



Comprehensive Plan Policy or Development Regulation Amendment Suggestion

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
voice 360-416-1320 · www.skagitcounty.net/planning

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	Nancy Fox	Organization	Guemes Island Planning and Advisory Committee (GIPAC)
Address	7202 Channel View Drive	City, State	Anacortes, WA
		Zip	98221
Email	Nancy@NancyFox.com	Phone	206-283-2592

Proposal Description

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

1. Describe your proposed amendment.

Amend the Skagit County Code to require permanent protection of any open space designated through a CaRD subdivision on Guemes Island.

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

The CaRD subdivision process allows for clustering of residential development in exchange for designated open space. Recognizing the need to protect Guemes Island’s sole source aquifer, the County’s subdivision code does not allow for density bonuses on Guemes Island through the CaRD process. However, the code lacks a mechanism to ensure that open space areas designated through a CaRD cannot be further subdivided in the future.

Given that Guemes Island is not in an Urban Growth Area and that density limits are needed to protect its sole source aquifer, the island is not an appropriate location to reserve open space for future urban development. The code should include a clear mechanism for permanent protection of open space areas designated in Guemes Island CaRDs.

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

N/A

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:

N/A

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

N/A

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

SCC 14.16.360 – Zoning, Guemes Island Overlay and/or SCC 14.18.310 - Land Divisions, General Approval Provisions - CaRD

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

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

“Any open space designated through a CaRD subdivision on Guemes Island must be permanently preserved through the filing of a protective easement or covenant prior to final subdivision approval.”

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

N/A

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

The proposed code amendment is consistent with and based upon the Guemes Island Subarea Plan, which is an adopted element of the County Comprehensive Plan. The Guemes Island Subarea Plan (Policy 4.21) states that: “The County should ensure that open space set aside by a CaRD subdivision is permanently protected.”

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

The proposed code amendment would apply only to Guemes Island. It would ensure permanent protection of open space areas designated through future CaRD subdivisions.

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

N/A

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

The Guemes Island Subarea Plan was developed with extensive community participation and was also subject to public review as part of the County’s adoption process. The Guemes Subarea Plan was approved by the Skagit County Board of Commissioners in January 2011.

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.