

MASTER

**PLANNING COMMISSION RECORDED MOTION REGARDING 2011 COMPREHENSIVE PLAN
AMENDMENT DOCKET PROPOSALS TO AMEND THE SKAGIT COUNTY COMPREHENSIVE PLAN
AND COMPREHENSIVE LAND USE AND ZONING MAP**

WHEREAS, pursuant to the Skagit County Comprehensive Plan, Chapter 12, and Skagit County Code 14.08.020(2), Comprehensive Plan Amendment (CPA) proposals may be initiated by the County or by other entities or individuals through petitions filed with the County and reviewed no more often than once per year; and

WHEREAS, the deadline to submit petitions for the 2011 amendment cycle was July 31, 2011; and

WHEREAS, Skagit County Code 14.08.030(1) states that “[a]ll amendment petitions...are to be considered in a single annual docket so that the cumulative impacts of the proposed amendments can be reviewed”; and

WHEREAS, Skagit County conducted the docketing process consistent with SCC 14.08.030, resulting in Board of County Commissioner action in the form of Resolution No. 20110388, dated December 12, 2011, establishing the 2011 Docket of Comprehensive Plan and Comprehensive Land Use and Zoning Map amendments; and

WHEREAS, the 2011 CPA docket consists of the following amendment proposals:

Citizen-Initiated:

1. James Ritchie map amendment proposal (PL11-0239)
2. Jensen/Peck map amendment proposal (PL11-0240)
3. Lake Erie Trucking (Bill Wooding) map amendment proposal (PL11-0250)

County-Initiated:

- C-1. Policy amendment proposal to further refine rezone requirements for Rural Intermediate and Rural Village land use designations.
- C-2. Minor “housekeeping” policy and text amendments to correct scrivener’s errors.
- C-3. Amendment to integrate the outcome of the Bayview Ridge PUD Ordinance and Master Site Plan process into the Bayview Ridge Subarea Plan.

WHEREAS, both the citizen-initiated and County-initiated comprehensive plan and map amendment proposals are summarized in the Planning and Development Services staff report, titled “Recommendations on 2011 Proposed Comprehensive Plan Amendments”

("Recommendations Memo"), dated March 28, 2012, and attached as Exhibit A and incorporated by reference; and

WHEREAS, on March 6, 2011, pursuant to WAC 197-11-630 and WAC 197-11-635, the Planning and Development Services Department (Department) issued a Determination of Non-Significance (DNS) and Adoption and Incorporation by Reference of Existing Documents on the 2011 Comprehensive Plan Amendment proposals; and

WHEREAS, the scope of the SEPA review did not include the County-initiated proposed amendment to the Bayview Ridge Subarea Plan (C-3) because the proposal was not yet fully developed. The DNS acknowledged this omission and noted that SEPA review would be completed once the C-3 proposal was more fully developed; and

WHEREAS, on April 5, 2012, the Department issued a Notice of Availability, Public Comment Period and Planning Commission Public Hearing on the Proposed 2011 Amendments to the Comprehensive Plan and Comprehensive Land Use and Zoning Map, excluding County-initiated amendment proposal C-3; and

WHEREAS, also on that date, the Department sent information on the proposed amendments to the state Department of Commerce, Growth Management Services Division for 60-day review under RCW 36.70A.106; and

WHEREAS, on March 28, 2012, pursuant to SCC 14.08.080(3), the Department issued its Recommendations Memo (Exhibit A), and made it available to the public on the Skagit County website and at the Department office; and

WHEREAS, on May 1, 2012, the Planning Commission held public hearings on the proposed amendments as scheduled and advertised, and heard remarks from Department staff and applicants, and took testimony from the public; and

WHEREAS, approximately 40 written comments were received on the amendment proposals by the May 4 written comment deadline, and 17 individuals testified regarding the proposals at the May 1 Planning Commission public hearing; and

WHEREAS, Planning Commission deliberations were postponed until August 7, 2012, due to the Planning Commission's work schedule on the state-mandated Shoreline Master Program Update, and were delayed again until September 11, 2012, due to the death of a Department employee. These scheduling changes were reflected on the Planning Commission website and with electronic "list serve" notices sent out by the Department; and

WHEREAS, on July 24, 2012, the Department issued a summary of and response to written and spoken comments on the 2011 Comprehensive Plan Amendment proposals, titled "Public

Comment Matrix, Proposed 2011 Skagit County Comprehensive Plan Amendments" ("Public Comment Summary"), attached as Exhibit B, and provided this summary to the Planning Commission and made it available on the County website; and

WHEREAS, on September 11, 2012, the Planning Commission met to review the public comments, consider the Department's recommendations, and to deliberate on the proposed amendments.

