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MOTION ADOPTING THE COMMISSION'S FINDINGS OF FACT, REASONS FOR ACTION BY THE PLANNING COMMISSION, AND THE PROPOSED COMPREHENSIVE PLAN FOR SKAGIT COUNTY

I, [signature], move that the following be approved, adopted, and certified:

(1) The Comprehensive Plan for Skagit County consisting of the text, the map of land use, transportation, and community facilities along with the augmenting elements "Analysis of Population in Skagit County", "The Skagit County Economic Base, October 1964", "Parks & Recreation, A Plan for Skagit County", approved, adopted and certified by the Planning Commission on August 26, 1968.

(2) The Findings of Fact of the Planning Commission adopted by the Planning Commission on August 26, 1968.

(3) The Reasons for Planning Commission's Actions, adopted by the Planning Commission on August 26, 1968.

Seconded by [signature]

APPROVED, ADOPTED AND CERTIFIED this 10 day of September, 1968.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

[signature]
Jack Wylie, Chairman

[signature]
Mel Halgren, Commissioner

[signature]
Howard Miller, Commissioner

Attest:

[signature]
A. H. Johnson, Auditor and
Ex Officio Clerk of the Board

REASONS RE APPROVAL AND ADOPTION OF THE COMPREHENSIVE PLAN FOR SKAGIT COUNTY

General

The Planning Agency, having determined that the present plan as prepared by the consultant firm of M. C. Poole & Associates is in need of updating, revision and supplementation, has prepared a more thorough and complete plan.

(1) The proposed plan updates and adds to all elements of the plan with particular emphasis to the Transportation and Community Facilities element.

(2) The new proposed plan provides more consideration and sophistication in regards to industrial land use, and consequently industrial expansion and payroll to provide for year around employment and an industrial economic base.

(3) The new plan provides for a more precise delineation of land use areas with particular emphasis on the agricultural land and the flood plains.

(4) The new proposed plan makes provision for tidelands and other land use classifications which are not provided for in Consultant's plan.

(5) The proposed plan represents a more thorough study and consequently a more accurate comprehensive plan in terms of the highest and best use of land in Skagit County.

(6) The approval and adoption of the proposed Comprehensive Plan will serve as a guide for the orderly development of Skagit County and will provide for the public Health, Safety, and General Welfare.

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FINDINGS OF FACT RE APPROVAL AND ADOPTION

OF THE COMPREHENSIVE PLAN FOR SKAGIT COUNTY

Generally

The present Comprehensive Plan for Skagit County, prepared by a Planning Consultant, has served its purpose well; however, it is not above improvement in several respects.

All the copies of the Consultant's plan have been distributed and the demand for additional copies is greatly increasing with time. The cost of reproducing the consultant's plan in large numbers is prohibitive. The Commission determined that instead of reproducing additional copies of the consultant's plan, with its several shortcomings, it would be desirable to utilize the resident planning staff now available and prepare an updated, more complete new comprehensive plan which can be reproduced in large quantity at a much lower cost via of the relatively inexpensive mimeograph procedure.

Specifically

After review of the Consultant's plan and discussion of the possibilities of improvement of same with the Planning Director, the Commission finds as follows:

The Consultant's plan is too general in all respects and in particular with regards to the Transportation and Community Facilities elements.

The Transportation element in regards to a comprehensive plan needs a more thorough study than is provided in the Consultant's plan. Such a study should be conducted in conjunction with the County Engineering Department and the State Highway Department. Roads should be classified and Right-of-Ways designated according to existing and anticipated use.

A new, updated study will reveal many new road and bridge proposals, as well as proposed reroutings, new interchanges, etc. A more complete classification of roads should be made, which would include scenic highways.

The Community Facilities element of the Consultant's plan is not as complete and up to date as it might be. The school, park and shopping center aspects should be updated and symbols referring to existing and proposed sites should be designated on a new plan.

The Swinomish Indian Reservation land, because of many changes in ownership should be updated.

