

					FIRST DRAFT Proposed Policy Revision	
<u>Existing Goal - Number</u>	<u>Existing Policy Number</u>	<u>Existing Page Number</u>	<u>Subheading / Theme</u>	<u>Existing Policy</u>	<i>This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025</i>	<b>Reasoning for proposed policy change.</b>
3A	3A	<a href="#">73</a>	Protection Rural Character	Protect the rural landscape, character, and lifestyle by: (a) Defining and identifying rural lands for long-term use and conservation; (b) Providing for a variety of rural densities and housing opportunities; (c) Maintaining the character and historic and cultural roles of existing rural communities; (d) Allowing land uses which are compatible and in keeping with the protection of important rural landscape features, resources, and values; (e) Encouraging economic prosperity for rural areas; and (f) Ensuring that appropriate and adequate rural levels of service are provided.	No policy revisions proposed at this time.	
3A	3A-1.1	<a href="#">73</a>	Monitor Growth	Monitor rural growth in relation to the target established in Countywide Planning Policy 1.2 that 80 percent of new growth should locate in urban areas. Analyze development trends to determine if changes in land use designations are necessary or additional regulatory techniques or measures are needed to assure compliance with targeted urban/rural population distribution goals.	No policy revisions proposed at this time.	
3A	3A-2	<a href="#">74</a>	Development Patterns Densities	Provide for a variety of residential densities and business uses that maintain rural character, respect farming and forestry, buffer natural resource lands, retain open space, minimize the demand and cost of public infrastructure improvements, provide for future Urban Growth Area expansion if needed, and allow rural property owners reasonable economic opportunities for the use of their land.	Provide for a variety of residential densities <b>and affordable housing types</b> , and business uses that maintain rural character, respect farming and forestry, buffer natural resource lands, retain open space, minimize the demand and cost of public infrastructure improvements, <b>availability of public water systems</b> , provide for future Urban Growth Area expansion if needed, and allow rural property owners reasonable economic opportunities for the use of their land.	Recommendations are in response to HB 1220 requiring cities to plan for accommodate housing affordable to all income levels.

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3A	3A-2.1	<a href="#">74</a>	Densities Protection	Manage development in rural areas through density requirements that protect and maintain existing rural character, natural resource lands, open space, critical areas, significant cultural resources, and water resources, and that manage traffic volumes.(a) Consistent with RCW 19.27.097, Skagit County will not issue a permit for a building requiring potable water unless the applicant can demonstrate they have a legal and adequate source of water and the water source meets drinking water standards.(b) Consistent with RCW 58.17.110, Skagit County will not approve a land division unless the applicant can demonstrate they have a legal and adequate source of water.(c) Skagit County should work with the state legislature, state agencies, landowners, tribes, and other affected parties to resolve the uncertainty over rural water availability and achieve a long-term solution that meets the needs of all affected parties consistent with state law.	This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025	
3A	3A-2.2	<a href="#">74</a>	Monitor Growth	The rate of development in rural and resource areas should be in accordance with adopted Countywide Planning Policies stating that urban areas should accommodate 80 percent of new population growth, with the remaining 20 percent locating in non-urban areas. Monitor the pace of development in conjunction with the maintenance of data describing the inventory of available buildable land.	No policy revisions proposed at this time.	
3A	3A-2.3	<a href="#">74</a>	Natural Resource Lands	Rural residential development near designated natural resource lands shall minimize potential conflicts and not contribute to the conversion of farm and forest land to non-resource uses. Encourage techniques such as land conservation, clustering and buffering.	No policy revisions proposed at this time.	
3A-2	3A-2.4	<a href="#">75</a>	Rural Development Land Division	Encourage rural conservation and reserve development (CaRD) land division through public outreach and communication with property owners and developers.	No policy revisions proposed at this time.	

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3A-2	3A-2.5	<a href="#">75</a>	Rural Development Annexation Land Division	The design of rural residential developments near urban areas should include means to further subdivide at urban densities should these developments be added to the urban area in the future, using techniques such as conservation and reserve development (CaRD) land divisions.		
3A-2	3A-2.6	<a href="#">75</a>	Rural Development Mineral Resource Lands	Rural land-use designations within ¼ mile of the designated Mineral Resource Overlay shall be no greater than one dwelling unit per ten acres, except for isolated situations where higher densities, and an existing mining operation within the MRO, already exist. Where greater densities would normally be possible through a CaRD subdivision, such increase in density can be transferred to a portion of the property located outside the ¼ mile.	No policy revisions proposed at this time.	
3A-2	3A-2.7	<a href="#">75</a>	Rural Character Development Protection	Develop and implement standards to ensure that noise and light impacts from residential and commercial development in the rural area do not diminish rural character.	No policy revisions proposed at this time.	
3A-3	3A-3.0	<a href="#">75</a>	Rural Facilities Utilities	Ensure that public facilities, services, roads and utilities are properly planned for and provided, consistent with rural character, needs, and lifestyles.	No policy revisions proposed at this time.	
3A-3	3A-3.1	<a href="#">75</a>	Rural Facilities Utilities	Priorities for funding public investment in rural areas shall be to maintain or upgrade existing facilities, services, and utilities to serve existing development at rural service standards. New facilities, services, roads, and utilities which support planned rural growth shall meet rural service standards.	No policy revisions proposed at this time.	

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3A-3	3A-3.2	<a href="#">75</a>	Rural Facilities Utilities	Continue to work with water providers such as Skagit PUD to extend public water areas with corresponding Comprehensive Plan designations and zoning, specifically limited areas of more intensive rural development (LAMIRDs) including Rural Villages and Rural Intermediate.		
3A-3	3A-3.3	<a href="#">76</a>	Rural Facilities Utilities Densities	Standards and plans for structures, roads and utility systems, and other public services and facilities shall be consistent with rural densities and uses. Such facilities and services shall be such designed, constructed, and provided to minimize the alteration of the landscape and the impacts to rural residents and community character, to preserve natural systems, to protect critical areas, to protect important land features such as ridgelines, to retain historic and cultural structures/landscapes, and scenic amenities.	No policy revisions proposed at this time.	
3A-3	3A-3.4	<a href="#">76</a>	Rural Facilities Utilities	The County’s public health responsibility for ensuring adequate wastewater treatment includes the determination of failing on-site septic systems, technical assistance to property owners, and actions to require necessary improvements. These services may include community plans and other strategies for creating area-wide solutions when surface waters or groundwater is threatened.	No policy revisions proposed at this time.	

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3A-3	3A-3.5	<a href="#">76</a>	Rural Facilities Utilities	On-site wastewater systems are preferred to treat and dispose of effluent in rural areas. Community on-site systems or decentralized treatment systems may be used in land divisions or to serve limited areas of more intensive rural development (LAMIRDs). (a) The size of a community or large on-site sewage system for a designated LAMIRD shall be limited to the build-out potential of all development within the LAMIRD's designated boundaries, unless it is also needed to address existing public health, safety or welfare issues of properties outside of the LAMIRD. (b) The size of a community or large on-site sewage system for a land division shall be limited to the number of residential units allowed under the land division. The system may not be used for development that is not part of the proposal land division unless it is found to be needed, in the land division review process, to address existing public health, safety and welfare issues of existing development.		
3A-3	3A-3.6	<a href="#">77</a>	Rural Facilities Utilities Annexation	Consistent with the Countywide Planning Policies, urban services shall not be extended into or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment, and only when the urban services are financially supportable at rural densities and their extension or expansion does not allow urban development.	No policy revisions proposed at this time.	
3B	3B-1.0	<a href="#">77</a>	LAMIRDs	Establish certain Limited Areas of More Intensive Rural Development, consistent with the Growth Management Act, to recognize historic rural residential, commercial, and industrial development patterns, and to allow certain new small-scale recreation and tourism uses and industries that provide jobs for rural residents.	<del>Establish</del> Allow certain Limited Areas of More Intensive Rural Development, consistent with the Growth Management Act, to recognize historic rural residential, commercial, and industrial development patterns, rural recreational and tourism uses, and to allow certain new small-scale recreation and tourism uses and industries that provide jobs for rural residents.	Simplified the goal

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3B	3B-1.1	<a href="#">77</a>	LAMIRDs	Skagit County has developed and applied various rural land use designations, as described below, following the GMA provisions for Limited Areas of More Intensive Rural Developed (LAMIRDs) in RCW 36.70A.070(5)(d).	<p><del>Skagit County has developed and applied various rural land use designations as described below, following the GMA provisions for Limited Areas of More Intensive Rural Developed (LAMIRDs) Designate various rural land uses in the following Limited Areas of More Intensive Rural Development (LAMIRDs) categories authorized by RCW 36.70A.070(5)(d):</del></p> <ol style="list-style-type: none"> <li>1. Existing commercial, industrial, residential, or mixed-use areas</li> <li>2. Small scale recreation and tourist use areas</li> <li>3. Intensification of development on lots containing nonresidential uses</li> </ol>	Add a table with land use designations and LAMIRD types. Add discussion on various LAMIRDs from RCW, and add criteria in the code
					<p>Establish the logical outer boundary of an area of more intensive rural development as follows:</p> <ul style="list-style-type: none"> <li>(i) Ensure preservation of the character of existing natural neighborhoods and communities;</li> <li>(ii) Follow physical boundaries such as bodies of water, streets and highways, and land forms and contours,</li> <li>(iii) Prevent abnormally irregular boundaries, and</li> <li>(iv) Provide public facilities and public services in a manner that does not permit low-density sprawl;</li> <li>(d) Shall not extend beyond the existing areas or uses as described above is one that was in existence on July 1, 1990.</li> </ul>	This applies to all LAMIRD types. removed from the policy above