Now Therefore Be It Resolved:

After duly 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:

Overall 2011 CPA Docket

Findings of Fact and Reasons for Action

1. The Planning Commission, in making its recommendations, relied upon the information in the record including the Department's Recommendations Memo (Exhibit A), public testimony, written comments, and the Department's Public Comment Summary (Exhibit B), and the maps and other descriptive materials provided for each map amendment proposal as referenced below.
2. The amendment proposals recommended for approval by the Planning Commission below (three redesignation and rezone requests and one County-initiated text amendment) are consistent with the community vision statements, goals, objectives, and the policy directives of the Skagit County Comprehensive Plan. Approval of the proposals will preserve the integrity of the Comprehensive Plan per SCC 14.08.080(6).
3. Likewise, approval of the recommended proposals is supported by capital facility and functional plans, is consistent with the requirements of the Growth Management Act, the Countywide Planning Policies and other applicable provisions of the Comprehensive Plan, and bears a substantial relationship to the public general health, safety, morals or welfare, per SCC 14.08.080(7).
4. Also under SCC 14.08.080(7), the Planning Commission finds that the proposed redesignations and rezones would not create an isolated land use designation (spot zone) unrelated to adjacent designations; would be compatible with neighboring properties; and would not adversely affect the value of those properties.

Ritchie Amendment Proposal (PL11-0239)

Findings of Fact and Reasons for Action

1. The Ritchie amendment proposal seeks to redesignate and rezone a 5.5 acre parcel (P69432) from Agriculture-Natural Resource Land (Ag-NRL) to Rural Reserve, adjacent to the Swinomish Channel (see Map Attachment 1).
2. The subject parcel is part of the Skagit Beach Plat established in 1964. The lot is clearly intended for residential purposes; the plat's covenants restrict the property to residential use only. The proper designation and zoning for the property is Rural Reserve, consistent with the other parcels included in the Plat of Skagit Beach.
3. Skagit County's designation of agricultural natural resource lands under the Growth Management Act, the Skagit County Countywide Planning Policies, and the Skagit County Comprehensive Plan is intended to protect "agricultural lands of long-term commercial significance." The Agricultural-Natural Resource Land (Ag-NRL) designation criteria in Comprehensive Plan policies 4A-1.1 and 4A-1.2 are intended to establish whether a given parcel meets this test of long-term commercial significance.
4. In some instances a parcel may meet some of the Ag-NRL designation criteria and not others. In such instances the Planning Commission and the County must perform a balancing act in determining whether, considering all of the designation criteria together, the property warrants Ag-NRL designation.
5. The subject parcel does not meet a number of key Ag-NRL designation criteria, as described in greater detail in the Department's Recommendations Memo (Exhibit A). According to the Soil Survey of Skagit County from the Natural Resource Conservation Service, USDA, the parcel lacks prime farmland soil. There have been no commercial agricultural activities on the parcel for decades. Given the lack of ongoing agriculture, critical areas constraints would limit the area available for new agricultural activity raising serious obstacles to the property's long-term commercial agricultural viability.
6. The Planning Commission does not want to set a precedent with this recommendation that, because a parcel has not been farmed for 5 or 10 years, it can be converted out of Ag-NRL designation. This recommendation does not set such a precedent. There are numerous contributing factors cited above, beyond the lack of recent commercial agricultural activity on the parcel that lead to the Planning Commission's conclusion that this particular parcel is not viable for long-term commercial agriculture and does not warrant Ag-NRL designation.
7. The Planning Commission recognizes that natural resource land designations were intended to be long-term designations, however in this instance, the Planning Commission concludes there was an error in the initial designation of P69432 as Ag-NRL, for the reasons cited

above, and that a re-designation to Rural Reserve (RRv) is justified under Skagit County Code 14.08.020(4)(b)(iv).

Recommendation

Based on the above findings and reasons for action, Mary McGoffin moved and Jason Easton seconded that the Skagit County Planning Commission recommend that the Board of County Commissioners:

Approve the change in designation and zoning of the Ritchie parcel (P69432), from Ag-NRL to Rural Reserve on the combined Skagit County Comprehensive Land Use and Zoning Map, as shown in Map Attachment 1.