The Consultant's plan has devoted only very limited consideration to the

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flood plain element of land use. Since this time, a "Flood Plain Information Study for the Skagit River Basin April 1967" has been completed by the U. S. Army Corps of Engineers at the request of the State Department of Water Resources. This information, along with field data, has enabled a much more thorough analysis of existing and potential flood problems and has enabled a rather sophisticated delineation of flood plains on the Plan Map.

Again, the Consultant's plan is very general in terms of land use classifications with many of the various district boundaries needing refinement and adjustment. The number of land use classifications should be increased in order to reflect land which is the responsibility of the county in terms of planning and subsequently zoning, which is not presently classified in the Consultant's plan i.e., tidelands, highway service, commercial, limited industrial, etc.

It is felt that more study and review should be devoted to the location and classification of industrial land uses because of changing conditions such as a new industrial market requiring deep-water harbor facilities but not entirely dependent upon rail and highway transportation. No provision for such facilities was made in Consultant's plan and map. It is felt that these oversights or shortcomings should be corrected by a new concern for such potential sites and the designation of such areas as are available via existing or potential deep-water facilities.

The Padilla Bay and Padilla Heights areas are a case in point. These sites are capable of providing a site for industrial land use which could be readily served by all means of transportation. Rail and highway are immediately adjacent to the sites and deep-water facilities are abutting the site areas in one instance and immediately available via pipeline in the case of oil refineries for Padilla Heights. In addition, Bayview Airport, with its large industrial potential is immediately available to both areas for future air transportation of industrial products.

The Padilla Heights area is large enough for an industrial complex and has relatively few inhabitants and ownerships. In addition, it is located adjacent to and contiguous to other heavy industrial sites which allows for grouping of similar land uses - a well established planning principle. The topography, ground cover, and adjacent land use is such that an industry would sit above the lower residential areas on the east side of the site and would also be screened and buffered via the Conservation Road and the existing timber on the site.

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On the east side of the site, the land at the west boundary of the site falls off abruptly into agricultural land, which, again, enables the industry to sit well above the adjacent area which because of its agricultural nature is very sparsely populated and in view of agricultural zoning which is designed to maintain a low density of population, is destined to remain so.

The south end of the site (even if heavy industry was proposed to go this far south, which it isn't) would be buffered by a deep ravine which could serve as a natural boundary. However, inasmuch as the southern limit of the proposed industrial use is short of this ravine, the existing timber or ground cover could provide a buffer-screen.

On the north of the site, of course, is the Memorial or State Highway which provides a good natural boundary line and transition or buffer strip. The Padilla Heights site should be limited to the area shown because of the existing and future residential area to the south of the site.

The Padilla Bay site has been shown by an engineering study to be feasible for a dredge and fill type of industrial development such as is anticipated. The existing Swinomish channel on the east side of the proposed heavy industrial site provides access to the site for boats utilizing the Swinomish Channel, while the remainder of the proposed site is available to larger ships via of existing or possible deep water channels which can be dredged along with the dredging in the preparation of the site. The Padilla Bay area shows approximately 2700 acres of land to be classified as Heavy Industrial (dredge and fill) use.

Extension of this area northeasterly, as proponents request, could present problems of incompatibility of industrial land use in relation to the established residential area of Bayview and the existing and proposed expansion of Bayview State Park, the proposed Orion residential development to the northeast, as well as the estuary feeding area for fish and the eel grass beds which support what the State Department of Game describes as the largest wintering population of black brant north of Southern California and Mexico on the Pacific Coast.

The additional industrial sites referred to as well as others not specifically referred to in these Findings are deemed to be the minimum proposed sites for much needed industry to provide jobs and an economic base for economically depressed Skagit County.

The future will undoubtedly reveal the need for consideration of other areas

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for industrial and other land use categories as conditions change beyond the ability of the Commission to reasonably predict and anticipate such conditions and needs.