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3B	3B-1.2	<a href="#">77</a>	LAMIRDs	The GMA establishes three basic types of LAMIRD. The first is authorized by RCW36.70A.070(5)(d)(i) and consists of commercial, industrial, residential, or mixeduse areas that were in existence on July 1, 1990, and that are surrounded by logical outer boundaries. The Skagit County rural land use designations createdand placed on the Comprehensive Plan/Zoning Map using these criteria are:(a) Rural Village Residential.(b) Rural Intermediate.(c) Similk Beach LAMIRD, and other residential LAMIRDs as may need to beidentified to address similar health and environmental issues.(d) Rural Village Commercial, which must fall within the Rural Village Residentialboundary.(e) Rural Center.(f) Rural Freeway Service.(g) Rural Marine Industrial.(h) Some Natural Resource Industrial designations also meet these “(d)(i)”LAMIRD requirements, but not all. New natural-resource related uses arealso allowed in the rural area under GMA, provided they remain compatiblewith rural character and do not promote sprawl.	<del>The GMA establishes three basic types of LAMIRD. Allow type 1 LAMIRD The first is authorized by RCW 36.70A.070(5)(d)(i) consisting of infill in commercial, industrial, residential, or mixed use areas that were in existence on July 1, 1990, and that are surrounded by logical outer boundaries. in the following land use designations created and placed on the Comprehensive Plan/Zoning Map using these criteria are: (a) Rural Village Residential. (b) Rural Intermediate. (c) Similk Beach LAMIRD, and other residential LAMIRDs as may need to be identified to address similar health and environmental issues. (d) Rural Village Commercial, which must fall within the Rural Village Residential boundary. (e) Rural Center. (f) Rural Freeway Service. (g) Rural Marine Industrial. (h) Some Natural Resource Industrial uses designations also that meet these “(d)(i)” LAMIRD requirements, but not all. New natural-resource related uses are also allowed in the rural area under GMA, provided they remain compatible with rural character and do not promote sprawl.</del>	Suggest adding this in a table
3B	3B-1.3	<a href="#">78</a>	LAMIRDs	The above [referencing policy 3B-1.2] land use designations provide for the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.	<del>The above [referencing policy 3B-1.2] land use designations provide for the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments.</del>	Move this under discussion

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3B	3B-1.4	<a href="#">78</a>	LAMIRDS	<p>Skagit County has adopted measures to minimize and contain these existing areas or uses of more intensive rural development, as appropriate. (a) Lands included in such existing areas or uses shall not extend beyond the logical outer boundary of the existing area or use, thereby allowing a new pattern of low-density sprawl. (b) Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominantly by the built environment, but that may also include undeveloped lands if limited as provided in RCW 36.70A.070(5)(d). (c) The County shall establish the logical outer boundary of an area of more intensive rural development. In establishing the logical outer boundary the county shall address: (i) the need to preserve the character of existing natural neighborhoods and communities; (ii) physical boundaries such as bodies of water, streets and highways, and land forms and contours; (iii) the prevention of abnormally irregular boundaries, and (iv) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl; (d) An existing areas or uses as described above is one that was in existence on July 1, 1990, when the Growth Management Act was adopted.</p>	<p><del>Skagit County has adopted measures to</del> Minimize and contain <del>these existing areas or uses of more intensive rural development type 1</del> LAMIRDS, as appropriate <del>to avoid additional low-density sprawl in the rural area in accordance with RCW 36.70A.070(5)(d):</del> (a) Lands included in such existing areas or uses shall not extend beyond the logical outer boundary of the existing area or use, thereby allowing a new pattern of low-density sprawl. (b) Existing areas are those that are clearly identifiable and contained and where there is a logical boundary delineated predominantly by the built environment, but that may also include undeveloped lands if limited as provided in RCW 36.70A.070(5)(d). <del>(c) The County shall establish the logical outer boundary of an area of more intensive rural development. In establishing the logical outer boundary the county shall address: (i) the need to preserve the character of existing natural neighborhoods and communities; (ii) physical boundaries such as bodies of water, streets and highways, and land forms and contours, (iii) the prevention of abnormally irregular boundaries, and (iv) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl; (d) An existing areas or uses as described above is one that was in existence on July 1, 1990, when the Growth Management Act was adopted.</del></p>	<p>Recommend separating logical boundary into a policy as it applies to all LAMIRDS</p>



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3B	3B-1.5	<a href="#">79</a>	LAMIRDS	The identification of the Rural Village and Rural Intermediate designations as Limited Areas of More Intensive Rural Development (LAMIRD) does not by its name, label or designation automatically confer any increased development potential to these areas. The LAMIRD label is only intended to indicate that Rural Villages and Rural Intermediate areas are designated consistent with the requirements of RCW 36.70A.070(5)(d). The LAMIRD label itself does not grant any increased land uses, intensities, or densities not already allowed for in the Comprehensive Plan policies and development regulations applicable to the Rural Village Residential or Rural Intermediate designations.	<p style="color: red;"><del>The identification of the Rural Village and Rural Intermediate designations as Limited Areas of More Intensive Rural Development (LAMIRD) does not by its name, label or designation automatically confer any increased development potential to these areas. The LAMIRD label is only intended to indicate that Rural Villages and Rural Intermediate areas are designated consistent with the requirements of RCW 36.70A.070(5)(d). Ensure that the LAMIRD label designation itself does not grant any increased land uses, intensities, or densities not already allowed for in the Comprehensive Plan policies and development regulations applicable to the Rural Village Residential or Rural Intermediate designations.</del></p>	Suggest removing the deleted portion under discussion

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3B	3B-1.6	<a href="#">79</a>	Rural Recreation Tourism LAMIRD Small	Two other types of LAMIRD are allowed by GMA. The County’s other rural commercial and industrial designations were created and applied consistent with these other provisions. Pursuant to RCW 36.70(A).070(5)(d)(ii), the County’s Small Scale Recreation and Tourism designation allows:(a) The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development.(b) A small-scale recreation or tourist use is not required to be principally designed to serve the existing and projected rural population.(c) Public services and public facilities are limited to those necessary to serve therecreation or tourist use and shall be provided in a manner that does not permit low-density sprawl.commercial and industrial designations were created and applied consistent with	<del>Two other types of LAMIRD are allowed by GMA. The County’s other rural commercial and industrial designations were created and applied consistent with these other provisions. Pursuant to RCW 36.70(A).070(5)(d)(ii), the County’s Apply type 2 LAMIRD for small scale recreation and tourist use areas in the following land use designations: for (a) Small Scale Recreation and (b) Tourism designation allows: (a) The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting, but that do not include new residential development. (b) A small-scale recreation or tourist use is not required to be principally designed to serve the existing and projected rural population. (c) Public services and public facilities are limited to those necessary to serve the recreation or tourist use and shall be provided in a manner that does not permit low-density sprawl. commercial and industrial designations were created and applied consistent with</del>

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3B	3B-1.7	<a href="#">80</a>	Rural Economic Development LAMIRD Small	The County’s Small-Scale Business and Rural Business designations are based on a third type of LAMIRD allowed under GMA. There are distinctions between the two designations: Small-Scale Business may be applied to a new use in the rural area, whereas a Rural Business must have existed on June 1, 1997. Both designations are consistent with RCW 36.70(A).070(5)(d)(iii) which permits:(a) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents.(b) Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW 36.70A.030(14).	<p>Apply type 3 LAMIRD for isolated nonresidential uses or new development of isolated cottage industries in the following land use designations: (a) Small-Scale Business and (b) Rural Business designations. <del>are based on a third type of LAMIRD allowed under GMA. There are distinctions between the two designations: Small-Scale Business may be applied to a new use in the rural area, whereas a Rural Business must have existed on June 1, 1997. Both designations are consistent with RCW 36.70(A).070(5)(d)(iii) which permits: (a) The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small scale businesses that are not principally designed to serve the existing and projected rural population and nonresidential uses, but do provide job opportunities for rural residents. (b) Rural counties may allow the expansion of small-scale businesses as long as those small-scale businesses conform with the rural character of the area as defined by the local government according to RCW 36.70A.030(14).</del></p>
				<p>Allow development and redevelopment within LAMIRDs according to the provisions of public services to serve limited areas established in RCW 36.70A.070 (5)(d)</p>	Proposed new policy. Add details under the code (content added in the comment box)
				<p>For LAMIRDs designations in the Marblemount area, allow retail space for an essential rural retail service according to the criterial established in RCW 36.70A.070 (5)(d),</p>	Proposed new policy in response to state legislation. <a href="#">SB 6140</a>

