

From: [Alger Watershed](#)
To: [PDS comments](#)
Subject: Comp Plan Amendment suggestion
Date: Friday, July 31, 2015 2:01:38 PM

Attached please find my suggestion on your form. Ed Stauffer



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	Ed Stauffer	Organization	
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Proposal Description

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

1. Describe your proposed amendment.

Review the RCW 36.70A required tasks for identifying land use areas in Skagit County. Recognize that Skagit County manifests "regional differences" to large urban jurisdictions. Bring forth, under land use and rural elements, the defining characteristics of rural residential uses as they are described in GMA. Complete the required work of describing the unincorporated residential land uses legal prior to GMA. These existing legal five acre residential parcels prior to GMA were not identified or mapped as required. The rural element Citizen Advisory Committee recommendation to continue the pattern of five acre minimum residential density, rather than the four lot per acre recommendation as minimum for rural character density suggested by the state, was changed administratively during the adoption process; these legal uses need to be established and recognized under GMA.

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

The County is constrained under GMA to set aside unincorporated land aside from resource and critical area lands for rural residential use to meet the adopted growth management goals. We need a map showing the appropriate and historic rural residential use lands designated for current use and growth.

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

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:

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

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

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:

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.*
10. *Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.*
11. *Describe the anticipated impacts to be caused by the change, including geographic area affected and issues presented.*
12. *Describe how adopted functional plans and Capital Facilities Plans support the change.*
13. *Describe any public review of the request that has already occurred.*

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.