

**Proposed New Hamilton Urban Reserve Designation
Proposed Text and Policy Amendment to Comprehensive Plan
Chapter 3, the Rural Element**

Rural Residential Designations

Rural Reserve, Rural Intermediate, and Rural Village Residential are the main residential land use designations in the Rural area. There is also a Bayview Ridge-Urban Reserve (BV-URv) designation adjacent to the Bayview Ridge Urban Growth Area, and a Hamilton Urban Reserve (H-URv) designation adjacent to the Hamilton Urban Growth Area, to allow expansion of those the UGAs Urban Growth Area in the future if necessary. All lands designated Rural Intermediate and Rural Village Residential are considered to be part of a Limited Area of More Intensive Rural Development (LAMIRD) as described in policy 3B-1.2 and as authorized by RCW 36.70A.070(5)(d)(i). These designations reflect areas that were generally already developed or platted at land use densities of 1 residence (or “dwelling unit”) per 2.5 acres, or greater, when the Growth Management Act was implemented in 1990. The Rural Reserve designation identifies portions of the Rural area that were not already developed at these higher densities. The Rural designation and density criteria follow:

Policies

3C-1.6 Hamilton Urban Reserve (H-URv). The Hamilton Urban Reserve designation is intended to indicate where the Hamilton UGA may expand in the future. The purpose of this designation is to protect land on the outer edge of the urban growth area from premature land division and development that would preclude efficient transition to urban development. These lands are identified as potential future additions to the urban growth area which will be added as needed, through amendments to the Skagit County Comprehensive Land Use and Zoning Map and the Hamilton Subarea Plan. The maximum allowed residential gross density is 1 residence per 40 acres in a standard land division, or 1 residence per 10 acres in conservation and reserve development (CaRD) land division.