The Comprehensive Plan which is the result of several years of study and work, represents the future highest and best use of the land, as determined by the Planning Agency to provide for the future orderly growth of Skagit County. The Plan is reviewed by the Planning Commission at least once annually.

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SKAGIT COUNTY PLANNING COMMISSION

General Operating Goals, Policies, and Practices.

I. Organization - Procedure

(a) The Planning Commission and the County Planning Department were created by Resolution #3078 adopted by the Board of County Commissioners on July 24th, 1961, as authorized by R.C.W. 36.70.010 - .960.

(b) The Planning Commission consisting of 9 members, shall assist the Planning Department in carrying out its duties, including assistance in the preparation and execution of the Comprehensive Plan and recommendations to the Department for the adoption of official controls and/or amendments thereto.

(c) The Planning Commission conducts public hearings and makes findings of fact and conclusions therefrom which are transmitted to the Planning Department and are transmitted by the Planning Department to the Board of County Commissioners with Planning Department comments and recommendations.

(d) The Planning Agency (the Planning Department together with the Planning Commission) prepares a Comprehensive Plan for the orderly physical development of the county and official controls to implement the Plan. The Planning Commission, after conducting one or more public hearings approves and adopts the Plan or amendment, extension or addition thereto or official controls to implement the Plan. Such adoptions are then referred to the Board for adoption.

(e) Meetings of the Planning Commission are conducted according to the general procedure of Robert's Rules of Order. To the extent possible, parliamentary formality and detail are avoided for the benefit of all concerned.

(f) Regular Commission meetings are normally held in the Conference Room of the Courthouse Annex on the 2nd Monday of the month at 8:00 P. M. Regular meetings shall also be held on the 4th Monday of each month at the hour of 10:00 A. M. and if no matters are pending such meetings may be cancelled.

II. Responsibilities - General

Planning Commissioners are appointed by the Board. Membership is recognized and accepted as a public service performed without pay.

The role of the Planning Commissioner is an extremely difficult one which requires great dedication, courage and determination. The Commissioner must anticipate future growth, and render objective decisions which will protect and provide for the public interest.

Planning Commission decisions, necessitated by anticipated population growth and rapidly changing conditions, have a profound effect on the quantity and quality of development and such change, as reflected in the decisions, is neither easily understood nor very popular. But change is real, the essence of life and growth, and a natural adjunct of the planning process and must be recognized in order to prevent stagnation and decay.

III. Responsibilities Concerned with the Comprehensive Plan-Official Controls

Development and growth occasioned by change will be irrational, haphazard, and chaotic or it will be rational, orderly and purposeful.

The Planning Commission is dedicated to the latter method of development.

The long-range interests of Skagit County residents will best be served by the adoption of a long-range comprehensive plan which will clearly define land use, transportation, and community facilities as proposed for the future.

The Planning Commission is also dedicated to the adoption of zoning and subdivision regulations, plumbing code and other official controls as may be necessary to implement the Comprehensive Plan and protect the Public Health, Safety, and General Welfare.

IV. Skagit County Development Goals - Objectives

The Skagit County Comprehensive Plan and official controls shall be based upon the following goals and policies relating to the growth and development of Skagit County.

(a) Planning should proceed on an areawide basis. Cooperation and coordination of overall development must be achieved between the incorporated and unincorporated areas as well as the private and public agencies, organizations and districts.

It must be recognized that problems are common within the county boundaries and oblivious to geographical lines and political jurisdictions. Planning cannot proceed effectively in a vacuum. Policies and programs must be cooperative if the greatest benefit for the greatest number is to be achieved.

(b) Urban centers well planned and defined, should be established throughout the County.

Urban sprawl, which has been experienced in many urban areas, is the antithesis of orderly growth and development. To prevent this unplanned, haphazard, manner of development, it is necessary to clearly identify urban growth centers and patterns of development with well defined areas for residential, commercial, industrial, recreational and public facilities provided for within or adjacent to these centers.

(c) The transportation system should be designed to provide rapid and efficient interconnections between urban centers.

