

CaRD Comment Reference Table

Use this table to link issue numbers in the “Major Themes Memo” to respective Comprehensive Plan policies and Skagit County Code provisions

September 5, 2006

Major Themes Memo: Rural, Page 19, Section C - Conservation and Reserve Developments (CaRDs)

Generally, the policies and regulations pertaining to CaRDs are brief. A review of the applicable sections in their totality would be beneficial.

Existing Comp Plan: Land Use Element (Ch. 4), p. 4-88 – 91.

Draft Comp Plan: Urban/Open Space/Land Use Element (Ch. 2), p. 16 - 18.

Existing Development Code: 14.18.300-.330 (see attached)

Draft Development Code: same

Issue No.	Description	Relevant Policy or Code Provisions	Location in Proposal (Document/Section/Page)	Discussion in Integrated SEPA/GMA Report
1.	CaRD density bonus <i>(Also issue #1, Section A – Rural Lands)</i>	Comprehensive Plan: Land Use Element (Ch. 4), p. 4-89, Policy 4D-3.3(d). Unified Development Code: 14.18.310(2)	Draft CP: Urban/Open Space/Land Use Element (Ch. 2), p. 17, Policy 2G-1.2(d). Draft Development Code: 14.18.310(2)	N/A
2.	CaRD cluster sizes and screening requirements.	Comprehensive Plan: Land Use Element, p. 4-88 - 89, Policy 4D-3.2 and 4D-3.4. Unified Development Code: 14.18.320 - 330	Draft CP: Urban/Open Space/Land Use Element, p. 17, Policy 2G-1.2 and 1.3. Draft Development Code: 14.18.320 - .330	N/A

Issue No.	Description	Relevant Policy or Code Provisions	Location in Proposal (Document/Section/Page)	Discussion in Integrated SEPA/GMA Report
3.	CaRD density bonus on Fidalgo Island.	See Attachment #4 to Department Response memo for applicable Hearings Board Order.		
4.	A CaRD density bonus SHOULD NOT be allowed in the Secondary Forest zone.	Discussed and tabled as Issue #4 in Natural Resources, B – Forest Lands.		
5.	A CaRD density bonus SHOULD be allowed in the Secondary Forest zone.	See issue #4 above.		
6.	Greater flexibility should be allowed in designing CaRDs.	A review of CaRD regulations has been identified as a possible trailing issue.		