

**From:** [Alger Watershed](#)  
**To:** [PDS comments](#)  
**Subject:** Comp Plan Update suggestion  
**Date:** Friday, July 31, 2015 2:33:59 PM

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Attached please find my comment 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	<u>Ed Stauffer</u>	Organization	<u></u>	
Address	<u>Box 114</u>	City, State	<u>Bow, Wa</u>	Zip <u>98232</u>
Email	<u>algerdew@hotmail.com</u>	Phone	<u></u>	

## Proposal Description

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

1. Describe your proposed amendment.

Address the amendment submittals generated by staff, citing the source of the proposal, in the context of proposals submitted by constituents of Skagit County elected officials. The intent of the State Legislature was clear in that the plan under GMA was to be developed at the local level as a "Bottom Up" process. The GMA implementation process and subsequent legislative have been heavily dominated and influenced by grants, consultants, and public private partnerships representing typically urban interests as an outside driven overlay on Skagit land use and planning. It is mandated that our local officials recognize local issues in our Comprehensive Plan.

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

The record will show that very few of the massive changes to our GMA compliant plan have been generated by local concerns, including this present update. The required benchmark assessment tools incorporated within GMA have not been used to show that our conservation goals and policies to meet them have been addressed successfully by our 1997 plan. Inappropriate policies for our county adopted because, "we got a grant", and model generated pipe-dream new growth management schemes running concurrently with our GMA effort, such as the Alternative Futures project based on an Oregon State University computer model, are inappropriate and probably in violation of RCW36.70A.

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

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**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](mailto:pdscomments@co.skagit.wa.us) or to Planning & Development Services at the address above.