State and county highways and roads should provide the means for efficient movement of people, goods and services between communities, throughout the County and for linking Skagit County with adjacent counties.

(d) The Comprehensive Plan and official controls shall provide for a variety of living areas in order that every citizen will have a wide range of choice regarding the type of environment he chooses to live in.

The living areas shall be developed for all levels of income, for areas of high density urban living as well as for those who prefer a rural setting, for single family, two family, apartments and mobile homes.

(e) Agricultural land, greenbelts and open space surrounding and between urban centers shall be preserved for its highest and best use - the growing of food products.

In addition to being highly productive farm lands, the lowlands are in the Skagit River Flood Plain, a high water table and surface drainage problems are a few of the several additional factors which indicate the unsuitability of the lowlands for high density residential use.

Dust, odors, crop spraying, pesticides and other activities common to farming generally are in conflict with high quality residential living, as is the noise of autos, dogs, children and other activity of a residential area in conflict with the peace and tranquility generally desired for a good crop and dairy environment.

Through the consistent and coordinated use of zoning ordinances, subdivision regulations, tax concessions, the careful programming of public money for roads, schools, parks, sewer and water facilities, and other public improvements which encourage development, it is possible to maintain and preserve the open order character of development which is so natural, typical, and representative of Skagit County.

These irreplaceable agricultural lands should be developed for low density uses while high density residential uses more appropriately occupy the high ground. This development policy will necessitate planning and regulations to provide for increased surface drainage.

(f) The economic growth and prosperity of Skagit County shall be fostered in such a manner that all of the citizens shall benefit.

The Plan shall provide a wide variety of industrial and commercial sites strategically located to provide the best locational advantage to the employer and employee. Sites shall be located with due regard for compatibility with existing and proposed adjacent land uses and other factors consistent with good planning.

Agriculture, forest products, tourism, and recreation should be recognized as important existing industries and shall be protected, encouraged and enhanced.

(g) Urban centers shall include areas for their own economic and employment base.

Urban centers should be established to coincide with existing and well established towns and cities in some instances. In other instances new centers or new towns should be established.

The existing towns can provide the nucleus for an expanding urban center. Such a manner of development can benefit the existing town by providing greater employment benefits and greater markets and utilization of shopping, business and professional services.

(h) Orderly growth shall be provided for with a minimum disruption of existing and proposed homes, businesses, industries, schools and other public facilities.

Growth is inevitable and desirable but growth must be orderly in order to preserve long range values.

Development for the sake of expediency, or growth no matter what the price, may not, in the long run, be wise and desirable.

Care must be exercised to protect and enhance the resources, assets, desirable features, and long term values.

(i) The great beauty and natural character of the County shall be recognized, preserved, and enhanced.

The splendid beauty of the majestic mountains, green valleys, and the inviting shores of the many lakes, rivers, streams and the sound are all wonderful county assets. The aesthetic quality of these invaluable and irreplacable resources must be protected from ugliness, pollution, waste and exploitation.

Means must be employed to accommodate and balance the economic, cultural, social and physical growth in the County while at the same time preserving our priceless natural heritage.

(j) Schools, parks, fire stations, libraries, and other public facilities shall be designed and located to provide the maximum service to their population and yet remain compatible with surrounding uses.

Public facilities should be designed to fulfill the needs of high density residential areas as well as low density rural areas. Ingress and egress, offstreet parking, signs, architecture and landscaping should all be adequately provided for to insure a facility in keeping with the character of its surroundings.

(k) A variety of parks and recreation facilities for all citizens of whatever age or inclination should be located throughout the County.

Subneighborhood, neighborhood and community facilities, playfields, parks, and other recreational facilities should be available within and without the urban centers to accommodate the people.

Indoor and outdoor facilities for both young and old, as well as both passive and active citizens should be coordinated with schools, churches, and other public facilities whenever possible, for location within the neighborhood and within convenient walking or driving distance of residential areas.

