



Skagit County Planning Commission

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Chair Tim Raschko **Vice Chair** Angela Day
Members Xuhua Mu, Ian Larsen, Patricia Good, Kiera Wright, Joe Woodmansee

Tuesday, September 15, 2026

Skagit County Planning Commission's Recorded Motion regarding 2026 Docket of Comprehensive Plan, Map, and Development Code Amendments

Proposal publication date: July 16, 2026

Proposal name: 2026 Docket of Comprehensive Plan, Map, and
Development Code Amendments

Documents available at: www.skagitcounty.net/2026CPA

Public hearing body: Skagit County Planning Commission

Public hearing date: Tuesday, August 18, 2026, at 6:00 p.m.

Written comment deadline: Thursday, August 20, 2026 at 4:30 p.m.

PC deliberations: September 15, 2026

On May 19, 2026, the Skagit County Board of Commissioners deliberated on the proposals for the 2026 docket, including public comments received, and passed Resolution R20260102.

The Planning Commission held a work session on the docket on July 14, 2026, prior to the public hearing. The staff report published on July 7, 2026, contains findings related to each docket petition, department recommendations, and public notice.

On July 16, 2026, the Planning and Development Services Department published a Notice of Availability (including SEPA determination of non-significance and notice of written comment period and public hearing) and staff report and transmitted a 60-day Notice of Intent to Adopt to the Department of Commerce. The public comment period was open from July 16, 2026, until August 20, 2026, in which the County received 16 comments.

All written comments and hearing testimony were provided to the Planning Commission.

Planning Commission deliberated on the docket on September 15, 2026.

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Board of County Commissioners.

Recommendations, Findings of Fact and Reasons for Action

LRPLN-2025-0001 Old Day Creek Road Small Scale Business Rezone

The Planning Commission recommends that the Board of County Commissioners - **Approval** the zoning map amendment to rezone 0.3 acres of parcel P23311 from Rural Village Residential (RVR) to Small Scale Business (SSB).

Findings of fact and Reasons for Action:

1. Goal 3C-9 of the Comprehensive Plan recognizes the land use needs of existing and new Small Scale Businesses (SSB) that are beyond the size and scale of Home-Based Businesses (HBBs).
2. The subject property is already located in a Type 1 Limited Areas of More Intense Rural Development (LAMIRD) and the proposed rezone from Rural Village Residential (RVR) to Small Scale Business (SSB) will not create a new LAMIRD.
3. Comprehensive Plan Policies 3B-1.1, 3B-1.6, and 3C-9.1 through 3C-9.7 support small-scale businesses on existing nonresidential sites when the use is compatible with the surrounding rural area.
4. The proposed rezone would not change the County's population forecasts or non-urban population distribution. The property is below the minimum lot size for subdivision, and the site has limited potential for residential development.
5. Rezoning the property to SSB would not require urban services, and would not result in urban-scale development.
6. The proposed rezone is not expected to create a significant additional demand for public services or facilities and would not create an amendment to the levels of service established in the Capital Facilities Plan.

Recommendation:

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	x			
Angela Day, Vice Chair	x			
Xuhua Mu	x			
Ian Larsen	x			
Patricia Good	x			
Joe Woodmansee	x			
Kiera Wright	x			
Total	7			

LRPLN-2025-0003 Rasar Mineral Resource Overlay Designation Amendment

The Planning Commission recommends that the Board of County Commissioners **Approve** the petition seeking to designate five parcels—P109100, P109099, P109098, P34222, and P34223—within the Mineral Resource Overlay (MRO).

Findings of fact and reasons for action:

1. The Growth Management Act requires counties to designate mineral resource lands based on maps and information on location and extent of mineral deposits provided by the department of natural resources, the United States Geological Service and any relevant information provided by property owners. (RCW 36.70A.050 and WAC 365-190-070).
2. The Countywide Planning Policies support the protection and continued availability of mineral resources for long-term commercial use.
3. The properties proposed to be added to the MRO are zoned Rural Resource–Natural Resource Lands (RRc-NRL) and are located next to an existing mining operation and the existing MRO boundary.
4. Comprehensive Plan Policy 4D-1.1(a) considers lands containing minerals that are minable, recoverable and that are anticipated to be commercially traded, marketable. Site-specific geologic information identifies commercially significant sand and gravel resources on the property that are at recoverable depths.
5. Comprehensive Plan Policy 4D-1.3(c) prefers mining operations to be located within one to two miles of a public road. The properties proposed to be designated MRO are within one mile of a public road (Old Hwy 99) and are already served by an existing driveway utilized by the existing mining operation.
6. Comprehensive Plan Policy 4D-1.3(e) supports mining within two hours driving distance from incorporated cities or other points of use. The properties proposed for designation are approximately 10 minutes from the closest city.
7. The properties proposed to be added to the MRO are not within one-quarter mile of a Rural Village, Rural Intermediate zone, or an Urban Growth Area.
8. The proposed MRO designation would not change the underlying RRc-NRL zoning or the County's population forecasts and non-urban population distribution.

9. Designation of the properties within the MRO does not authorize mining. Any future mining operation would require a Hearing Examiner Special Use Permit under SCC 14.52 and would be subject to SEPA review and other applicable County requirements, including requirements related to buffers, aquifer protection, and critical areas.
10. Planning Commission recognizes the absence of the policy of aggregation. However, we also recognize that these lots aggregate in a practical way with the adjacent existing mine site.

Recommendation:

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	x			
Angela Day, Vice Chair	x			
Xuhua Mu		x		
Ian Larsen	x			
Patricia Good	x			
Joe Woodmansee	x			
Kiera Wright		x		
Total	5	2		

C26-1 General Code Language Clean Up

The Planning Commission recommends that the Board of County Commissioners **Approve** the amendments included in the annual code language clean up.

Findings of fact and reasons for action:

1. **Title 14 Code Reorganization.** RCW Chapter 36.70B, which governs local project review procedures, was recently updated by state legislation with the passage of 2SSB 5290 (2023), with the goal of consolidating, streamlining, and enhancing local permit review processes to achieve better outcomes for applicants, customers, planners, builders, and designers. In response, Skagit County adopted Ordinance O20250005 which reorganized its development regulations with a focus on streamlining residential permitting and improving the code's readability, usability, and administrative efficiency through a clearer and more logical chapter structure.
1. **Opportunities for Further Improvement to Title 14.** Since the adoption of O20250005, PDS staff and the public have used and implemented the reorganized code and have identified opportunities for further improvement, as well as errors that resulted from the reorganization. The amendments proposed by Planning and Development Services staff seek to address these identified opportunities and issues.

Recommendation:

1. Party of Record- Planning commission recommends to the Board Of County Commissioner that they consider whether the addition of number Four creates an unintended substantive change to a Party of Record definition.
2. Party of Record – What are the legal rights of Party of Record?

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	X			
Angela Day, Vice Chair	X			
Xuhua Mu	X			
Ian Larsen	X			
Patricia Good		X		
Joe Woodmansee		X		
Kiera Wright		X		
Total	4	3		

The Planning Commission recommends that the Board of County Commissioners adopt the 2026 Docket of Comprehensive Plan, Map, and Development Code Amendments as recommended.

This recorded motion **is approved** on the 15th day of September 2026.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	X			
Angela Day, Vice Chair	X			
Xuhua Mu	X			
Ian Larsen	X			
Patricia Good	X			
Joe Woodmansee	X			
Kiera Wright	X			
Total	7			

SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON



Tim Raschko, Chair

9/15/26
Date



Jack Moore, Secretary

Robby Eckstein
for

9/15/2026
Date