

**NOTICE OF AVAILABILITY, PUBLIC COMMENT and  
PUBLIC HEARING  
On the Proposed Guemes Island Subarea Plan**

**Notice is hereby given that on Friday, July 23, 2010, Skagit County will make available the proposed Guemes Island Subarea Plan. The Subarea Plan consists of proposed land use map changes and policies affecting development on the island.**

The Guemes Island Planning Advisory Committee (GIPAC) initially prepared the proposed Guemes Island Subarea Plan. Skagit County staff from the Department's of Planning & Development Services, Public Works and Public Health have reviewed and suggested revisions to the original GIPAC draft plan. The Subarea Plan includes seven elements, including land use, natural resource conservation, environmental protection, shorelines, transportation (including the Guemes Island Ferry) and plan implementation. The proposed Subarea Plan proposes several policies aimed at mitigating the impacts of growth on the island's rural character and groundwater resources. These proposed policies include:

- *Prohibition of density bonuses in CaRDs (cluster subdivisions)*
- *Enhanced site assessment requirements for new homes*
- *Prohibition of accessory dwelling units (ADU's) if the water source exceeds certain standards for chlorides.*
- *Adopt an annual building cap that would allow no more than 20 total new homes to be built on the island per year*
- *Adopt minimum standards for private reverse osmosis systems*
- *Enhancement and continued enforcement of the Guemes Island Seawater Intrusion Policy regarding management of new wells*

**Land Use Map Amendment Proposals Included in the Guemes Island Subarea Plan:**

1. CPA 05-21: The application seeks to re-designate/re-zone approximately 222 acres on SE Guemes Island (in the area north of Holiday Blvd.) from Rural Intermediate (RI), with an allowable maximum density of 1 unit per 2.5 acres, to Rural Reserve (RRv), with an allowable maximum density of 1 unit per 10 acres.

**Document Availability:** Copies of the proposed Subarea Plan may be viewed beginning July 23, 2010, on the Skagit County website at [www.skagitcounty.net](http://www.skagitcounty.net); or may be reviewed at Skagit County Planning & Development Services (PDS), 1800 Continental Place, Mount Vernon, WA.

**Notice of Public Hearing:** Notice is hereby given that the Skagit County Planning Commission will hold a public hearing on Tuesday, August 10, 2010, at 6:00 p.m., or as soon as possible thereafter, in the Hearing Room of the Skagit County Commissioners Administrative Building, 1800 Continental Place, Mount Vernon, WA, for the purpose of receiving public testimony regarding the above described proposal.

**Public Comment:** Your views for or against the proposal are invited by attendance, representation, or letter. Please send written correspondence to: Skagit County PDS, Attn: Carly Ruacho, 1800 Continental Place, Mount Vernon, WA, 98273. Written comments regarding the plan will be received at the above address until 3:30 p.m., Friday, August 13, 2010. Written comments may also be submitted at the above described public hearing.

Please address all comments to:

Carly Ruacho, AICP, Senior Planner  
Skagit County Planning & Development Services  
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Mount Vernon, Washington 98273  
Phone (360) 336-9410 Ext. 5582 - Fax (360) 336-9416