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3B	3B-1.8	<a href="#">80</a>	Rural Center Development RRV	The GMA provision referenced above in Policy 3B-1.6 is also the basis for the potential creation of a limited number of new Rural Centers in the Rural area. The creation of new Rural Centers is only permitted under very narrow, limited circumstances within the context of a community planning process where the creation of a center is supported by community needs. (See Policy 3C-2.17)	<del>The GMA provision referenced above in Policy 3B-1.6 is also the basis for the potential creation of a limited number of new Rural Centers in the Rural area.</del> Permit the creation of new Rural Centers <del>is only permitted under very narrow,</del> in limited circumstances within the context of a community planning process where the creation of a center is supported by community needs <del>and served by rural public facilities.</del> (See Policy 3C-2.17)	Suggest not to reference LAMIRDs policies to create new centers.
3C	3B-1.9	<a href="#">81</a>		Certain other land uses are allowed in the Rural Area. These are Master Planned Resorts and Major Industrial Developments, both of which are a type of urban use that may take place under certain circumstances in the rural area; and OpenSpace uses. Land use designation policies for agricultural, forest, rural resource, and mineral resource lands are included in the Natural Resource Lands Element.	No policy revisions proposed at this time.	
					Expand the type of housing units allowed in LAMIRDs where public facilities and services provide sufficient capacity, to include middle housing types such as townhouses, triplexes, and fourplexes and manufactured and park model homes.	
					Consider a demonstration program within LAMIRDs to encourage and incentivize more affordable housing types, where it can be demonstrated that public facilities and services provide sufficient capacity.	
3C	3C	<a href="#">81</a>	Rural Reserve Development RRV	Provide for a variety of rural residential land use densities while retaining the rural landscape, character, and lifestyles.	Provide for a variety of rural residential land use densities while retaining the rural landscape, character, and lifestyles.	No change

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3C	3C-1.1	<a href="#">81</a>	Rural Reserve Development RRV	Rural Reserve (RRv). The Rural Reserve designation applies to all rural areas outside of the following designations: Natural Resource Lands, Rural Intermediate, Rural Village, any of the various Rural commercial/industrial designations, Open Space of Statewide/Regional Significance, or Urban Growth Area. The maximum allowed residential gross density is 1 residence per 5 acres in conservation and reserve development (CaRD) land divisions, and 1 residence per 10 acres in standard land divisions.	This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025	
3C	3C-1.2	<a href="#">82</a>	Rural Intermediate Development Village RI	All lands shown as Rural Intermediate and Rural Village Residential on the Comprehensive Plan/Zoning map were designated following the criteria for Limited Areas of More Intensive Rural Development, or LAMIRDs, under RCW 36.70A.070(5)(d)(i), as described in policy 3B-1.2 above.	<del>All lands shown as Apply Rural Intermediate and Rural Village Residential on the Comprehensive Plan/Zoning map were designated following the criteria for to Limited Areas of More Intensive Rural Development, or type 1 LAMIRDs, under RCW 36.70A.070(5)(d)(i), as described in policy 3B-1.2 above.</del>	

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3C	3C-1.3	<a href="#">82</a>	Rural Intermediate Development RI	<p>Rural Intermediate (RI). The Rural Intermediate (RI) designation applies to rural areas where the average existing and/or surrounding parcel density is predominantly more than or equal to 1 parcel per 2.5 acres or 1/256th of a section, not including any lands within a UGA. If rural lands proposed to be added to the RI designation have a density of less than 1 parcel per 2.5 acres, these lands must be included in any calculation of "average existing and/or surrounding parcel density." These RI designations are intended to balance property rights in the legally vested lots and the built environment that is reflected in certain rural areas of the County with the GMA requirements to minimize sprawl and concentrate growth in urban areas. (There are many pre-existing lots in the RI designation that are significantly smaller than the 2.5 acre minimum parcel size that applies to new land divisions in RI.) Areas may be considered for designation as RI by identifying clearly-contained logical boundaries that are delineated predominantly by the built environment existing on July 1, 1990, per policy 3B-1.2 above. However, in some cases, where lots were legally created since that time, but prior to adoption of the Comprehensive Plan and have either been developed, or have vested rights to develop at those densities, RI designation may be appropriate on those lots as well. Finally, as described in more detail under the Rural Study Areas policies in the Plan Implementation and Monitoring Element, some RI density may be appropriate in one or more of those study areas, but only after completion of the necessary community plan. (a) The RI designation does not necessarily apply to every existing lot smaller than 2.5 acres in the County since, to do so, could result in a pattern of scattered and unconsolidated areas of more intense rural development. (b) Within the Rural Intermediate designation, the minimum lot size that may be created through a land division is 2.5 acres, resulting in a maximum residential gross density of 1 dwelling unit per 2.5 acres.</p>	<p><i>This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025</i></p>	<p>Move the deleted portion under discussion to streamline policy.</p>

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3C	3C-1.4	<a href="#">83</a>	Rural Intermediate Development RI	The purpose of the Rural Intermediate designation is to provide and protect land for residential living in a rural atmosphere, taking priority over, but not precluding, limited non-residential uses appropriate to the density and character of this designation. Long-term open space retention and critical area protection are encouraged.	The purpose of the Rural Intermediate designation is to provide and protect land for residential living in a rural atmosphere, taking priority over, but not precluding, limited non-residential uses appropriate to the density and character of this designation. Long-term open space retention and critical area protection are encouraged.	No change. Suggest reorder to put this above the previous policy.
3C	3C-1.5	<a href="#">83</a>	Blank	Reserved.	<del>Reserved.</del>	Recommend removing reserved policies.
3C	3C-1.6	<a href="#">83</a>	Rural Village Development	Rural Villages shall be located only in designated Rural areas. Rural Village designation and densities are based on existing rural residential and commercial development patterns and uses, environmental constraints, presence of critical areas, proximity to designated natural resource lands, and adequate capacity to maintain existing rural levels of service.	Locate Rural Villages <del>shall be located</del> only in designated rural areas. Rural Village designation and densities are based on existing rural residential and commercial development patterns and uses, environmental constraints, presence of critical areas, proximity to designated natural resource lands, and adequate capacity to maintain existing rural levels of service.	Stylistic change.

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3C	3C-1.7	<a href="#">83</a>	Rural Village Development	Rural Villages represent historical communities throughout the County with future development limited to infill within designated boundaries, as described further in policy 3B-1.2.(a) Consider designating additional areas as Rural Village that meet the Rural Village designation criteria under the Comprehensive Plan and the Growth Management Act, and that have the same characteristics, land uses and functions as areas already designated Rural Village, including the same limitations on expanding beyond a logical outer boundary.(b) Landowners and residents of an area being considered as a newly-designated Rural Village should be involved in the planning process considering that new designation.	<b>Intent of Rural Villages is to</b> represent historical communities throughout the County with future development limited to infill within designated boundaries, as described further in <del>policy 3B-1.2</del> <b>policies under 3B.</b> (a) Consider designating additional areas as Rural Village that meet the Rural Village designation criteria under the Comprehensive Plan and the Growth Management Act, and that have the same characteristics, land uses and functions as areas already designated Rural Village, including the same limitations on expanding beyond a logical outer boundary. (b) Landowners and residents of an area being considered as a newly-designated Rural Village should be involved in the planning process considering that new designation.	No change



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3C	3C-1.8	<a href="#">84</a>	Rural Administration	The community planning process is the preferred method to determine the sizes, As discussed in greater detail in Chapter 12, community plans draw upon the local knowledge, experience, and preferences of community residents, provided that such is consistent with the Growth Management Act, Countywide Planning Policies, and the Comprehensive Plan. (a) Issues appropriate for consideration through a community plan includesuitable land uses within the Rural Village, community infrastructure requirements, and development standards and design guidelines to protect andretain important features valued by the community. (b) The outer boundaries of a Rural Villages shall only be amended through acommunity plan or through a periodic state-mandated GMA comprehensiveplan Update, provided that the boundaries of the historic Rural Villages shallbe defined predominantly by the built environment that existed on or beforeJuly 1, 1990. (c) Because Rural Villages are the preferred location for commercial uses in theRural area, the establishment of new Rural Village Commercial designationswithin existing Rural Village boundaries may occur through the annualComprehensive Plan amendment process, and is not required to occurthrough a community plan.configurations, uses, and development potentials specific to each Rural Village.	<p><b>FIRST DRAFT Proposed Policy Revision</b>  <i>This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025</i></p> <p><del>The community</del> Establish a planning process with considerations of land suitability, infrastructure availability, deveopment standards, local knowledge, experience, and preferences of community residents etc. <del>is the preferred method</del> to determine the sizes, configurations, uses, and development potentials specific to each Rural Village <del>As discussed in greater detail in Chapter 12, community plans draw upon the local knowledge, experience, and preferences of community residents;</del> provided that such is consistent with the Growth Management Act, Countywide Planning Policies, and the Comprehensive Plan. <del>Intend should be to:</del> (a) <del>Issues appropriate for consideration through a community plan include suitable land uses within the Rural Village, community infrastructure requirements, and development standards and design guidelines to</del> Protect and retain important features valued by the community. (b) <del>Maintain a logical boundary and location</del> <del>The outer boundaries of a Rural Villages shall only be amended through a community plan or</del> through a periodic state-mandated GMA comprehensive plan update, provided that the boundaries of the historic Rural Villages shall be defined predominantly by the built environment that existed on or before July 1, 1990 and according to policy 3B. <del>(c) Because Rural Villages are the preferred location for commercial uses in the Rural area, the establishment of new Rural Village Commercial designations within existing Rural Village boundaries may occur through the annual Comprehensive Plan amendment process, and is not required to occur through a community plan. configurations, uses, and development potentials specific to each Rural Village.</del></p>