Commission Vote	Support	Oppose	Absent	Abstain
Annie Lohman, Chair	✓			
Mary J. McGoffin, Vice Chair	✓			
Josh Axthelm	✓			
Jason Easton	✓			
Carol Ehlers	✓			
Keith Greenwood	✓			
Dave Hughes	✓			
Matt Mahaffie	✓			
Elinor Nakis	✓			
	9	0	0	0

Jensen-Peck Amendment Proposal (PL-11-0240)

Findings of Fact and Reasons for Action

1. The Jensen/Peck amendment proposal seeks to redesignate and rezone two parcels (P35204 and P112774) totaling approximately 11 acres from Rural Reserve to Rural Intermediate, near Bay View-Edison and Bay View roads.
2. The property is not farmland and not in the floodplain. It has site characteristics and access to utilities that make it well-suited for development. Part of the original visioning process for the Comprehensive Plan identified Bayview Ridge as a logical and suitable place for development because there is no flood hazard, unlike many other portions of the County.
3. The applicable designation criteria are: Comprehensive Plan policies 3B-1.2 through 3B-1.4, which establish the policy framework for Limited Areas of More Intensive Rural Development (LAMIRDs) that were predominantly in existence by July 1, 1990; and policy 3C-1.3 which establishes specific designation criteria for Rural Intermediate.
4. Under those criteria, Bayview Road constitutes a logical choice for the southern outer boundary of the Rural Intermediate area immediately to the north. Addition of the two approximately five-acre Jensen and Peck parcels to that Rural Intermediate area, resulting in creation of two additional development rights, constitutes limited inclusion of undeveloped lands within the Rural Intermediate LAMIRD.
5. The inclusion of the Jensen and Peck parcels in the Rural Intermediate designation is compatible with surrounding rural land uses. It corrects an apparent mapping error or oversight from the original 1996 designation of the Rural Intermediate zone.
6. This amendment allows a modest increase in development potential consistent with the criteria for the Rural Intermediate designation, and helps to ensure the County is providing an adequate land supply for rural development. The subject area has the appropriate infrastructure and site characteristics for rural development. The amendment proposal is “supported by and dependent on population forecasts and allocated non-urban population distributions, existing rural area and natural resource land densities and infill opportunities” per SCC 14.08.080(4)(b)(3)(iii).
7. There are serious drainage problems in the entire Bayview Ridge area, including the subject area which is within the County’s Drainage Utility. The County should take additional actions to address these drainage problems. However, allowing two additional development rights on 10 acres is unlikely to worsen the existing drainage problems.

Recommendation

Based on the above findings and reasons for action, Carol Ehlers moved and Mary McGoffin seconded that the Skagit County Planning Commission recommend that the Board of County Commissioners:

Approve the change in designation and zoning of the Jensen and Peck parcels (P35204 and P112774), from Rural Reserve to Rural Intermediate on the combined Skagit County Comprehensive Land Use and Zoning Map, as shown in Map Attachment 2.

Commission Vote	Support	Oppose	Absent	Abstain
Annie Lohman, Chair		✓		
Mary J. McGoffin, Vice Chair	✓			
Josh Axthelm	✓			
Jason Easton	✓			
Carol Ehlers	✓			
Keith Greenwood	✓			
Dave Hughes		✓		
Matt Mahaffie		✓		
Elinor Nakis		✓		
	5	4	0	0

Lake Erie Trucking/Wooding (PL11-0250)

Findings of Fact and Reasons for Action

1. The Lake Erie Trucking (Bill Wooding) amendment proposal seeks to redesignate an approximately 35 acre parcel (P19168) from Rural Resource-Natural Resource Land to Rural Reserve, on Fidalgo Island east of Rosario Road.
2. This is a case of an island of forest natural resource land encroaching on a rural residential neighborhood. From the public comments, it appears that the neighbors are not amenable to forest practices on this property which could include thinning, fertilizing, weed control and harvest, all of which would likely generate conflicts with the neighbors.
3. Based on public comment, it appears people desire that this land remain in its natural state. People want it preserved, however natural resource land designations assume the land will be utilized for natural resource extraction, not retained in an untouched state. Means exist

to purchase the property, for instance through a land trust, if the commentators are intent on keeping it as preserved, undeveloped, and unmanaged forested land.

