



Comprehensive Plan Policy or Development Regulation Amendment Suggestion

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
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Per RCW 36.70A.470(2), this form is intended for use by any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest amendments to Skagit County's Comprehensive Plan policies or its development regulations, which are contained in Skagit County Code Title 14. Please do not combine multiple unrelated Comprehensive Plan policy or development regulation amendments on a single form. This form is for policy or development regulation amendments; use the Comprehensive Plan Map Amendment Request form for changes to the land use/zoning map.

Submitted By

Name	<u>Ed Stauffer, Board Member</u>	Organization	<u>Friends of Skagit County</u>		
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Proposal Description

Please answer all of the questions below that are applicable to your suggestion.

1. Describe your proposed amendment.

Skagit County needs an accurate database of buildable lands in rural zones. To our knowledge this has never been completed.

2. Describe the reasons your proposed amendment is needed or important.

Skagit County is making policy decisions regarding development without information to assess cumulative development scale, costs, location or impacts to available parcels in rural zones as well as resource zones. Economic impacts for long term effects of development cannot be created without accurate data as a baseline.

3. If you are suggesting revision to a particular section of the Comprehensive Plan, please identify which section(s):

Any section of the Comp plan, CWPPs or code that addresses development should also have a requirement to report long term economic effects of the development. This should include conversion of parcels to uses other than those allowed in a zone (via special use permit or other permits).

4. If you are suggesting revision to the Comprehensive Plan, would the revision create inconsistencies with existing sections of the Comprehensive Plan? If so, please list those sections:

This is not inconsistent with GMA or the existing Comp Plan, both of which include requirements to manage development for long term conservation and preservation of resource lands.

5. If you are suggesting revision to the Comprehensive Plan, would the revision require corresponding amendments to the County's development regulations?

Yes.

6. If you are suggesting revision to a particular section of Skagit County Code Title 14, please identify which section(s).

Any section that already describes actions needed for development of rural lands, including ag, forestry and mineral lands.

7. If you are suggesting this development regulation amendment as a result of a particular project or permit application, please identify which project or application:

N/A. A buildable rural lands analysis should include all parcels in Skagit County.

8. *If you are suggesting specific language as part of your amendment, please attach that specific language. Specific language is not required.*

9. *Describe why existing Comprehensive Plan policies should not continue to be in effect or why they no longer apply.*

This suggestion is in addition to existing CP policies, no deletions.

10. *Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.*

The amendment complies with the goals of the CWPP including Reducing Sprawl, Economic Development, Open Space and Environment. The amendment addresses all of the sections of the Comp Plan including Housing, Economic Development, Transportation, Rural Lands, Resource Lands, etc.

11. *Describe the anticipated impacts to be caused by the change, including geographic area affected and issues presented.*

A buildable rural lands inventory and assessment should address the entire County and give the County a better baseline and data for planning, permitting and code enforcement.

12. *Describe how adopted functional plans and Capital Facilities Plans support the change.*

Adopted functional plans and the CFP must be based on accurate projections of available lands for current and future uses. Currently this information is not included in these plans.

13. *Describe any public review of the request that has already occurred.*

None directly, although many citizens have commented to the Planning Commission, departments and the BOCC during public hearings.

Notices

Fees. No fees are required for a policy or code change suggestion, per SCC 14.08.020(6).

Docketing. SCC Chapter 14.08 governs the process for docketing of Comprehensive Plan amendments; suggestions for changes to the development regulations are docketed following the same process. Docketing of a suggestion is procedural only and does not constitute a decision by the Board of County Commissioners as to whether the amendment will ultimately be approved.

Amendments are usually concluded by the end of the year following the request. State law generally prohibits the County from amending its Comprehensive Plan more than once per year.

Submission deadline. Suggestions must be received by the last business day of July for docketing. Suggestions received after that date will not be considered until the following year's docket.

How to Submit. Submit your suggestion via email (preferred) to pdscomments@co.skagit.wa.us or to Planning & Development Services at the address above.