport Environs Overlay \(AEO\) Amendments](#)

The proposal focused on aligning with FAA regulations and ensuring clear disclosure for residents. Commissioners reviewed the findings of fact and reasons for action provided by staff for concurrence with their approval.

Commissioner Hutchinson moved that the Planning Commission recommends to the Board of County Commissioners to **adopt** the Airport Environs Overlay (AEO) amendments.

Commissioner Henley seconded.

Vote: Support- 8, Oppose- 0, Abstain- 0. The motion carried.

County-Initiated Petitions:

[C24-1 Countywide Planning Policies Update – Disband Boundary Review Board](#)

Commissioner Day expressed mixed feelings about disbanding boundary review boards, acknowledging that while there are criteria for disbandment, it could make the process less certain for citizens. Additional concerns about future possibilities, such as the creation of new special purpose districts or self-contained communities, and how these would be handled without boundary review boards. Eckroth responded, clarifying that processes for creating, dissolving, merging, or changing boundaries of special purpose districts vary depending on the type of district. These processes often involve elections and public hearings, with significant changes requiring amendments to Countywide Planning Policies. Commissioners reviewed the findings of fact and reasons for action provided by staff for concurrence with their approval.

Commissioner Day moved that the Planning Commission recommends to the Board of County Commissioners to **adopt** the amendment to the Countywide Planning Policies that would effectively disband the Boundary Review Board.

Commissioner Hutchinson seconded.

Vote: Support- 8, Oppose- 0, Abstain- 0. The motion carried

[C24-2 SCC 14.16 Fencing Section](#)

Proposal was to prohibit razor wire fencing and barbed wire fencing in certain circumstances. Some zones would still allow it that are industrial or for certain types of uses.

Commissioner Day moved that the Planning Commission recommends that the Board of County Commissioners **adopt** the amendment to SCC 14.16 which will add a new section on fencing.

Commissioner Henley seconded.

Vote: Support- 8, Oppose- 0, Abstain- 0. The motion carried

[C24-3 Vehicle Storage Amendment](#)

Commissioner Henley asked if the term “vehicle” apply not only to motorized vehicles but to aircraft and boats. Eckroth reviewed Title 14 of Skagit County Code and it was not defined but that there are existing definitions for “inoperable vehicle” and “recreational vehicles.”

Commissioners requested clarification that this is primarily for commercial enterprises and not personal hobby collections. Eckroth noted that existing code that limits them to 500 square feet unless they put it inside of a building. Eckroth also noted that the Department received inquiries from individuals interested in storing vehicles for commercial purposes in residential zones. These vehicles may not necessarily be licensed or operable, and the concern is that this could have a significant impact on nearby residential neighbors. Commissioners reviewed the findings of fact and reasons for action provided by staff for concurrence with their approval. Commissioners requested that the Department provides a definition of “vehicle” in the recorded motion.

Commissioner Day moved that the Planning Commission recommends that the Board of County Commissioners **adopt** the code amendment.

Commissioner Hutchinson seconded.

Vote: Support- 7, Oppose- 1, Abstain- 0. The motion carried

[C24-4 General Code Language Clean Up](#)

Commissioners reviewed the findings of fact and reasons for action provided by staff for concurrence with their approval. **Commissioner Hutchinson moved** that the Planning Commission recommends that the Board of County Commissioners **adopt** the amendments included in the annual code language clean up.

Vice-Chair Candler seconded.

Vote: Support- 8, Oppose- 0, Abstain- 0. The motion carried

Planning Commission Comments/Announcements

Eckroth announced that effective January 2025 the Department will be taking action minutes and that the 2025 meeting schedule will be presented at the December 10th meeting.

Commissioner Henley distributed copies of the Intergovernmental Panel on Climate Change Assessment Report to Commissioners and staff.

[Adjourned at 7:43 PM](#)

[A full transcript of the discussion is available on our website:](#)

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

Tim Raschko, Planning Commission Chair

Date

Jack Moore, Secretary

Date