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3C	3C-1.9	<a href="#">84</a>	Rural Development	Single-family residential densities for land designated as Rural Village Residential are: (a) 1 residential dwelling unit per acre, with public water and an approved onsite septic system; (b) 1 dwelling unit per 2.5 acres, with private water and an approved on-site septic system; or (c) a Rural Village Community Plan may recommend smaller lot sizes, provided public sewer and water are available, and if those smaller lots are consistent with existing Rural Village development patterns and/or are appropriate to better protect critical areas, open spaces or public health and safety.	<del>Allow Single-family</del> residential densities for land designated as Rural Village Residential <b>are as follows:</b> (a) 1 residential dwelling unit per acre, with public water and an approved onsite septic system; (b) 1 dwelling unit per 2.5 acres, with private water and an approved on-site septic system; or (c) a Rural Village Community Plan may recommend smaller lot sizes, provided public sewer and water are available, and if those smaller lots are consistent with existing Rural Village development patterns and/or are appropriate to better protect critical areas, open spaces or public health and safety.	Residential density already specifies single-family.	
3C	3C-1.10	<a href="#">85</a>	Rural Development	Subdivisions of undeveloped parcels on the east side of the Big Lake Rural Village are allowed with lot sizes of 5 acres or greater unless those parcels are divided through conservation and reserve developments (CaRD), utilize public utilities, and protect Big Lake Water quality. Prior to the adoption of a Big Lake Rural Village Plan, property that is commonly referred to as the Overlook Golf Course may be subdivided according to provisions contained in the Unified Development Code.	<del>Allow lot sizes of 5 acres or greater in</del> subdivisions of undeveloped parcels on the east side of the Big Lake Rural Village <del>are allowed with lot sizes of 5 acres or greater</del> unless those parcels are divided through conservation and reserve developments (CaRD), utilize public utilities, and protect Big Lake Water quality. Prior to the adoption of a Big Lake Rural Village Plan, property that is commonly referred to as the Overlook Golf Course may be subdivided according to provisions contained in the Unified Development Code.		
3C	3C-1.11	<a href="#">85</a>	Rural Administration	The Board of County Commissioners will work with the Department to prioritize community planning efforts for Rural Villages and other areas of more detailed rural planning, as further discussed in the Plan Implementation and Monitoring Element.	<del>The Board of County Commissioners will work with the Department to prioritize community planning efforts for Rural Villages and other areas of more detailed rural planning, as further discussed in the Plan Implementation and Monitoring Element.</del>	This can be addressed through the county's administrative code.	

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3C-2	3C-2.0	<a href="#">85</a>	Rural Economic Development	Support the rural economy by fostering opportunities for rural-based employment, home businesses, natural resource-related industries, and economic diversification in tourism and recreation, of an appropriate size and scale to maintain rural character.		
3C-2	3C-2.1	<a href="#">85</a>	Rural Commercial and Industrial	New rural commercial and industrial uses should be located principally within designated commercial areas to avoid the proliferation of commercial businesses throughout the rural area. However, certain limited commercial uses, resource related uses, home based businesses and other non-residential uses may be permitted if carefully reviewed, conditioned and found to be compatible with rural areas. To encourage efficient use of the land, the broadest range of commercial and industrial uses should be allowed in areas already accommodating such use and development, with greater limitations placed upon such uses within areas devoted predominantly to residential use (i.e., Rural Intermediate, Rural Village Residential and Rural Reserve areas). Comprehensive Plan and Zoning designations devoted principally to commercial and industrial uses in the unincorporated portions of the county are: (a) Rural Village Commercial (b) Rural Center (c) Rural Freeway Service (d) Small-Scale Recreation and Tourism (e) Natural Resource Industrial (f) Rural Marine Industrial (g) Major Industrial Developments (h) Master Planned Resorts (i) Small-Scale Business (j) Rural Business	<b>Locate</b> new rural commercial and industrial uses <u>should be located</u> principally within designated commercial areas to avoid the proliferation of commercial businesses throughout the rural area. However, certain limited commercial uses, resource related uses, home based businesses and other non-residential uses may be permitted if carefully reviewed, conditioned and found to be compatible with rural areas. To encourage efficient use of the land, the broadest range of commercial and industrial uses should be allowed in areas already accommodating such use and development, with greater limitations placed upon such uses within areas devoted predominantly to residential use (i.e., Rural Intermediate, Rural Village Residential and Rural Reserve areas). <b>Within a LAMIRD, allow any development or redevelopment consistent with criteria established in 36.70A.070(5)(d).</b> Comprehensive Plan and Zoning designations devoted principally to commercial and industrial uses in the unincorporated portions of the county are: (a) Rural Village Commercial (b) Rural Center (c) Rural Freeway Service (d) Small-Scale Recreation and Tourism (e) Natural Resource Industrial (f) Rural Marine Industrial (g) Major Industrial Developments (h) Master Planned Resorts (i) Small-Scale Business (j) Rural Business	Consider creating a table for land use and zoning designations.

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3C-2	3C-2.2	<a href="#">86</a>	Rural Commercial and Industrial	Comprehensive Plan Amendment applications to any of the rural commercial or industrial designations must meet the following criteria in order to be found consistent with the Comprehensive Plan. The proposed designation and use must: (a) be consistent with the existing rural character of the area; (b) not create conflicts with surrounding agricultural, forest, and mineral resource lands and practices; and (c) provide for the protection of critical areas, frequently flooded areas, and surface water and ground water resources, including sole source aquifers.	This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025 Comprehensive Plan Amendment applications to any of the rural commercial or industrial designations must meet the following criteria in order to be found consistent with the Comprehensive Plan. The proposed designation and use must: (a) be consistent with the existing rural character of the area; (b) not create conflicts with surrounding agricultural, forest, and mineral resource lands and practices; and (c) provide for the protection of critical areas, frequently flooded areas, and surface water and ground water resources, including sole source aquifers. (d) <b>For LAMIRDs, meet the criteria established in RCW 36.70A.070 (5)(d).</b>	
3C-2	3C-2.3	<a href="#">87</a>	Rural Commercial and Industrial	An applicant for any of the rural commercial or industrial designations available under this plan must submit, at the time of application, a development proposal that is consistent with the appropriate designation criteria.	No policy revisions proposed at this time.	

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3C-2	3C-2.4	<a href="#">87</a>	Rural Village Development RVC	Public services and public facilities necessary for rural commercial and industrial uses shall be rural in nature, limited to those necessary to serve the use, and provided in a manner that does not permit low-density sprawl. Uses may utilize urban services that previously have been made available to the site.	Public services and public facilities necessary for rural commercial and industrial uses shall be rural in nature, limited to those necessary to serve the use, and provided in a manner that does not permit low-density sprawl. Uses may utilize urban services that previously have been made available to the site. <b>Within a LAMIRD, allow development or redevelopment subject to confirmation from all existing providers of public facilities and public services of sufficient capacity of existing public facilities and public services to serve any new or additional demand according to criteria established in RCW 36.70A.070 (5)(d)</b>	Add detailed criteria in the code
3C-2	3C-2.5	<a href="#">87</a>	Rural Village Development RVC	The Rural Village Commercial District provides for a range of commercial uses and services to meet the everyday needs of rural residents and natural resource industries, and to provide goods, services, and lodging for travelers and tourists to the rural area.	<b>Provides for a range of commercial uses and services in</b> the Rural Village Commercial District <del>provides for a range of commercial uses and services</del> to meet the everyday needs of rural residents and natural resource industries, and to provide goods, services, and lodging for travelers and tourists to the rural area.	Active policy sentence
3C-2	3C-2.6	<a href="#">87</a>	Rural Village Development RVC	Generally, there should be only one contiguous area designated Rural Village Commercial in each Rural Village. New uses should be clustered around the existing Rural Village Commercial district, unless the particular nature of the new use justifies an alternative location within the Rural Village.	<del>Generally, there should be</del> <b>Designate only</b> one contiguous area <del>designated for</del> Rural Village Commercial in each Rural Village. <del>Cluster</del> new uses <del>should be clustered</del> around the existing Rural Village Commercial district, unless the particular nature of the new use justifies an alternative location within the Rural Village.	County - removed language for clarity. Do you foresee more than one in each Rural Village?