4. Short of purchasing the property for conservation, the Planning Commission finds that the best way to protect the natural forest values of the land is through a Conservation and Reserve Development (CaRD) subdivision. Under a CaRD, a small percentage of the property could be developed for residential use while the remainder would be put into permanent open space protected status.
5. Removal of the property from Rural Resource-NRL ("de-designation") is consistent with the RRc-NRL designation criteria. As described in the Department's Recommendations Memo (Exhibit A), the parcel fails to meet many of the RRc-NRL designation criteria, most notably the parcel and block size requirements, as well as lack of enrollment in the forest open space taxation program and lack of active forest management activities over the past 10 years.
6. The County must identify one or more factors identified in Skagit County Code 14.08.020(4)(b)(iv) to justify a change from a natural resource land designation such as Rural Resource-NRL. In this instance the Planning Commission concludes that the property was designated Rural Resource-NRL in error, based on the above-cited inconsistency with the designation criteria. This conclusion also takes into account new information, namely the countywide review of the Mineral Resource Overlay conducted as part of the 2005 Comprehensive Plan Update, which found that the subject parcel did not have commercially-viable mineral resources present.
7. Other larger tracts of forested land on Fidalgo Island are currently designated Rural Reserve. It would be unfair to this property owner to retain this land as Rural Resource-Natural Resource Land (RRc-NRL) when it doesn't meet the RRc-NRL designation criteria and other forested lands with even larger intact block sizes are designated Rural Reserve.
8. The Planning Commission wants to ensure that the County can provide an adequate land base to support 20 percent of new population growth. Given that this property does not meet the RRc-NRL designation criteria, and rural services are readily available to this site, the land is well-suited for development at rural residential density. For these reasons, the amendment proposal is "supported by and dependent on population forecasts and allocated non-urban population distributions, existing rural area and natural resource land densities and infill opportunities" per SCC 14.08.080(4)(b)(3)(iii).
9. The subject area has experienced serious drainage problems. Drainage from this property does need to be addressed if and when it is developed, particularly as it might affect Rosario Road to the west and the small-lot residential development on the steep hillside just west of Rosario Road.

10. For purposes of redesignation and rezoning, the property most closely meets the Rural Reserve designation criteria, consistent with the properties to the east and south, rather than the Rural Intermediate designation criteria of the properties to the west.

Recommendation

Based on the above findings and reasons for action, Jason Easton moved and Dave Hughes seconded that the Skagit County Planning Commission recommend that the Board of County Commissioners:

Approve the change in designation and zoning of the Lake Erie Trucking (Wooding) parcel (P19168), from RRc-NRL to Rural Reserve on the combined Skagit County Comprehensive Land Use and Zoning Map, as shown in Map Attachment 3.

Commission Vote	Support	Oppose	Absent	Recused
Annie Lohman, Chair	✓			
Mary J. McGoffin, Vice Chair		✓		
Josh Axthelm	✓			
Jason Easton	✓			
Carol Ehlers				✓
Keith Greenwood	✓			
Dave Hughes	✓			
Matt Mahaffie	✓			
Elinor Nakis	✓			
	7	1	0	1

Recommendation on Completing the South Fidalgo Island Subarea Plan*

*This is not an amendment proposal included in the 2011 CPA Docket

Findings of Fact and Reasons for Action

1. The South Fidalgo Island Subarea Plan is not directly before the Planning Commission for deliberation and the issue is not formally part of the 2011 Comprehensive Plan Amendment Docket. However, many members of the public commented that the County should withhold any action on the Lake Erie Trucking proposal until it completes the South Fidalgo Island Subarea Planning process.
2. The Planning Commission feels strongly that completion of the South Fidalgo Island Subarea Plan is long overdue. For a number of years the County has held off from taking action on comprehensive plan map amendment requests on Fidalgo Island pending re-initiation and

completion of the subarea plan. People own property and have rights that should not be put on hold.

3. The South Fidalgo Island Subarea Plan process should be re-initiated, while avoiding the mistakes from the previous process – for instance having a Citizen Advisory Committee and a Technical Advisory Committee that didn’t communicate with one another.
4. The Planning Commission hopes the South Fidalgo Subarea Plan can be completed in a timely manner and without a significant amount of additional spending. The process should not overreach with overly ambitious goals but rather set a reasonable set of goals and priorities that the community can agree upon. Time limits should be established for developing a plan to ensure that the community’s time commitment is respected and used.

Recommendation

Based on the above findings and reasons for action, Jason Easton moved and Matt Mahaffie seconded that the Skagit County Planning Commission strongly recommends that the Board of County Commissioners:

Reinitiate the South Fidalgo Island Subarea Plan process and re-engage the community in that process.

