

Scenario Descriptions

	Plan Trend	Agriculture-Forestry	Economic Development	Ecosystem
Guiding Principles	Apply existing laws, policies, and programs from current comprehensive plans and zoning. Where necessary, apply “most likely” assumptions for future.	Protect existing base of agricultural and forest lands and their profitable use, while meeting current regulatory requirements	Provide for economic, housing, and service needs of county’s residents and jurisdictions, recognizing economic importance of “quality of life” issues	Protect and restore ecosystem functions and processes to support self-sustaining populations of native species and long-term human uses of ecosystem
Population Distribution	-Size urban areas to handle 80% of new growth, remaining 20% to rural or resource lands	-Similar population distribution as in Plan Trend, with enhanced protections for resource lands	Size urban areas to handle 60% of new growth, 30% to expanded but walkable Rural Villages, and 10% to remaining rural or resource lands	-Size urban areas to handle 95% of new growth, remaining 5% to rural or resource lands.
Urban Growth Areas (UGAs)	-Urban growth areas (UGAs) may expand, but not into flood plain, agricultural or industrial-forest land. - Urban expansions allowed in secondary forest or rural resource where no other rural lands are available.	-Urban growth areas may expand, but not into designated natural resource lands: agricultural, forest, and rural resource.	-Some limited UGA expansions allowed in floodplain and farm land, targeting poorer quality soils and areas along I-5, especially for large industrial uses. - Encourage mixed-use and walkable communities, commercial redevelopment and infill in existing urban areas.	-Encourage more compact development and redevelopment in existing UGAs, by increasing overall urban densities/capacities by 50%. - When and if necessary, to accommodate population and job growth, Mount Vernon UGA may expand to SE, Sedro Woolley to NW, and Anacortes to SE.
Rural and Resource Lands	- Apply current rural and resource land zoning rules. -Development capped in Skagit River sub-basins when limits on exempt wells are reached. -Conserve 640 acres/yr of farmland through purchase of development rights.	-Allow no net loss of designated agricultural lands. -Explore transferring residential development rights off delta agricultural lands. -No additional regulations on forest lands. -Voluntary transfer/purchase of development rights from forest lands, also density incentive for permanent protection/management of large forest areas.	-Provide expansion potential for some Rural Villages outside of flood plain and resource lands (Alger, Conway hill, Birdsvie). -Also encourage employment and services in Rural Villages to create livable/walkable communities.	-No new development in channel migration zone (larger area than floodplain), on parcels entirely within 300m of salmon streams. -Limit development in “elk conflict zones” or within ¼-mile of heron rookeries
Environmental Conservation/ Restoration	-Purchase conservation lands at rate of \$1.5 million/yr, prioritizing undisturbed/natural land in Skagit floodplain. -Restore 2,700 acres in delta to estuary, prioritizing lower productivity farmland. -Restore 50 acres/yr of upriver floodplain	-Prioritize publicly owned lands for 2,700 acres of delta estuary restoration; any additional conservation on farm land achieved on voluntary, incentive basis. -Allow low-intensity timber harvest on some lands currently in conservation status.	Same as Plan Trend.	-Implement all restoration projects in Chinook Recovery Plan in delta and nearshore. -Triple Plan Trend levels for upriver restoration. -Conservation purchases help to achieve above restrictions on rural development (floodplain, wetlands, etc.)

Table 1: Highlights, Initial Scenarios for 2060. All scenarios developed for initial land use modeling purposes only