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3C-2	3C-2.7	<a href="#">87</a>	Rural Village Development RVC	Typical uses in the Rural Village Commercial district include small retail and service businesses that primarily serve the needs of the surrounding population or support natural resource businesses and industries, art and performance galleries and studios, overnight lodging and related services for visitors to the rural area, and minor public uses.	<p style="color: red;">Allow small retail and service businesses <del>Typical uses in the Rural Village Commercial district include small retail and service businesses that primarily serve the needs of the surrounding population or support natural resource businesses and industries, art and performance galleries and studios, overnight lodging and related services for visitors to the rural area, and minor public uses.</del></p>	Active policy sentence
3C-2	3C-2.8	<a href="#">87</a>	Rural Village Development RVC	Maximum size limits for uses within the Rural Village Commercial district are intended to retain the rural character of the Rural Villages and are based on the size of existing commercial uses within the Rural Villages. A community plan may modify the dimensional standards for a particular Rural Village Commercial district, provided that the newly developed standards are consistent with existing commercial uses within that Rural Village.	<p style="color: red;">Maintain <del>Maximum</del> size limits for uses within the Rural Village Commercial district <del>are intended</del> to retain the rural character of the Rural Villages <del>and are based on</del> consistent with the size of existing commercial uses within the Rural Villages <del>and consistent with development and redevelopment criteria established in RCW 36.70A.070 (5)(d)(C).</del> A community plan may modify the dimensional standards for a particular Rural Village Commercial district, provided that the newly developed standards are consistent with existing commercial uses within that Rural Village.</p>	Active policy sentence
3C-2	3C-2.9	<a href="#">88</a>	Rural Village Development RVC	Land within a Rural Village may be redesignated to one of the other rural commercial or industrial designations, based on the appropriate land use designation criteria, and subject to a Rural Village community plan if one has been adopted.	<p style="color: red;">Redesignate land within a Rural Village <del>may be redesignated</del> to one of the other rural commercial or industrial designations, based on the appropriate land use designation criteria, and subject to a Rural Village community plan if one has been adopted.</p>	Active policy sentence
3C-2	3C-2.10	<a href="#">88</a>	Rural Center Development RVC	Rural Centers are small-scale commercial clusters at selected locations in the rural portion of the County. They are smaller in size and intensity than Rural Villages and generally serve the population residing within a 2 ½ mile radius.	<p style="color: red;">Intent of Rural Centers <del>are is to serve as</del> small-scale commercial clusters at selected locations in the rural portion of the County. They are smaller in size and intensity than Rural Villages and generally serve the population residing within a 2 ½ mile radius.</p>	Use active sentence for policy, or remove it to put under discussion.

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3C-2	3C-2.11	<a href="#">88</a>	Rural Center Development RVC	Typical uses in Rural Centers are small retail and service businesses that primarily serve the needs of the surrounding rural population and visitors to the rural area. Examples include: retail food, drug, feed, nursery, and hardware stores, specialty shops, restaurants, bed and breakfasts, service stations, and personal care services.	<del>Typical uses</del> in Rural Centers <del>consisting of are</del> small retail and service businesses <del>that primarily serve the needs of the surrounding rural population and visitors to the rural area</del> . Examples include: retail food, drug, feed, nursery, and hardware stores, specialty shops, restaurants, bed and breakfasts, service stations, and personal care services.	Use active sentence for policy, or remove it under discussion.
3C-2	3C-2.12	<a href="#">88</a>	Rural Center Development RC	Rural Centers may not include new residential uses other than business-owner or operator residences and loft living quarters over store fronts, unless such residential uses are specifically authorized through a community plan.	Rural Centers may not include new residential uses other than business-owner or operator residences and loft living quarters over store fronts, unless such residential uses are specifically authorized through a community plan.	No change
3C-2	3C-2.13	<a href="#">88</a>	Rural Center Development RC	Rural Centers are designated at specific, limited sites in the following areas: Allen, Birdsvie, Day Creek, Dewey Beach, East Edison, and Guemes Island.	<del>Designate</del> Rural Centers <del>are designated</del> at specific, limited sites in the following areas: Allen, Birdsvie, Day Creek, Dewey Beach, East Edison, and Guemes Island.	Minor change
3C-2	3C-2.14	<a href="#">88</a>	Rural Center Development RC	Rural Centers of sufficient number and size will be designated to meet existing and projected rural commercial needs for retail and service businesses serving the surrounding rural population and visitors.	<del>Designate</del> Rural Centers <del>of sufficient number and size will be designated</del> to meet existing and projected rural commercial needs for retail and service businesses serving the surrounding rural population and visitors.	deleted to remove conflict with 3B 1.8
3C-2	3C-2.15	<a href="#">88</a>	Rural Center Development RC	Substantial infill, development, and redevelopment shall occur within existing Rural Centers and Rural Village Commercial districts before any new Rural Centers may be designated.	<del>Ensure</del> substantial infill, development, and redevelopment <del>shall</del> occur within existing Rural Centers and Rural Village Commercial districts before any new Rural Centers may be designated.	Active sentence for policy

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3C-2	3C-2.16	<a href="#">89</a>	Rural Center Development RC	Before additional acreage may be added to an existing Rural Center, the County shall conduct an analysis of the logical outer boundaries of that Rural Center, in accordance with RCW 36.70A.070(5)(d)(iv).	<del>Conduct an analysis of the logical outer boundaries of that Rural Center, in accordance with RCW 36.70A.070(5)(d)(iv) before additional acreage may be added to an existing Rural Center</del> <del>the County shall conduct an analysis of the logical outer boundaries of that Rural Center, in accordance with RCW 36.70A.070(5)(d)(iv).</del>	Active sentence for policy
3C-2	3C-2.17	<a href="#">89</a>	Rural Center Development RC	A limited number of new Rural Centers may be designated to meet future needs for goods and services in areas of the County not otherwise served by an existing Rural Village or Rural Center. These include the Samish Valley north of Sedro- Woolley, and certain islands likely to experience future residential development, such as Vendovi and Sinclair Islands. These have been identified as Rural Study Areas in the Plan Implementation and Monitoring Element.	<del>Designate a limited number of new Rural Centers</del> <del>may be designated</del> to meet future needs for goods and services in areas of the County not otherwise served by an existing Rural Village or Rural Center. <del>These include the Samish Valley north of Sedro- Woolley, and certain islands likely to experience future residential development, such as Vendovi and Sinclair Islands. These have been identified as Rural Study Areas in the Plan Implementation and Monitoring Element.</del>	County - are these areas still being considered? Suggest moving the names of specific areas to discussion
3C-2	3C-2.18	<a href="#">89</a>	Rural Development RC	In addition, as also described in more detail in the Plan Implementation and Monitoring Element, the existing Day Creek Rural Center and the Birdsvew Rural Center may be considered for possible expansion, change, or more intensiverural uses, but only after completion of the community planning effort described in that Element.	<del>In addition, as also described in more detail in the Plan Implementation and Monitoring Element, the existing Day Creek Rural Center and the Birdsvew Rural Center may be considered for possible expansion, change, or more intensive rural uses, but only after completion of the community planning effort described in that Element.</del>	County - are areas still being considered?



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3C-2	3C-2.19	<a href="#">89</a>	Rural Center Development RC	Any new Rural Center designations shall meet the following criteria: (a) All property to be included is located within the Rural Intermediate or Rural Reserve designations only. (b) The commercial area existed predominantly as an area or use of more intensive commercial development on July 1, 1990. (c) Location at the crossroads of county roads, state routes, or major arterials. (d) The designation does not jeopardize the protection of designated critical areas, frequently flooded areas, and surface water and ground water resources, including sole source aquifers, or the conservation and productive use of designated natural resource lands. (e) The travel distance between a new Rural Center and existing rural commercial designations is a minimum of 5 miles. This is generally the minimum distance that existing Rural Centers are located from other rural commercial designations. (f) Proponents of new Rural Centers must demonstrate that there is sufficient surrounding population, or market demand to support the need for the Rural Center. (g) New Rural Center designation proposals shall be supported with development plans demonstrating compatibility with surrounding rural uses and character. (h) New Rural Centers shall be designated only after the conduct of a community plan as described in the Plan Implementation and Monitoring Element.	<p style="color: red;">Apply the following criteria for any new Rural Center designations <del>shall meet the following criteria:</del> (a) All property to be included is located within the Rural Intermediate or Rural Reserve designations only. (b) The commercial area existed predominantly as an area or use of more intensive commercial development on July 1, 1990. (c) Location at the crossroads of county roads, state routes, or major arterials. (d) The designation does not jeopardize the protection of designated critical areas, frequently flooded areas, and surface water and ground water resources, including sole source aquifers, or the conservation and productive use of designated natural resource lands. (e) The travel distance between a new Rural Center and existing rural commercial designations is a minimum of 5 miles. This is generally the minimum distance that existing Rural Centers are located from other rural commercial designations. (f) Proponents of new Rural Centers must demonstrate that there is sufficient surrounding population, or market demand to support the need for the Rural Center. (g) New Rural Center designation proposals shall be supported with development plans demonstrating compatibility with surrounding rural uses and character. (h) New Rural Centers shall be designated only after the conduct of a community plan as described in the Plan Implementation and Monitoring Element.</p>	Minor change
3C-3	3C-3.0	<a href="#">90</a>	Freeway RFS	Serve local rural populations and the traveling public with appropriate commercial goods and services at certain Interstate 5 interchanges already characterized by more intensive rural development.	Serve local rural populations and the <del>traveling public</del> travelers with appropriate commercial goods and services at certain Interstate 5 interchanges already characterized by more intensive rural development.	

