

SKAGIT COUNTY PLANNING COMMISSION MEETING MINUTES

Planning Commission 2023 Regular Meeting November 28, 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 – 8:03 PM

Summary of Meeting

Roll Call

Tim Raschko: present

Tammy Candler: present

Amy Hughes: present

Vince Henley: present

Kathy Mitchell: present

Martha Rose: present

Jennifer Hutchinson: present

Joe Woodmansee: present

Approval of Minutes

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

Public Remarks

There were no public remarks.

Deliberations on the Draft of Capital Facilities Plan Update

Senior Planner Robby Eckroth began by informing the commission that no public comments were received. Commissioner Candler motioned to recommend the Board of County Commissioners approve the Capital Facilities Plan as amended. The motioned was seconded by Commissioner Mitchell. The Planning Commission approved the Capital Facilities Plan Update.

Deliberations on 2023 Docket

Senior Planner Sarah Ruether informed the commission that docket item C23-7 was rescinded as there were technical changes that needed to be made. Fully Contained Communities FCC are not the 2023 docket as the Board of County Commissioners removed it.

LR23-01 Dunlap Rural Reserve Rezone. Commissioner Candler moved to approve the proposed rezone. Commissioner Mitchell seconded the motion. The motion was approved. The commissioners provided language updates to the Dunlap rezone docket item. The commissioners approved the items of fact and reasons for action.

LR23-03 Bayview Ridge Light Industrial Rezone. Commissioner Mitchell moved to approve the proposed rezone. Commissioner Rose seconded the motion, and it was approved. The findings of fact and reason for action was approved.

C23-1 Seawater Intrusion. Commissioner Chandler motioned to deny the docket item. Commissioner Henley seconded the motion. There were concerns of an increase burden being placed on property owners to locate surrounding wells. There were also concerns regarding the jurisdiction of managing the water in the area. C23-1 was rejected. The findings of fact and reason for action added language furthering establishing the jurisdiction belonging to the Department of Ecology and not Skagit County. The facts and findings were approved.

C23-2 Update Definition for Qualified Professional. Commissioner Mitchell motioned that the Board of County Commissioners adopt the proposed amendment. Commissioner Chandler seconded. The Planning Commission voted to approve the recommendation. Commissioner Woodmansee expressed a desire to strike the second bullet point and change it. The first bullet point was changed to reflect there is no guarantee on quality of work. Changes were made and the findings of fact were approved.

C23-3 ORSI Allowed Use Amendment. Commissioner Hughes motioned that the Planning Commission recommend to the Board of County Commissioner to deny C23-3. Commissioner Chandler seconded the motion. Commissioner Hughes asked for a point of clarification regarding larger projects requiring an administrative special use permit. Sarah Ruether clarified that SEPA would be triggered with a larger project. Commissioner Hughes noted that the Planning Commission address the special use of trails in a 2020 meeting and that nothing of substance has changed which why there was a motion to deny. Commissioners Mitchell and Chandler agreed with Hughes that the Planning Commission already decided this issue in 2020.

The Planning Commission voted on recommending denying the docket item. Commissioner Rose voted "nay"; Commissioner Hutchinson abstained while the rest of the Commission voted in favor of recommending the denial of the docket item.

The findings of fact and reason for action was discussed next. It was decided that the 2020 findings of fact were applicable to the 2023 docket item. Senior Planner Sarah Ruether added them to the 2023 findings of facts. The Planning Commission voted to approve the findings of facts with Commissioner Rose abstaining.

C23-4 Master Plan Resort Designation. Commissioner Chandler moved that the Board of County Commissions adopt the Master Plan Designation amendment. Commissioner Mithcell seconded. The Planning Commission voted to approve the recommendation. The findings of fact included proposed verbiage changes. The Planning Commission voted to approve the findings of fact.

C23-5 Fire Marshall Code Amendment. Commissioner Chandler moved that the Board of County Commissioners adopt the amendment. Commissioner Henley seconded. The Planning Commission voted to approve the recommendation. The findings of fact noted that firefighting foam have carcinogenetic elements and are no longer the preferred method. The Planning Commission approved the findings of fact and reason for action.

C23-6 Temporary Manufactured Homes Title Notice Requirement. Commissioner Mitchell moved to recommend the Board of County Commissioner approve the recommendation. Commissioner Hughes seconded the motion. The Planning Commission voted to approve the adoption of C23-6. The findings of fact and reason for action were approved by the Planning Commission.

C23-9 Primitive Campground Definition Amendment. Commissioner Chandler moved that the Board of County commissioners adopt the proposed amendment. Commissioner Mitchell seconded. The Planning Commission approved the amendment. The findings of fact and reason for action clarified that private vehicles are not allowed on primitive campgrounds. Primitive campgrounds that are intended to be low impact cannot include more than two vehicles. The Planning Commission approved the findings of fact and reason for action.

C23-10 Countywide Planning Policy Update. Commissioner Mitchell moved that the Planning Commission recommend to the Board of County Commissioners to adopt C23-10. Commissioner Henley seconded. The Planning Commission voted to approve the recommendation. The findings of fact and reason for action were approved by the Planning Commission.

C23-11 General Code Language Cleanup. Commissioner Mitchell moved that the Planning Commission recommend that the Board of County Commissioners adopt C23-11. Commissioner Henley seconded. The Planning Commission approved the recommendation. The findings of fact and reason for action was approved by the Planning Commission.

Director's Update

Planning Director Jack Moore shared that there have been several upgrades at Lake McMurray in their main building. The deputy fire marshals have been in close contact with local fire departments in sharing updates received on the battery storage systems. An expansion of parking and electric vehicle charging at Paccar has been going smoothly. Code compliance staff are working closely with a new family member in the Grip Road case. Natural Resources has been working with a consultant on the Shorelines Master Program.

Planning Commission Comments/Announcements

Chair Tim Raschko thanked the staff for the hard work that has been done. He also expressed gratitude for the hard work and dedication that Sarah Ruether has provided during her time with the Planning Department. Commissioner Mitchell echoed the praise that Tim Raschko expressed.

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

Adjourned at 8:03 PM

Tim Raschko, Planning Commission Chair

Date

Jack Moore, Secretary

Date