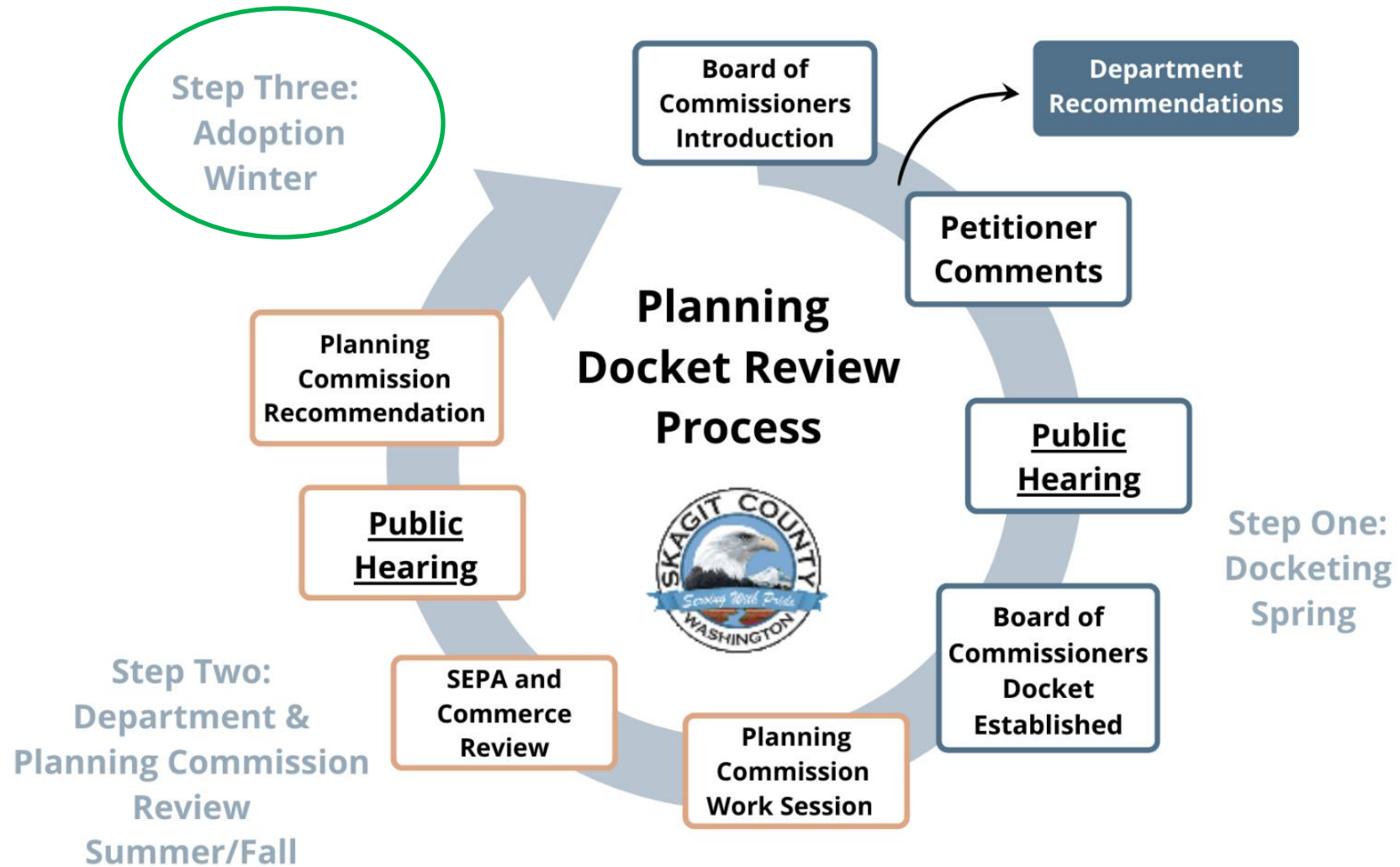


Work Session 2026 Docket



Deepti Khanna
Associate Planner
October 12, 2026

Project Website:
www.skagitcounty.net/2026CPA



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LRPLN-2025-0001 Wilson-Diedrich

Small Scale Business Rezone

- Rezone 0.3 acres at 23528 Old Day Creek Road (P23311) in Clear Lake from **Rural Village Residential (RVR)** to **Small-Scale Business (SSB)**.
- Historically property was site of a home, and a detached shop that was used as a hydraulic repair business since the 1960s.
- Property was purchased by the Washington State Department of Transportation in 2017 for the purpose of constructing a roundabout.
- WSDOT demolished the house leaving only the detached shop.



