

## COMPREHENSIVE PLAN



The Skagit County Comprehensive Plan provides a sense of direction for the community, offers a broad overview of its current conditions, and identifies the community's future desires. The existing plan was recently amended. By establishing areas in which new development is desired, the County protects sensitive areas from unsustainable development. Such areas include riparian corridors, shorelines, wetlands, and flood plains, all of which play a role in the various life stages of all salmonid species in the Skagit River Watershed.

Skagit County's plan balances the goals of the Growth Management Act to protect both critical areas and natural resource lands, despite the county's location between two largely urbanized areas. Of the county's 1,111,437 acres, 47% is in public open space. Another 43% is in natural resource lands—lands that are protected. Of the remaining land, 7% is in rural lands, leaving only 3% of the land for urban development. The Comprehensive Plan will help preserve adequate open space and protect natural resource lands—areas key to salmon survival.

### *Zoning*

The Skagit County Zoning Ordinance directs land use activities within districts. Skagit County zoning protects critical areas and natural resource lands from inappropriate conversions while it preserves the rural character of the county. Land use activities are limited in location, size, and intensity. In general, residential densities are limited to one dwelling per ten acres, with isolated pockets of two-and-a-half acres per dwelling still allowed under previous zoning regulations.

### *Land Divisions*

Skagit County adopted an overlay procedure to the subdivision regulations referred to as the Conservation and Reserve Development (CaRD). This innovative standard allows residences to be clustered together, allowing the remainder of the parcel to be placed in an open space designation. The CaRD offers flexibility in the layout of new land divisions while protecting critical areas such as streams and buffers.

### *Benefits*

- Directs development away from sensitive areas such as riparian corridors.
- Conserves natural resources through concentrated development.
- Limits impacts from stormwater runoff, septic systems, and road surfaces by decreasing developed areas.

### **Watershed**

Skagit River (WRIA 02 and 04)

### **Revenue**

Skagit County General Fund

### **Partners**

Skagit County  
Skagit County Planning Commission  
Skagit County Citizen Advisory Committees



*Colony Creek Restoration*

*"We are committed to ensuring  
the critical balance of providing  
protection and preservation of all  
of our valuable resources  
in Skagit County."*

*- Kendra Smith*