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3C-3	3C-3.1	<a href="#">90</a>	Freeway RFS	<p>Rural Freeway Service areas provide freeway-oriented goods and services at certain Interstate 5 interchanges in Skagit County that meet the GMA definition of “limited areas of more intensive rural development” in RCW 36.70A.070(5)(d)(i). The following portions of the Bow Hill, Conway, Alger, and Cook Road interchanges are designated RFS: (a) Conway: the approximately 1.3 acre parcel in the southeast quadrant where there was commercial development as of July 1, 1990. (b) Bow Hill: the approximately 2.4 acre parcel at the northwest quadrant, and approximately 10 acres in the southwest quadrant that has existing urban sewer service (pre-1990) and water service. (c) Alger: four parcels totaling approximately 5 acres in the southeast quadrant that are served by, or are prepared to be served by, water, sewer and power, and are bounded by elements of the built or natural environment which create logical boundaries to any future commercial sprawl. (d) Cook Road: approximately nine acres at the northeast quadrant, and approximately six acres at the southeast quadrant. Both areas are surrounded by logical boundaries consisting of the built or natural environment, have paid sewer commitments dating back to the late 1970s and are served by public sewer and public water.</p>	<p><del>Provide freeway-oriented goods and services in Rural Freeway Service areas provide freeway-oriented goods and services</del> at certain Interstate 5 interchanges in Skagit County that meet the GMA definition of “limited areas of more intensive rural development” in RCW 36.70A.070(5)(d)(i). <del>The following portions of the Bow Hill, Conway, Alger, and Cook Road interchanges are designated RFS: (a) Conway: the approximately 1.3 acre parcel in the southeast quadrant where there was commercial development as of July 1, 1990. (b) Bow Hill: the approximately 2.4 acre parcel at the northwest quadrant, and approximately 10 acres in the southwest quadrant that has existing urban sewer service (pre-1990) and water service. (c) Alger: four parcels totaling approximately 5 acres in the southeast quadrant that are served by, or are prepared to be served by, water, sewer and power, and are bounded by elements of the built or natural environment which create logical boundaries to any future commercial sprawl. (d) Cook Road: approximately nine acres at the northeast quadrant, and approximately six acres at the southeast quadrant. Both areas are surrounded by logical boundaries consisting of the built or natural environment, have paid sewer commitments dating back to the late 1970s and are served by public sewer and public water.</del></p> <p>County - suggest moving specific area under discussion.</p>

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3C-3	3C-3.2	<a href="#">91</a>	Development	New development at these locations is subject to development regulations and design guidelines intended to maintain the rural character of the area, and to minimize impacts to rural residential areas, resource lands, critical areas, and other sensitive natural features of the environment. Such development shall not be expanded into designated natural resource lands or create conflicts with natural resource practices.	New development at these locations is subject to development regulations and design guidelines intended to maintain the rural character of the area, and to minimize impacts to rural residential areas, resource lands, critical areas, and other sensitive natural features of the environment. Such development shall not be expanded into designated natural resource lands or create conflicts with natural resource practices.	No change
3C-4	3C-4.0	<a href="#">91</a>	Small Recreation Tourism SRT	Use the County’s abundant recreational opportunities and scenic and natural amenities to diversify the economy of rural Skagit County by allowing small-scale recreational and tourist uses in an environmentally sensitive manner.	No policy revisions proposed at this time.	
3C-4	3C-4.1	<a href="#">91</a>	Small Recreation Tourism SRT	The Small-Scale Recreation and Tourism designation is intended to provide opportunities for businesses that create recreational or tourist-oriented jobs for rural residents. Proponents may apply for a Comprehensive Plan/Zoning map amendment and rezone to the SRT designation and zone demonstrating that the proposed location or use: (a) Relies on a particular rural location and setting; (b) incorporates the scenic and natural features of the land; and (c) would be inappropriate or infeasible in a Rural Village, Rural Center, or Urban Growth Area.	See notes.	

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3C-4	3C-4.2	<a href="#">92</a>	Small Recreation Tourism SRT	Small-Scale Recreation and Tourism areas shall not be created from lands designated Ag-NRL or IF-NRL.		If no one can apply as a docket this works. Otherwise, could add new language from WAC 365-190-040. Site-specific proposals to de-designate natural resource lands must be deferred until a comprehensive countywide analysis is conducted.	
3C-4	3C-4.3	<a href="#">92</a>	Small Recreation Tourism SRT	Typical uses within small-scale recreational or tourist areas may include but aren't limited to: cabins, cottages, campgrounds, recreational vehicle (RV) parks, and other forms of overnight lodging that are rural in scale; outdoor recreation equipment rental and/or guide services; outdoor recreational facilities; recreational, cultural, or religious retreats; and accessory uses such as restaurants and small retail shops. Owner or caretaker housing is also permitted. Other residential uses are not permitted.	No policy revisions proposed at this time.		

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3C-4	3C-4.4	<a href="#">92</a>	Small Recreation Tourism SRT	SRT areas and uses are limited in size and scale so as to be rural in nature and compatible with the surrounding rural area as follows: (a) Up to 20 acres of developable land may be located within an SRT designation. Additional land used for passive recreation purposes only may be included provided it remains substantially undeveloped (b) The maximum number of units of overnight lodging permitted within a SRT area is 35. This limit does not apply to the number of camping sites or recreational vehicle hook-ups within a campground or resort.	This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025	
3C-4	3C-4.5	<a href="#">92</a>	Small Recreation Tourism SRT	Proposed amendments to the Comprehensive Plan for new SRT designations shall include site plans as further specific in the Legislative Actions section of the Unified Development Code.	No policy revisions proposed at this time.	
3C-5	3C-5.0	<a href="#">92</a>	Natural Resource Land NRL	Facilitate the production of agricultural, forestry, and aquatic products by allowing related processing facilities, limited direct resource sales, and limited natural resource support services that support local natural resource activities.	No policy revisions proposed at this time.	
3C-5	3C-5.1	<a href="#">92</a>	Natural Resource Land NRL	The NRI designation applies to agricultural, forestry, and aquatic industries and products. Mineral processing activities are generally guided by separate policies found in the Land Use and Resource elements of the Skagit County Comprehensive Plan.	No policy revisions proposed at this time.	

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3C-5	3C-5.2	<a href="#">93</a>	Natural Resource Land NRL	Permitted uses include natural resource processing facilities; wholesaling and storage of products associated with natural resources; limited direct resource sales; and limited natural resource support services.	This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025	
3C-5	3C-5.3	<a href="#">93</a>	Natural Resource Land NRL	New Natural Resource Industrial designations may be located on lands currently in one of the other Rural designations. In certain circumstances designated Natural Resource Lands may be redesignated to NRI, subject to the following provisions and the specific policies for each natural resource land or industry contained below. (a) The NRI designation may generally be located on land currently in a Natural Resource Land designation for uses directly involved in the extraction, sorting, and primary processing of natural resources. (b) NRI uses that are not directly involved in the extraction, sorting, and primary processing of natural resources should generally locate on rural lands, including in Rural Villages. These activities include support services, and certain storage and processing uses that serve natural resource industries but are not directly involved in the on-site extraction or primary processing of natural resources. (c) NRI uses may be located in more densely populated rural areas, including Rural Villages, provided their operations do not present an unreasonable threat to the health, safety and welfare of rural residents. (d) Development of the proposed NRI site would have minimal adverse impacts on nearby primary natural resource activities.	No policy revisions proposed at this time.	

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3C-5	3C-5.4	<a href="#">93</a>	Natural Resource Land NRL	In considering NRI designation requests, priority consideration will be given to properties that have had prior industrial activity and site improvements, but that may now be vacant or under-utilized, rather than to entirely undeveloped sites.		
3C-5	3C-5.5	<a href="#">94</a>	Agriculture NRL	Skagit County should designate an area (or areas) in which to concentrate agriculture-related industrial uses and agricultural support services in an “agricultural industrial park.” This would allow for these services and their impacts to be concentrated, rather than dispersed throughout the rural area. Designation of an agricultural industrial park is the only instance where Ag-NRL land may be converted to a NRI designation, and only based on a finding that the agricultural sector is better served by having the land in NRI designation to permit an agricultural industrial park.	No policy revisions proposed at this time.	
3C-5	3C-5.6	<a href="#">94</a>	Forest NRL	Certain forestry-related industrial activities are permitted outright through the Industrial Forest-NRL, Secondary Forest-NRL, and Rural Resource-NRL zoning districts and do not require a Comprehensive Plan designation to NRI.	No policy revisions proposed at this time.	
3C-5	3C-5.7	<a href="#">94</a>	Forest NRL	Certain forestry-related industrial activities are not permitted, or are only permitted on a temporary basis, in the Industrial Forest-NRL, Secondary Forest-NRL, and Rural Resource-NRL zoning districts. The NRI designation is an appropriate place for these uses to occur on a permanent basis.	No policy revisions proposed at this time.	
3C-5	3C-5.8	<a href="#">94</a>	Aquatic Industries	Aquatic and marine uses permitted through the NRI designation shall only be located on non-NRL designated lands.	No policy revisions proposed at this time.	