Other recreation facilities of a more regional nature and oriented to swimming, camping, boating, fishing, hiking, sightseeing and other outdoor oriented activities should be provided throughout the County utilizing outstanding natural and historic features and sites, especially those adjacent to the sound, lakes, rivers, streams and man-made watercourses.

(l) Skagit County Clean Air & Water Must be Maintained.

The danger of contamination and pollution of our air and water resources will increase in proportion to the increase in population and urbanization.

Permanent solutions to residential, commercial, and industrial waste must be realized.

Urban centers must be provided with adequate and permanent sewage disposal systems and a safe, potable water supply. This can be accomplished only by providing sanitary sewers and increased public water development. Temporary systems such as septic tanks should be permitted only in the low density agricultural or rural areas where the soil is suitable for adequate percolation and treatment of sewage wastes and individual water supplies can be protected from contamination.

(m) A flood protection element and flood control measures to minimize the hazard to life and property are essential to a good, realistic comprehensive plan and zoning regulations.

Those areas highly susceptible to inundation should remain unoccupied and free of structures, fills, revetments, and other obstacles which preclude a free flowing channel. The river or stream must be free to occasionally expand beyond its normal flow and flood whenever nature dictates. Man must recognize the river's need and potential and refrain from encroachment upon the river's domain.

Policy - Ethics - Behavior

(a) Commission members do not discuss matters scheduled or likely to come before the Commission, with applicants, their representatives, or others with a direct or indirect interest except at public meetings.

(b) When a Commissioner has a possible conflict of interest regarding a matter before the Commission, whereas, his voting might not be

in the public interest, the Commission member is precluded from acting in regards to said matter. Where a difference of opinion exists as to whether a conflict of interest exists, an opinion is promptly requested from the County Prosecuting Attorney. The Prosecuting Attorney's opinion shall decide the question.

(c) In cases where no legal conflict of interest exists, a Commissioner may occasionally choose to abstain from voting in accordance with his best judgment.

(d) Commissioners do not engage in any private and profitable employment, or in any personal business transaction, in which the fact of membership on the Commission or any knowledge of its action, unique to membership, would be a qualification for such employment or a significant reason for the personal business transaction.