Commission Vote	Support	Oppose	Absent	Abstain
Annie Lohman, Chair	✓			
Mary J. McGoffin, Vice Chair	✓			
Josh Axthelm	✓			
Jason Easton	✓			
Carol Ehlers	✓			
Keith Greenwood	✓			
Dave Hughes	✓			
Matt Mahaffie	✓			
Elinor Nakis	✓			
	9	0	0	0

C-1 Rural Intermediate (RI) and Rural Village (RV) Comprehensive Plan Policy Amendments

Findings of Fact and Reasons for Action

1. This amendment proposal would 1) only allow consideration of Rural Intermediate (RI) zone expansions through a periodic state-mandated GMA comprehensive plan update process,

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2011 Comprehensive Plan and Comprehensive Land Use and Zoning Map Amendments

or when proposed as part of a community subarea plan, and 2) require proposed Rural Intermediate or Rural Village boundary expansions to consider and evaluate the use of transfer of developments, conservation easements or other mechanisms to facilitate density transfer or extinguishment of an equivalent number of rural or resource land development rights.

2. The Planning Commission disagrees with the County-initiated proposal to limit when requests may be considered for re-designation to Rural Intermediate. A process should be available through the annual Comprehensive Plan amendment process for property owners to have the designation of their property reviewed, particularly in cases where the property was originally designated in error.
3. The County lacks funds for the creation and adoption of subarea plans so limiting reviews or redesignation requests to subarea plans is not a viable option at this time. The state-mandated comprehensive plan updates may come seven, eight or even ten years apart which is too long for property owners to have to wait.
4. Additionally, an individual property owner's request may receive inadequate attention during a state-required comprehensive plan update due to the numerous other items that the County is required to address.
5. There may be merit to linking rural upzone requests to participation in a County transfer of development rights (TDR) program. However, the County is only now initiating the TDR study process, so placing such a requirement into policy is premature.

Recommendation

Based on the above findings and reasons for action, Carol Ehlers moved and Jason Easton seconded that the Skagit County Planning Commission recommends that the Board of County Commissioners:

Deny County-initiated amendment C-1 to limit when Rural Intermediate redesignation requests may be considered, and to establish transfer of development rights requirements for certain rural upzone requests.

Commission Vote	Support	Oppose	Absent	Abstain
Annie Lohman, Chair	✓			
Mary J. McGoffin, Vice Chair	✓			
Josh Axthelm	✓			
Jason Easton	✓			
Carol Ehlers	✓			
Keith Greenwood	✓			
Dave Hughes	✓			
Matt Mahaffie	✓			
Elinor Nakis	✓			
	9	0	0	0

C-2 Correcting Scrivener's Errors

Findings of Fact and Reasons for Action

1. This amendment proposal would make minor non-substantive revisions to the Comprehensive Plan text to update policy language references to GMA requirements that have changed since the 2005 Comprehensive Plan Update.
2. The Planning Commission finds the proposed changes to be reasonable and necessary. At the suggestion of Department staff, the Planning Commission recommends one minor, non-substantive modification to the language released for public review and comment.

Recommendation

Based on the above findings and reasons for action, Jason Easton moved and Mary McGoffin seconded that the Skagit County Planning Commission recommends that the Board of County Commissioners:

Adopt County-initiated amendment C-2, with one minor revision, to correct several scriveners' errors in the Comprehensive Plan text, as shown in Attachment 4.

Commission Vote	Support	Oppose	Absent	Abstain
Annie Lohman, Chair	✓			
Mary J. McGoffin, Vice Chair	✓			
Josh Axthelm	✓			
Jason Easton	✓			
Carol Ehlers	✓			
Keith Greenwood	✓			
Dave Hughes	✓			
Matt Mahaffie	✓			
Elinor Nakis	✓			
	9	0	0	0

SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON

Annie Lohman
Annie Lohman, Chair

10-1-12
Date

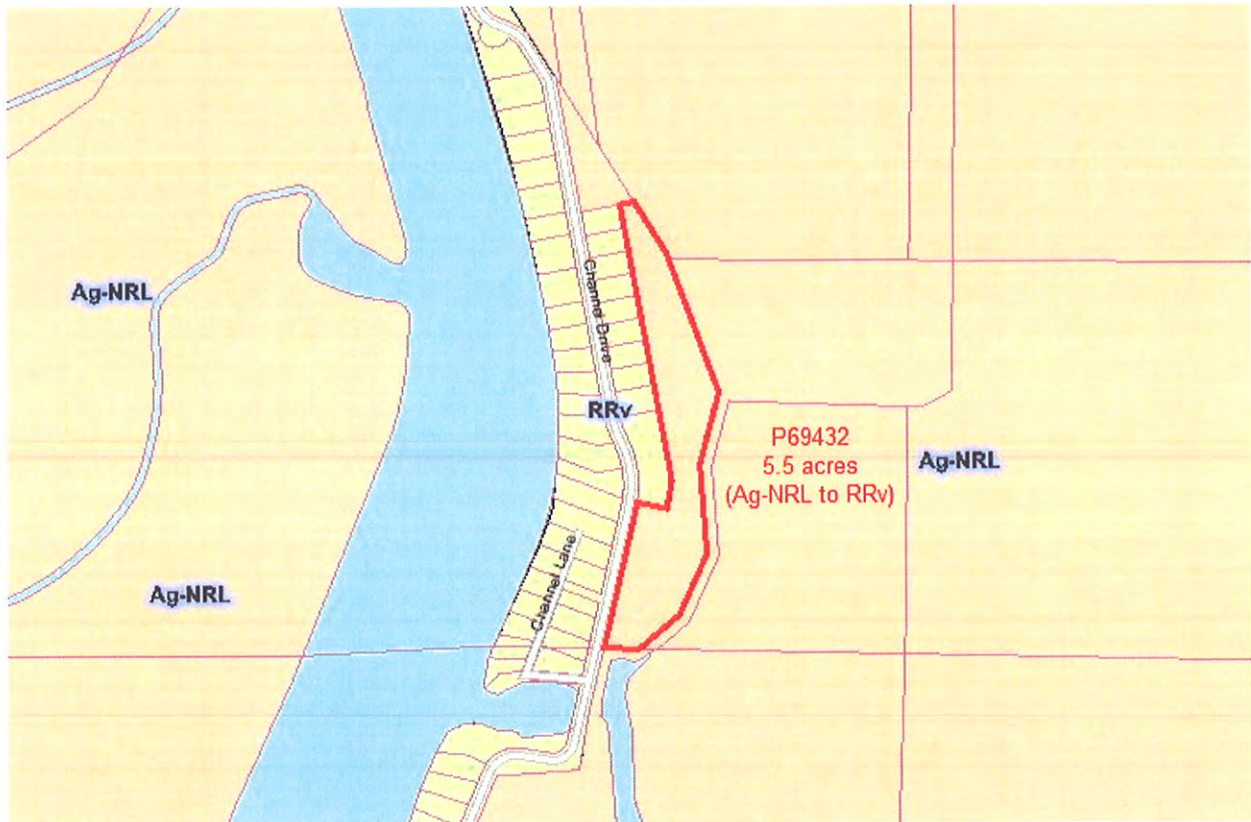
Kirk Johnson
Kirk Johnson, Secretary

10-1-12
Date

Map Attachment 1

James Ritchie Amendment Proposal (PL11-0239)

The Planning Commission recommends approval of the amendment proposal to redesignate and rezone P69432 from Ag-Natural Resource Land to Rural Reserve (RRv).