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3C-5	3C-5.9	<a href="#">94</a>	Aquatic Industries	Additionally, the proposed site should be close to: (a) the natural resource or natural resource activities it intends to serve; (b) major transportation facilities associated with the proposed use (highway, rail, water, or air); and (c) non-urban or existing urban services necessary for the proposed resource related industrial use.		
3C-6	3C-6.0	<a href="#">95</a>	Rural Marine Industrial RMI	Provide a land use designation that recognizes existing industrial facilities that are directly linked to an existing rural marine location and that serve the county’s rural marine industrial needs; permits expansion of existing rural marine industrial activities that are water or shoreline dependent; and provides for limited changes of use.	Provide a land use designation that recognizes existing industrial facilities that are directly linked to an existing rural marine location and that serve the county’s rural marine industrial needs; permits expansion of existing rural marine industrial activities that are water or shoreline dependent; and provides for limited changes of use.	No change
3C-6	3C-6.1	<a href="#">95</a>	Rural Marine Industrial RMI	The Rural Marine Industrial (RMI) designation is intended to recognize existing rural marine industrial facilities and to permit expansion of existing rural marine industrial activities that are water or shoreline dependent, and to provide for limited changes of use. The term “rural marine industrial facilities” includes harbors, marinas, docks, moorages, and other existing or permitted facilities that support and enable marine industry and commerce.	The Rural Marine Industrial (RMI) designation is intended to recognize existing rural marine industrial facilities and to permit expansion of existing rural marine industrial activities that are water or shoreline dependent, and to provide for limited changes of use. <del>The term “rural marine industrial facilities” includes harbors, marinas, docks, moorages, and other existing or permitted facilities that support and enable marine industry and commerce.</del>	Move deleted segment under discussion or definition



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3C-6	3C-6.2	<a href="#">95</a>	Rural Marine Industrial RMI	Areas or facilities are designated RMI based on their history of marine industrial use, or regulatory approval and related site improvements for marine industrial use, prior to July 1, 1990. The RMI-designated properties were reviewed under, and found to comply with, the GMA criteria for limited industrial areas of more intensive rural development, as outlined in policy 3B-1.2. The existing areas or facilities identified as Rural Marine Industrial areas on the Comprehensive Plan/Zoning Map, are: (a) Twin Bridge Marine Park, on the east side of the Swinomish Channel north of State Route 20 and Josh Green Lane. (b) The former “Western Lime” property on the Swinomish Channel directly north of the Twin Bridge Marine Park. (c) Property on Turner’s Bay at the north end of Similk Bay, which has served historically as a marine terminal for logs and other natural resource materials, as a log storage site, and for other marine-industrial uses. (d) Rozema Boat Works, located in the Bay View Rural Village, on the eastern shore of Padilla Bay.	<del>Designate</del> areas or facilities <del>are designated</del> RMI based on their history of marine industrial use, or regulatory approval and related site improvements for marine industrial use, prior to July 1, 1990 according to <b>GMA criteria for limited industrial areas of more intensive rural development, as outlined in policy 3B-1.2. The RMI-designated properties were reviewed under, and found to comply with, the GMA criteria for limited industrial areas of more intensive rural development, as outlined in policy 3B-1.2. The existing areas or facilities identified as Rural Marine Industrial areas on the Comprehensive Plan/Zoning Map, are: (a) Twin Bridge Marine Park, on the east side of the Swinomish Channel north of State Route 20 and Josh Green Lane. (b) The former “Western Lime” property on the Swinomish Channel directly north of the Twin Bridge Marine Park. (c) Property on Turner’s Bay at the north end of Similk Bay, which has served historically as a marine terminal for logs and other natural resource materials, as a log storage site, and for other marine-industrial uses. (d) Rozema Boat Works, located in the Bay View Rural Village, on the eastern shore of Padilla Bay.</b>	County - suggest moving references to specific areas under discussion.
3C-6	3C-6.3	<a href="#">96</a>	Rural Marine Industrial RMI	Permitted uses within the Rural Marine Industrial designation are those that are “water and shoreline dependent or related,” and are rural in nature, as consistent with the County’s Shoreline Master Program.	Permitted <del>uses</del> within the Rural Marine Industrial designation <del>are those</del> that are “water and shoreline dependent or related,” and are rural in nature, as consistent with the County’s Shoreline Master Program.	Active policy
3C-7	3C-7.0	<a href="#">96</a>	Major Industrial Developments	Ensure adequate site opportunities for major industrial developments that have land needs that cannot be met in Urban Growth Areas.	No policy revisions proposed at this time.	

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3C-7	3C-7.1	<a href="#">96</a>	Major Industrial Developments	A “major industrial development” is a master planned site for a business that requires a parcel of land larger than is available in the urban growth area or is a natural resource-based use requiring a location near agricultural land, forestland, or mineral resource land upon which it is dependent. The siting of major industrial developments outside of an urban growth area shall comply with the framework agreement between the County and the Cities and the criteria contained in RCW 36.70A.365 and CPP 2.6. The major industrial development designation requires the development of additional Comprehensive Plan policies and development regulations pursuant to those criteria, before any properties may be so designated.	This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025
3C-8	3C-8.0	<a href="#">96</a>	Master Planned Resorts	Provide for the siting of Master Planned Resorts, consistent with the requirements of the Growth Management Act, in locations that are appropriate from both an economic and environmental perspective.	No policy revisions proposed at this time.
3C-8	3C-8.1	<a href="#">96</a>	Master Planned Resorts	Master planned resorts are self-contained and fully integrated planned unit developments, in settings of significant natural amenities, providing short-term visitor accommodations including a range of indoor or outdoor recreational facilities and visitor services.	No policy revisions proposed at this time.
3C-8	3C-8.2	<a href="#">96</a>	Master Planned Resorts	Master planned resorts are larger in scale, and involve greater potential impacts on the surrounding area, than uses permitted under the Small-Scale Recreation and Tourism designation. Master planned resorts may constitute urban growth outside of urban growth areas as limited by RCW 36.70A.360 and RCW 36.70A.362.	No policy revisions proposed at this time.

3C-8 3C-8.3 [97](#)

Master Planned Resorts

Designation of Master Planned Resorts requires amending the Comprehensive Plan and Zoning Maps, prior to, or concurrent with an application for master plan review. The comprehensive plan amendment process should evaluate all the probable significant adverse environmental impacts from the entire proposal, even if the proposal is to be developed in phases, and these impacts shall be considered in determining whether any particular location is suitable for a Master Planned Resort. Review and approvals will be conducted using the following criteria: (a) Development Agreements, as authorized by RCW 36.70B.170, may be used to implement these policies. (b) The development and its impacts should be buffered and mitigated from the adjacent rural areas. Master Planned Resorts should be of sufficient size to mitigate the potential impacts from the development on site. Where located in a rural area, the Master Planned Resort should also be of sufficient size to screen the development and its impacts from the adjacent rural areas. (c) MPRs are not allowed on designated Ag-NRL lands. Location on other Natural Resource Lands requires a County finding that the proposed site is better suited and has more long-term importance for the Master Planned Resort than for the commercial harvesting of timber or production of natural resource products, and will not adversely affect adjacent Natural Resource Land activities. (d) The Master Planned Resort must be developed consistent with the County's development regulations established for critical areas and consistent with lawfully established vested rights, and approved development permits. (e) The Master Planned Resort shall consist of predominantly short term visitor accommodations, with associated indoor and outdoor recreational facilities, conference facilities and commercial and professional activities that support and are integrated with the resort. In addition, permanent residential uses, including caretakers' or employees' residences and vacation home properties may be included, provided they must be integrated into the resort and consistent with the on-site recreational nature of the resort. Some goods and services for the surrounding permanent residential population may also be included. (f) Where supported by historic use of the property and where such historic uses are intended to be integrated into the overall Master Planned Resort concept, commercial or industrial uses not typically associated with resort or recreational activities may be included, such as on-going natural resource industrial activities. (g) Master Planned Resorts may be developed using clustering design, setbacks, and lot sizes that vary from those provided in the Rural or Natural Resource Land designations. MPR commercial facilities necessary to serve the

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				<p>resort may be larger than those otherwise permitted in rural commercial areas, but nevertheless limited to primarily serving the needs of the resort. (h) Capital facilities and services, including wastewater, water, storm water, security, fire suppression, and emergency medical provided on-site shall be limited to meeting the needs of the resort and may be provided by outside service providers, provided that the resort pays all costs associated with service extension capacity increases, or new services that are directly attributable to the resort, and provided that the nature of the facilities and services provided are adequate to meet the increased needs of the resort. (i) Resort traffic mitigation should not require the construction of additional traffic lanes on State routes except in the immediate vicinity of or within the boundaries of the Master Planned Resort where necessary to accommodate increased traffic and turning movements generated at the site. (j) The Master Planned Resort shall contain sufficient portions of the site in undeveloped open space for buffering and recreational amenities to help preserve the natural and rural character of the area. (k) Master Planned Resorts may be sited within or adjacent to existing Urban Growth Areas or within or adjacent to an existing area of more intense rural development, such as an existing Rural Village or an existing Rural Intermediate designation.</p>	<p><b>FIRST DRAFT Proposed Policy Revision</b>  <i>This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025</i></p>	<p><b>Reasoning for proposed policy change.</b></p>

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3C-9	3C-9.0	<a href="#">99</a>	Small Scale Business	Recognize the land use needs of existing and new small-scale businesses that are beyond the size and scale of home-based businesses.	No policy revisions proposed at this time.
3C-9	3C-9.1	<a href="#">99</a>	Small Scale Business	The Small-Scale Business (SSB) designation is intended to provide for commercial or industrial uses involving the provision of services or the fabrication or production of goods, primarily for clients and markets outside of the rural area. The SSB designation may be applied to existing or new businesses, whereas the Rural Business designation applies only to businesses that were established as of June 1, 1997.	No policy revisions proposed at this time.
3C-9	3C-9.2	<a href="#">99</a>	Small Scale Business	Typical uses within the SSB zone include the small-scale production or manufacture of goods; the production, repair and servicing of specialized tools and equipment; and the provision of services, including professional, management, consulting, construction, and repair services. The business may have customers visit the site, but retail sales are limited to products primarily produced on site. Typical uses within the SSB zone include the small-scale production or manufacture of goods; the production, repair and servicing of specialized tools and equipment; and the provision of services, including professional, management, consulting, construction, and repair services. The business may have customers visit the site, but retail sales are limited to products primarily produced on site. The scale of activities within a SSB is typically greater than can be accommodated through a Home Based Business. Nothing in these policies is intended to create a presumption that the property on which a Home Based Business is located should be re-designated to SSB if that business outgrows its home-based status. There is no automatic progression from Home Based Business to Small-Scale Business.	No policy revisions proposed at this time.
3C-9	3C-9.3	<a href="#">99</a>	Small Scale Business	Caretaker residences may be located on site in a SSB.	No policy revisions proposed at this time.