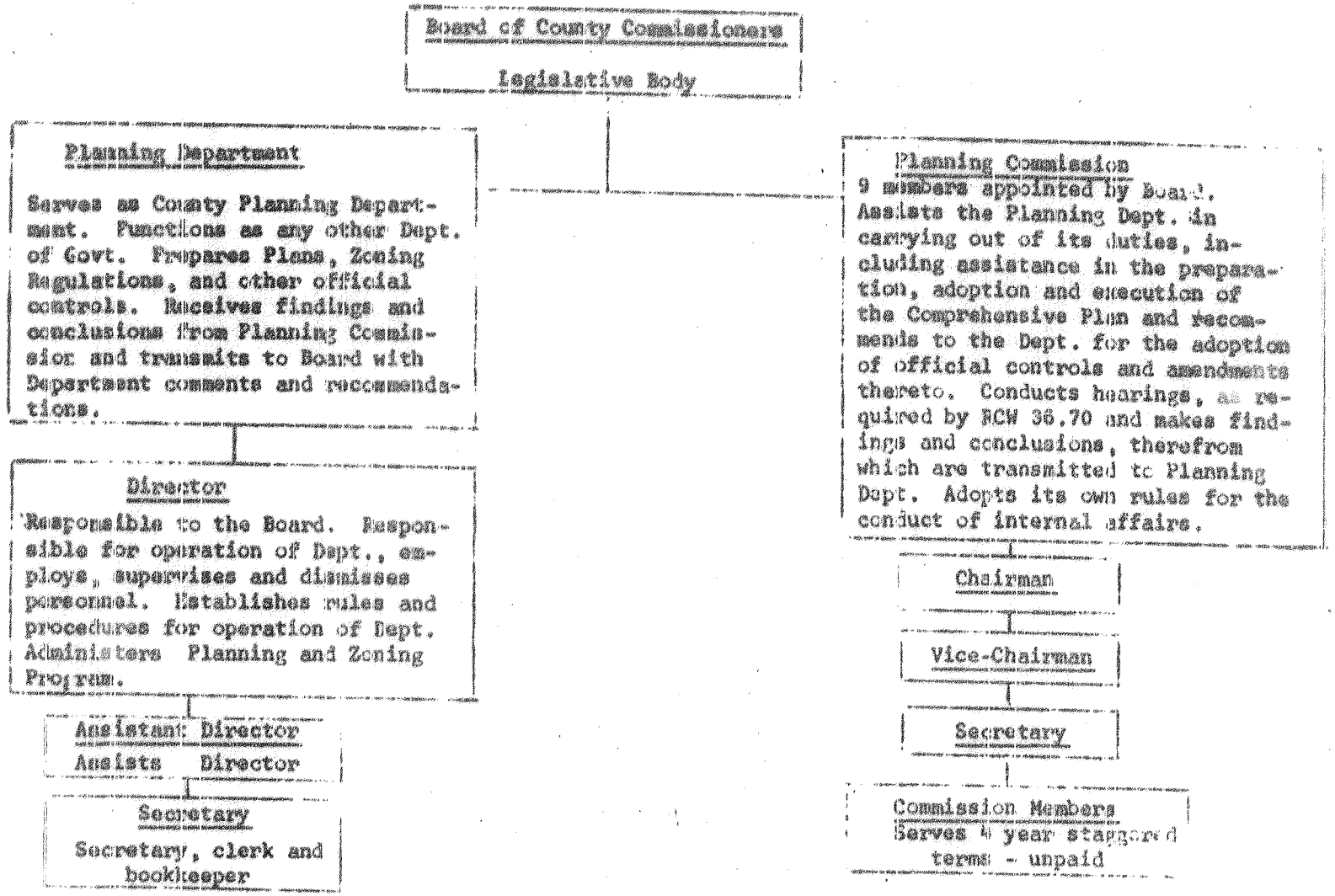
(e) Commissioners do not accept gifts from applicants, their representatives, or other persons and institutions concerned with matters which have been or might come before the Commission. However well intended, acceptance of such gifts could lead to misconceptions by prospective donors or the public generally.

(f) Commissioners conduct themselves at Commission meetings in a courteous, understanding, and as gracious a manner as circumstances permit. They seek to be considerate of all individuals, attitudes, and the differences of opinion almost always involved.

(g) In its behavior and actions, each Planning Commissioner is keenly aware of the Commission's responsibility to plan for Skagit County both with respect to the present and long-range future. Numerous individuals and organizations contribute significantly to one or several elements of the County, but very few are obligated to continuously consider the entire physical county, its present and future population, development and condition. The Commission continuously renders decisions which directly and indirectly greatly influence the lives and property of the people of Skagit County and which protect and provide for the public Health, Safety, Morals, Convenience, and General Welfare of all the citizens.

(h) Each Commissioner will strive diligently to attend all regular and special meetings of the Commission. When he cannot attend a meeting, the Commissioner will notify the Planning Department as soon as such inability to attend a scheduled meeting becomes known to him.

The secretary of the Planning Commission shall maintain an attendance record for the Commission. When such record indicates that a Commissioner has failed to attend three consecutive meetings or has consistently failed to attend meetings whether consecutively or not, the secretary shall notify the Chairman regarding the matter. The Planning Commission shall consider the matter and make such findings of fact and conclusions therefrom which shall be transmitted to the Department which shall transmit the same to the Board with such comments and recommendations as it deems necessary.



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Certificate of Adoption

SKAGIT COUNTY PLANNING COMMISSION

on Aug 12, 1968

Arnell Johnson, Chairman

Floyd Kemb, Vice Chairman

Thomas Thompson, Secretary

BOARD OF COUNTY COMMISSIONERS

on SEP 10 1968, 1968

Jack Wylie, Chairman

Mel Nelson, Commissioner

Howard Miller, Commissioner