Project Website:

www.skagitcounty.net/2026CPA

Planning Commission Recommends Approval



Project Area





LRPLN-2025-0001 Wilson-Diedrich

Small Scale Business Rezone

- Current owner purchased the property in 2022 and rents the shop to a moving and junk removal service business.
- Applicant is requesting this rezone to bring the property into compliance with the zoning code.
- RVR zone primarily designated for residential uses and allows only limited non-residential uses.
- SSB zone allows small-scale commercial or industrial activities



Project Website:

www.skagitcounty.net/2026CPA

Planning Commission Recommends Approval

LRPLN-2025-0001 Wilson-Diedrich

Small Scale Business Rezone

- Business stores trucks only during non-business hours.
- Generates no customer traffic.
- Does not store the junk removed from properties at the subject site.
- Adjacency to State Route 9 reduces the likelihood of adverse impacts on nearby residential uses.
- Due to site constraints, the property has minimal potential for additional development.



Project Website:

www.skagitcounty.net/2026CPA

Planning Commission Recommends Approval

LRPLN-2025-0003 Rasar

Mineral Resource Overlay (MRO) Designation

- Petition seeks to designate five parcels (P109100, P109099, P109098, P34222, & P34223) within the Mineral Resource Overlay (MRO).
- Parcels encompass approximately 13.93 acres.
- Zoned Rural Resource – Natural Resource Lands (RRc-NRL).
- Parcels located directly west of an existing mineral extraction site and the current MRO boundary.
- Applicant requesting to designate parcels within the MRO for future potential mineral extraction opportunities.



Project Website:

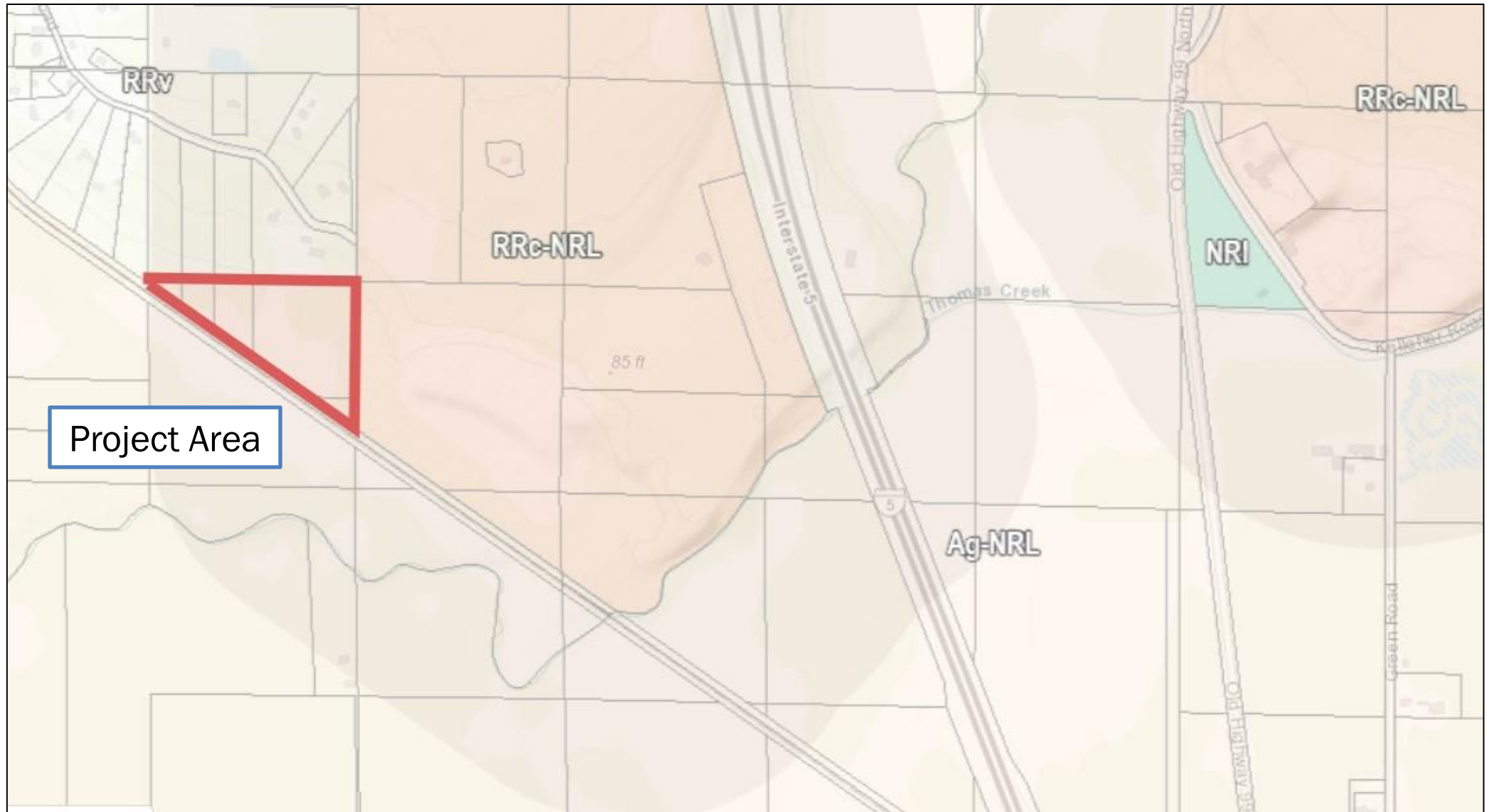
www.skagitcounty.net/2026CPA

Planning Commission Recommends Approval



Project Area





LRPLN-2025-0003 Rasar

Mineral Resource Overlay (MRO) Designation

- 2007 periodic comprehensive plan update, County conducted an in-depth review of potential mineral resource deposits and revised the MRO.
- Parcels P109100 & P34223 were included within the MRO prior to update taking effect October 16, 2007.
- Site-specific drilling submitted by the applicant indicates the presence of a significant aggregate resources on the property.
- DNR's Aggregate Resource Inventory of Skagit County further identifies the site as being within 10 miles of areas with high aggregate demand.



Project Website:

www.skagitcounty.net/2026CPA

Planning Commission Recommends Approval

LRPLN-2025-0003 Rasar

Mineral Resource Overlay (MRO) Designation

- Skagit County PDS reviewed petition for consistency with the Comprehensive plan
- Complete policy analysis can be found in staff report.
- If MRO designation is approved, applicant would be required to obtain approval of a Hearing Examiner Special Use Permit and would be subject to environmental review under the State Environmental Policy Act (SEPA).



Project Website:

www.skagitcounty.net/2026CPA

Planning Commission Recommends Approval

C26-1 General Code Language Clean-Up

SCC 14.04.020 – Party of Record Definition.

- The amendment to the definition of “Party of Record” clarifies that an individual must submit written comments during the official public comment period or provide testimony at an open-record public hearing in order to qualify as a Party of Record, Or;
- Have formally requested notifications in writing and provided a complete mailing address, consistent with RCW 36.70B.130.
- The revised definition also expressly includes property owners and applicants.



Project Website:

www.skagitcounty.net/2026CPA

Planning Commission Recommends Approval

C26-1 General Code Language Clean-Up

SCC 14.06.150-1 – Administrative Decision.

- Administrative Decision permit pathway is proposed to be removed as a Type 1 permit, as its only application was for change-of-use requests within the Rural Business zone.
- Changes of use in the Rural Business zone will remain a Type 1 permit and likely requires a building permit to change the occupancy type.



Project Website:

www.skagitcounty.net/2026CPA

Planning Commission Recommends Approval

C26-1 General Code Language Clean-Up

SCC 14.18.810 – Data Centers.

