

**NOTICE OF AVAILABILITY, PUBLIC COMMENT AND PUBLIC HEARINGS
on Skagit County's 2005 GMA Update of its Comprehensive Plan, Map, and Development
Regulations**

Notice is hereby given that on February 10, 2006, Skagit County will make available on its website certain portions of its 2005 Growth Management Act Update Proposal. The portions to be made available are proposed updates to:

- Countywide Planning Policies 1.1 and 2;
- The Skagit County Comprehensive Plan;
- Skagit County Code Title 14, Unified Development Code, and Title 15, Buildings and Construction; and
- The Skagit County Comprehensive Plan/Zoning map.

The website address where these documents may be viewed on or after February 10, 2006, is: www.skagitcounty.net.

Release of the remainder of the County's 2005 GMA Update Proposal ("the Proposal"), including supporting documentation, Growth Management Act (GMA) and State Environmental Policy Act (SEPA) review and analysis, will occur on February 17, 2006.

This date will also mark the beginning of a 60-day public and agency review and comment period. During this period there will be information workshops and public hearings before the Planning Commission. After the 60-day comment period ends, on April 18, 2006, the Planning Commission will formulate and forward its recommendations to the Board of County Commissioners for final consideration and possible adoption. The current target date for adoption is early July, 2006, although this is subject to change.

The Proposal to be released on the website on February 10, 2006, consists of the following documents:

1. **Amendments to the Countywide Planning Policies (CPPs)** that a) modify the urban commercial and industrial acreage allocations under CPP 1.1 for certain municipal Urban Growth Areas to account for projected employment growth to 2025; and b) move provisions regarding rural commercial and industrial development from CPP 1.1 to CPP 2.
2. **Amendments to the Skagit County Comprehensive Plan** to reflect changes in local needs and circumstances, new data, and changes in state law since the last adoption of Comprehensive Plan amendments. The Proposal would reorganize the Comprehensive Plan by consolidating 16 chapters or "elements" into 12, and modifying the format and streamlining policies to improve readability and user-friendliness. A report to be released on February 17, 2006, along with various other supporting documents, will discuss and summarize the proposed changes in greater detail.
3. **Amendments to Skagit County Code, Title 14, Unified Development Code**, to ensure consistency within the code and with the Comprehensive Plan policies; to clarifying certain

processes and requirements; and to address typographical errors and inadvertent additions or omissions. Minor changes will also be made to Title 15, Buildings and Construction, to correct outdated references to the Planning and Development Services Department; and to delete a chapter, 15.20, that is now addressed in Title 14 (14.34, Flood Damage Prevention).

4. **Amendments to the Skagit County Comprehensive Plan/Zoning Map**, that are necessary to comply with the Growth Management Act, to reflect local needs and circumstances, and to advance comprehensive planning goals. Skagit County received more than 100 Map amendment requests from property owners, members of the public, municipalities, and others. The Planning and Development Services Department and several County advisory bodies have also recommended changes to the map. All of these map proposals are shown on a map titled *Comprehensive Plan Map Amendment Requests, 2005 GMA Update*. The Proposal consists of a “Preferred Alternative” map that includes only those amendment proposals determined by the Department to be consistent with the Comprehensive Plan land use designation criteria and the Growth Management Act, and timely to be considered as part of this update process.

Certain additional Comprehensive Plan policies are being released for public comment, but are not considered a part of the formal Proposal under consideration for adoption through the 2005 Update. These policies are referred to as “Group B” policies. These policies are being released with the Proposal to gather public comment on whether and how to further develop these policies for consideration in a future Comprehensive Plan Amendment cycle.

Additional Elements of the Proposal: Additional elements of the proposal, including reports, analyses, and supporting documents, will be made available on the website and in hard copy on February 17, 2006. These additional items include:

- Environmental checklist
- SEPA Threshold determination
- Integrated GMA/SEPA report that summarizes the proposal and analyzes its likely effects.

Copies of the Proposal: Beginning on February 17, 2006, copies of the entire Proposal may be viewed on the Skagit County website at www.skagitcounty.net; or may be reviewed at Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA. Beginning on February 21, copies will also be available for review at the Skagit County Upriver Satellite Office, 45770 A Main St., Concrete, Washington 98237, Phone: (360) 853-7009. Reference copies will be made available at certain public libraries in the County by February 22, 2006.

Copies may be ordered, for a fee, through Skagit County Planning and Development Services at 336-9410, ext. 3497. Due to the time required for reproduction, ordered copies may not be immediately available on February 17.

Public Review and Comment Schedule: Whether you agree or disagree with the Proposal, you are encouraged to comment. A 60-day public review and comment period on the Proposal will officially begin on February 17, 2006. Comments may be submitted in writing to Skagit County

Planning and Development Services, at the address below, through Tuesday, April 18, 2006, 4:30 p.m.

Comments may also be made at one of several public hearings scheduled before the Skagit County Planning Commission. All hearings will be held beginning at 6:00 p.m. in the Hearing Room of the Skagit County Commissioners Administrative Building, 1800 Continental Place, Mount Vernon, WA. Following is the schedule for public hearings:

1. Tuesday, March 21, 2006 Subject: 2005 Update amendments to Countywide Planning Policies, Comprehensive Plan policies, and development regulations. This hearing will be continued on Tuesday, April 4 if necessary, to accommodate the number of people wishing to testify.
2. Thursday, March 23, 2006. Subject: 2005 Update Comprehensive Plan/Zoning Map amendment proposals. This hearing will be continued on Thursday, April 6 if necessary, to accommodate the number of people wishing to testify.

Citizens who plan to attend a public hearing and have special needs or disabilities are asked to call the Board of County Commissioners office at (360) 336-9300 at least 96 hours before the hearing to discuss and arrange for any needed accommodation.

Written correspondence submittal requirements. Comments on the Proposal must be submitted on 8 ½" x 11" paper. Maps must be in black and white and also reduced to 8 ½" x 11" size for reproduction purposes. Submittals not meeting these requirements will, unfortunately, not be considered. Comments may not be submitted by e-mail.

Please address your comments to:

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1800 Continental Place
Mount Vernon, Washington 98273
(360) 336-9410, ext. 5818
FAX (360) 336-9416

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