Annie Lohman
Annie Lohman, Chair

10-1-12
Date

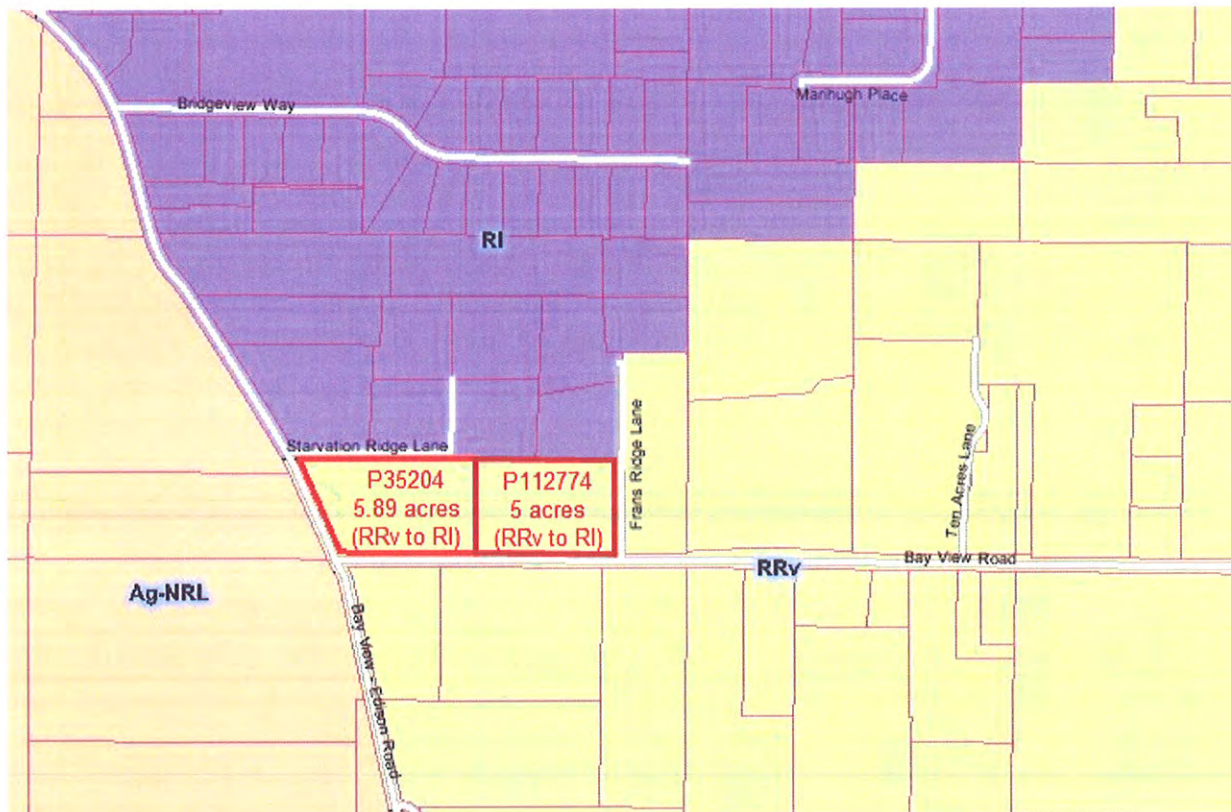
Kirk Johnson
Kirk Johnson, Secretary

10-1-12
Date

Map Attachment 2

Jensen/Peck Amendment Proposal (PL11-0240)

The Planning Commission recommends approval of the amendment proposal to redesignate and rezone P 35204 and P112774 from Rural Reserve (RRv) to Rural Intermediate (RI).