- The addition of SCC 14.18.810 establishes a definition for data centers.
- Limits them to a maximum size of 2,000 square feet with an electrical load not exceeding 2 megawatts.
- Clarify that data centers are not classified as utility developments.
- Allows data centers as accessory uses to businesses.
- Allowed as a permitted use in the Bayview Ridge-Light Industrial and Bayview Ridge-Heavy Industrial zones.



Project Website:

www.skagitcounty.net/2026CPA

Planning Commission Recommends Approval

C26-1 General Code Language Clean-Up

SCC 14.28.040 – Setback Exemptions and SCC 14.29.110 Off-Premises Signs.

- SCC 14.28.040 and SCC 14.29.110 are proposed to be amended to remove the setback exemption for billboards.
- Currently unclear whether freestanding signs include billboards. Due to their size, staff recommends requiring billboards to meet side and rear property line setbacks.
- Billboard code requires setback from road right-of-way but no side or rear property line setbacks.



Project Website:

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Planning Commission Recommends Approval

C26-1 General Code Language Clean-Up

SCC 14.59.020 Applicability for Wireless Facilities Chapter.

- Updates to SCC 14.59.020 will allow county facilities leased from a private property owner, as well as privately owned equipment used exclusively for public safety purposes, to be exempt from the Wireless Facilities Chapter.
- This change is intended to streamline permitting for emergency services, including Skagit 911, so they do not have to go through the Hearing Examiner process.



Project Website:

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Planning Commission Recommends Approval

C26-1 General Code Language Clean-Up

Non-Substantive Minor Amendments

- Amend Table 14.06.150-1 Types of Review to include Urban Reserve Development Permits.
- The term “principal use” is proposed to be removed from the setback requirements for Rural Commercial/Industrial zones (Table 14.12.030-1) because it excludes accessory structures.
- Amend hearing examiner decision timing in 14.06.380 to be consistent with RCW 36.70.970(3).
- Amendments to 14.12.100(2) allow applicants to reoccupy or rebuild buildings in the **Rural Business** zone even if the building has not been in continuous use, may reoccupy the building and continue the use.
- Apply resource lands limitations in RRc-NRL zone for Limited Event Venues.



Project Website:

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Planning Commission Recommends Approval

C26-1 General Code Language Clean-Up

Non-Substantive Minor Amendments

- Eliminate Car Wash use as an allowed use in the Rural Business zone which was inadvertently added to the code in 2025 code reorganization.
- Amendments to SCC 14.06.230 and 310 are being made to be consistent with updates to RCW 36.70B.070(2) to specify complete applications are reviewed for “procedural completeness”.
- The amendment to SCC 14.78.100(2) clarifies that uses within open space tracts designated OS-NRL for CaRD land divisions located in a Natural Resource Lands zone must directly support natural resource production.
- Fix inconsistencies.



Project Website:

www.skagitcounty.net/2026CPA

Planning Commission Recommends Approval

Public Comments Received

Public Comments Received

- Public Comment period was held from July 16 – August 20, 2026.
- Public Hearing was held on August 18, 2026.
- Received 14 public comments.



Comments and comment summary can be found on 2026 Docket webpage: www.skagitcounty.net/2026CPA

Public Comments LRPLN-2025-0003

- Clarification on comments regarding access to exiting mine:
 - Application materials indicated access is from Allen Road
 - Applicant is accessing from the existing driveway connecting to Old Highway 99.
- Clarification on environmental impacts including to aquifer:
 - All project specific environmental impacts will be assessed during permitting review process.



Planning Commission Recommendation

Planning Commission Recommendation

- Planning Commission recommended approval of all 3 docket petitions.
- Party of Record Definition. Concerned whether the addition of Item No. 4 (Formally requested to receive information via a written statement with a complete mailing address) creates an unintended substantive change to the definition of a Party of Record.



Project Website:

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Options for Board Action

- Adopt the petition as proposed
- Adopt proposal with modifications*
- Decline to adopt the proposal
- Remand the issue back to the Department or PC for further study
- Defer action on docket proposal

*Would require scheduling a public hearing



Project Website:

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Next Steps

- **October 19, 1:30 PM – Board of County Commissioners
Deliberations and Possible Action**



Project Website:

www.skagitcounty.net/2026CPA

Questions?



2026 Petitions and Supporting Documents can be found at:

www.skagitcounty.net/2026CPA