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3C-9	3C-9.4	<a href="#">99</a>	Small Scale Business	A Small-Scale Business may have up to 20 full-time equivalent (FTE) employees, meaning an employee that visits the business site more than two times per week, including visits solely for purposes of vehicle transfer.	<del>A Small-Scale Business may have up to 20 full-time equivalent (FTE) employees; meaning an employee that visits the business site more than two times per week, including visits solely for purposes of vehicle transfer.</del>	Very specific for a policy - code like. Move to development regs
3C-9	3C-9.5	<a href="#">100</a>	Small Scale Business	The SSB designation is consistent with the Growth Management Act’s allowance for the “intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and non-residential uses, but do provide job opportunities for rural residents.” (RCW 36.70A.070(5)(d)(iii))	<del>The SSB designation is consistent with the Growth Management Act’s allowance for the “intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that are not principally designed to serve the existing and projected rural population and non-residential uses, but do provide job opportunities for rural residents.” (RCW 36.70A.070(5)(d)(iii))</del>	this is already referenced under LAMRD type discussion and RCW references in policy 3B-1.7.
3C-9	3C-9.6	<a href="#">100</a>	Small Scale Business	Rural policy 3C-2.1 regarding priority consideration to siting of new uses in areas of existing development, shall be applied when considering new Small Scale Business designations. A home-based business shall not be considered as an already developed site for the purposes of this policy.	No policy revisions proposed at this time.	
3C-9	3C-9.7	<a href="#">100</a>	Small Scale Business	A Small-Scale Business designation should not be located on designated natural resource lands, nor create the potential for conflicts with the use of agricultural, forest, and mineral resource lands of long-term commercial significance.	See notes.	If no one can apply in NRL this work. Or, add: Site-specific proposals to de-designate natural resource lands must be deferred until a comprehensive countywide analysis is conducted.

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3C-10	3C-10.0	<a href="#">100</a>	Small Scale Business	Provide opportunities for rural entrepreneurs to establish work places within their homes that are compatible with surrounding uses.	
3C-10	3C-10.1	<a href="#">100</a>	Home-Based Businesses	Home-Based Businesses (HBBs) are intended to provide increased rural economic opportunities by providing the ability to supplement a family income, start a business, or establish a work place at home. The three classes of HBB are progressively larger in size or impact on neighboring land uses.	No policy revisions proposed at this time.
3C-10	3C-10.2	<a href="#">100</a>	Home-Based Businesses	All HBBs are located inside single family homes or a permitted accessory outbuilding and remain clearly incidental and secondary to the primary residential use. HBB activities may consist only of business activities that are compatible with the primary use of a property as residential or resource based. The activities must support and may not diminish rural character.	No policy revisions proposed at this time.
3C-10	3C-10.3	<a href="#">100</a>	Home-Based Businesses	Home-Based Business 1 (HBB1) consists of a business that is carried out exclusively by household residents and does not involve client or customer visits.	No policy revisions proposed at this time.
3C-10	3C-10.4	<a href="#">101</a>	Home-Based Businesses	Home-Based Business 2 (HBB2) consists of a business that is carried out exclusively by household residents. Clients or customers may visit the site.	No policy revisions proposed at this time.
3C-10	3C-10.5	<a href="#">101</a>	Home-Based Businesses	Home-Based Business 3 (HBB3) consists of a business that is carried out by household residents but may also employ a small number of employees. Clients or customers may visit the site.	No policy revisions proposed at this time.

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3C-10	3C-10.6	<a href="#">101</a>	Home-Based Businesses	For any type of HBB, there may be no indications of a commercial or industrial enterprise visible off-premises, and auto and truck traffic, noise, and pollutant emissions shall not exceed that normally associated with a residential property. No outside storage is allowed.		
3C-10	3C-10.7	<a href="#">101</a>	Home-Based Businesses	Within resource lands of long-term commercial significance, care must be paid to protection of the primary resource activity and code requirements may limit the use in a manner to avoid conversion of resource lands and promote the primary resource-based uses. On lands of long-term commercial significance (Ag-NRL, IFNRL, SF-NRL and RRc-NRL), HBB2 and HBB3 may be conditionally permitted only if no conversion of resource land is required to accommodate the business activity; except that HBB3 is not allowed in Ag-NRL under any conditions. Limitations on new structures may also be conditions.	No policy revisions proposed at this time.	
3C-11	3C-11.0	<a href="#">101</a>	Rural Business	The Rural Business designation is intended to accommodate significant commercial and industrial uses that existed as of July 1, 1997 but do not qualify for other rural commercial and industrial Comprehensive Plan designations.	The Rural Business designation is intended to accommodate <b>significant isolated small-scale businesses that existed as of July 1, 1997 but do not qualify for other rural commercial and industrial Comprehensive Plan designations that complies with development criteria under RCW 36.70A.070(5)(d)(iii)</b>	
3C-11	3C-11.1	<a href="#">102</a>	Rural Business	Commercial and industrial uses not designation Rural Business or other rural commercial/industrial designation – for instance those operating under a special use permit – may apply for designation as Rural Business through the annual Comprehensive Plan amendment process.	Commercial and industrial uses not designation Rural Business or other rural commercial/industrial designation – for instance those operating under a special use permit – may apply for designation as Rural Business through the annual Comprehensive Plan amendment process.	



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3C-11	3C-11.2	<a href="#">102</a>	Rural Business	The designation shall be evaluated based on whether the use is similar in nature and location to other uses designated Rural Business; and whether the granting of the designation would be compatible with the rural character of the area, would conflict with the conduct of natural resource activities of long-term commercial significance; and would be consistent with any adopted Community Plan for the area.		
3C-11	3C-11.3	<a href="#">102</a>	Rural Business	All uses designated RB may expand by up to 50 percent of the existing building footprint and/or up to 50 percent of the existing outdoor working area, provided that the total expansion does not exceed a total of 1,500 square feet of gross floor area. The expansion must occur on the same lot upon which the existing use is located. The total square footage of allowable expansion is determined on a onetime basis, based on the area of use as of June 1, 1997.	All uses designated in RB may expand <b>in limited capacity so long as they are consistent with and protect the character of existing neighborhoods. by up to 50 percent of the existing building footprint and/or up to 50 percent of the existing outdoor working area, provided that the total expansion does not exceed a total of 1,500 square feet of gross floor area. The expansion must occur on the same lot upon which the existing use is located. The total square footage of allowable expansion is determined on a onetime basis, based on the area of use as of June 1, 1997.</b>	
3C-11	3C-11.4	<a href="#">102</a>	Rural Business	Uses that were established as of July 1, 1990 may expand beyond the 1,500 sq. ft. limitation with an approved Hearing Examiner Special Use Permit, subject to criteria contained in the Unified Development Code.	<del>Uses that were established as of July 1, 1990 may expand beyond the 1,500 sq. ft. limitation with an approved Hearing Examiner Special Use Permit, subject to criteria contained in the Unified Development Code.</del> Move details under code	
3C-11	3C-11.5	<a href="#">102</a>	Rural Business	Uses that support natural resource industries should not be subject to the expansion limitations.		

				FIRST DRAFT Proposed Policy Revision		
<u>Existing Goal - Number</u>	<u>Existing Policy Number</u>	<u>Existing Page Number</u>	<u>Subheading / Theme</u>	<u>Existing Policy</u>	<u>Reasoning for proposed policy change.</u>	
3C-11	3C-11.6	<a href="#">102</a>	Rural Business	Properties with a Rural Business designation may change uses provided that the new use is rural in nature and does not result in a substantial change to rural character or create substantially greater impacts on surrounding properties, critical areas, natural resource lands, and other factors as further identified in the development regulations. A change to a new use does not create a new expansion opportunity. (a) Changes from one use to an identical or "substantially similar" use are subject to Administrative review only. The Administrative Official will determine if the new use is an identical or substantially similar use based on a definition contained in the development regulations. (b) A Hearing Examiner special use permit is required to change from one use to another use that is determined not to be identical or substantially similar to the prior use. The Hearing Examiner shall grant a special use permit for change of use only if is determined that the change of use would not result in significantly adverse impacts or be inconsistent with an adopted community plan.	<p style="color: red;">Properties with a Rural Business designation may change uses provided that the new use is rural in nature and does not result in a substantial change to rural character or create substantially greater impacts on surrounding properties, critical areas, natural resource lands, and other factors as further identified in the development regulations. <del>A change to a new use does not create a new expansion opportunity. (a) Changes from one use to an identical or "substantially similar" use are subject to Administrative review only. The Administrative Official will determine if the new use is an identical or substantially similar use based on a definition contained in the development regulations. (b) A Hearing Examiner special use permit is required to change from one use to another use that is determined not to be identical or substantially similar to the prior use. The Hearing Examiner shall grant a special use permit for change of use only if is determined that the change of use would not result in significantly adverse impacts or be inconsistent with an adopted community plan.</del></p>	Move details under code