Annie Lohman
Annie Lohman, Chair

10-1-12
Date

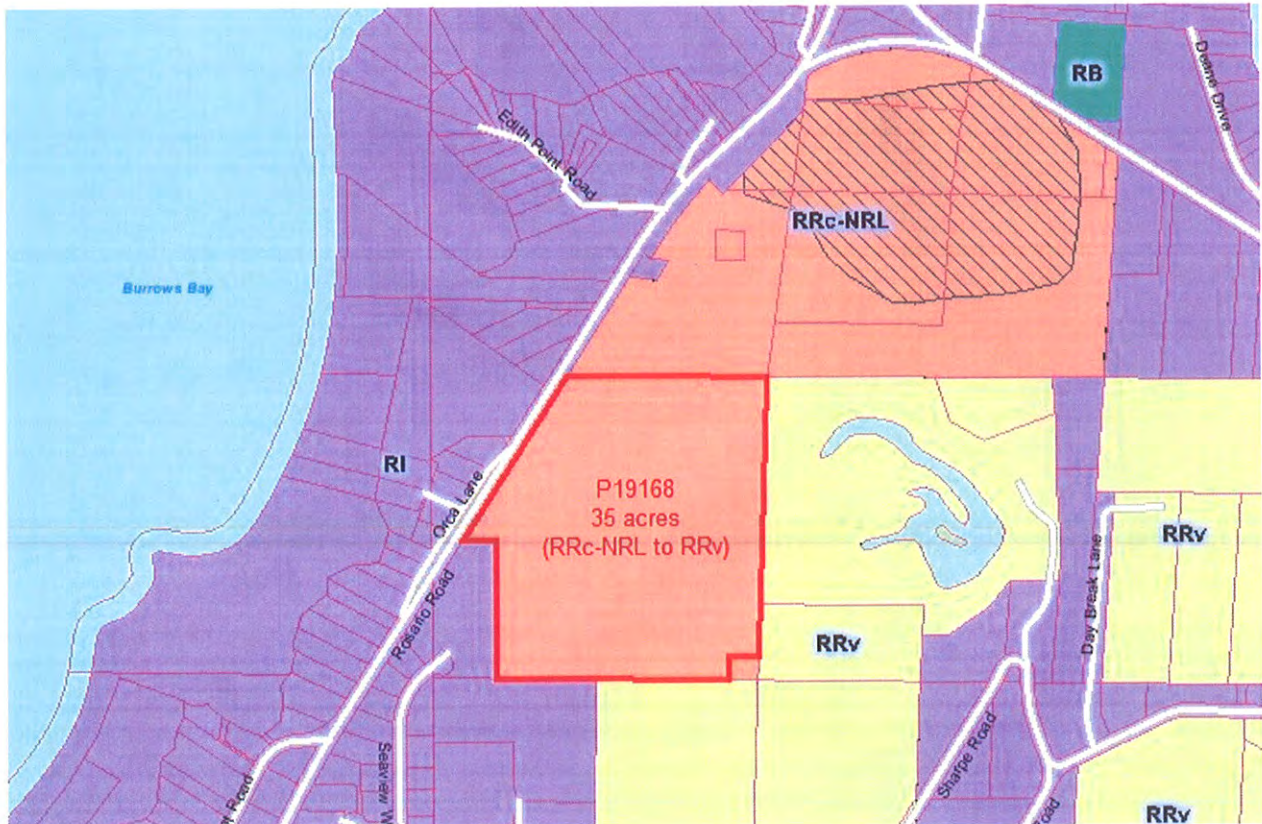
Kirk Johnson
Kirk Johnson, Secretary

10-1-12
Date

Map Attachment No.3

Lake Erie Trucking/Bill Wooding (PL11-0250)

The Planning Commission recommends approval of the amendment proposal to redesignate and rezone P19168 from Rural Resource-NRL (RRc-NRL) to Rural Reserve (RRv).



Annie Lohman
Annie Lohman, Chair

10-1-12
Date

Kirk Johnson
Kirk Johnson, Secretary

10-1-12
Date

Attachment No. 4

County-initiated Comprehensive Plan Amendment Proposal C-2

The Planning Commission recommends approval of amendment proposal C-2, with one minor revision, to correct several scrivener's errors in the Comprehensive Plan text.

Proposed text revisions released for public review and comment are shown in underline and ~~strike-through~~ format. Additional minor revision recommended by the Planning Commission is shown in double underline.

Rural Element

- 3B-1.6** Two other types of LAMIRD are allowed by GMA. The County's other rural commercial and industrial designations were created and applied consistent with these other provisions. Pursuant to RCW 306.70(A).070(5)(d)(ii), the County's Small Scale Recreation and Tourism designation allows:
- a) The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development.*
 - b) A small-scale recreation or tourist use is not required to be principally designed to serve the existing and projected rural population.*
 - c) Public services and public facilities are limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl.*
- 3B-1.7** The County's Small-Scale Business and Rural Business designations are based on a third type of LAMIRD allowed under GMA. There are distinctions between the two designations: Small-Scale Business may be applied to a new use in the rural area, whereas a Rural Business must have existed on June 1, 1997. Both designations are consistent with RCW 306.70(A).070(5)(d)(iii) which permits:
- a) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents.*
 - b) Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW 36.70A.030(14).*

3C-1.8

The community planning process is the preferred method to determine the sizes, configurations, uses, and development potentials specific to each Rural Village. As discussed in greater detail in Chapter 12, community plans draw upon the local knowledge, experience, and preferences of community residents, provided that such is consistent with the Growth Management Act, Countywide Planning Policies, and the Comprehensive Plan.

- a) *Issues appropriate for consideration through a community plan include suitable land uses within the Rural Village, community infrastructure requirements, and development standards and design guidelines to protect and retain important features valued by the community.*
- b) *The outer boundaries of a Rural Villages shall only be amended through a community plan or through a ~~7-year~~ periodic state-mandated GMA comprehensive plan Update, provided that the boundaries of the historic Rural Villages shall be defined predominantly by the built environment that existed on or before July 1, 1990.*
- c) *Because Rural Villages are the preferred location for commercial uses in the Rural area, the establishment of new Rural Village Commercial designations within existing Rural Village boundaries may occur through the annual Comprehensive Plan amendment process, and is not required to occur through a community plan.*


Annie Lohman, Chair

10-1-12
Date


Kirk Johnson, Secretary

10-1-12
Date