

## ENVIRONMENTAL CHECKLIST

### A. BACKGROUND

**1. Name of proposed project, if applicable:**

Skagit County 2007 Annual Comprehensive Plan Amendments

**2. Name of Applicant:**

Skagit County Planning & Development Services

**3. Address and phone number of applicant and contact person:**

Skagit County Planning & Development Services  
1800 Continental Place  
Mt. Vernon, WA 98273  
(360) 336-9410, ext. 5916  
**Contact:** Kirk Johnson, Senior Planner/Team Leader

**4. Date checklist prepared:**

Friday, October 3, 2008

**5. Agency requesting checklist:**

Skagit County Planning & Development Services

**6. Proposed timing or schedule (including phasing, if applicable):**

The proposal will be sent to the Department of Community, Trade and Economic Development for 60-day review pursuant to RCW 36.70A.106. There will be a public comment period and public hearing before the Skagit County Planning Commission. The public hearing date has tentatively been set for November 13, 2008 with deliberations following shortly thereafter. Planning and Development Services (the Department) intends to bring the proposal forward to the Board of County Commissioners in time for final action before the end of 2008.

**7. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.**

Some of the proposals under this non-project proposal would amend the Comprehensive Plan and Zoning Map. Individual property owners may initiate development projects on affected properties following the adoption of this proposal, but when, where, and whether that will occur is beyond the knowledge of Skagit County.

Not known at this time.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

1. Draft Environmental Impact Statement for the Land Use Element, Skagit County Comprehensive Plan, Skagit County Department of Planning and Community Development, January 13, 1994.
2. Final Environmental Impact Statement for the Land Use Element, Skagit County Comprehensive Plan, Volume I: FEIS Text and Appendices A-G, Skagit County Department of Planning and Community Development, June 30, 1994.
3. Final Environmental Impact Statement for the Land Use Element, Skagit County Comprehensive Plan, Volume II: Appendices H-L, Skagit County Department of Planning and Community Development, June 30, 1994.
4. Addendum to the Final Environmental Impact Statement for the Land Use Element, Skagit County Comprehensive Plan, Skagit County Department of Planning and Community Development, May 24, 1995.
5. Addendum to the Final Environmental Impact Statement for the Land Use Element, Skagit County Comprehensive Plan, Skagit County Classification and Designation of Natural Resource Lands, Skagit County Planning and Permit Center, May 23, 1996.
6. Draft Supplemental Environmental Impact Statement for the Skagit County Comprehensive Plan, Skagit County Planning and Permit Center, November 13, 1996.
7. Final Supplemental Environmental Impact Statement for the Skagit County Comprehensive Plan, Skagit County Planning and Permit Center, May 2, 1997.
8. Addendum (Proposed Comprehensive Plan Amendments and Development Regulations Intended to Satisfy Skagit County's Outstanding GMA Obligations, Including Resolution of Issues Connected to Pending Appeals before the Western Washington Growth Management Hearings Board) to the Draft Environmental Impact Statement, Final Environmental Impact Statement, Supplemental Draft Environmental Impact Statement, and Supplement Final Environmental Impact Statement for the Skagit County Comprehensive Plan, February 3, 2000.
9. Addendum to the Draft Environmental Impact Statement, Final Environmental Impact Statement, Supplemental Draft Environmental Impact Statement, and Supplemental Final Environmental Impact Statement for the Skagit County Comprehensive Plan. Integrated SEPA/GMA Report, 2005 Growth Management Act Update, February 17, 2006.
10. Determination of Non-Significance for the Alger Community Plan, September 27, 2007.
11. Environmental checklist submitted by Windward Group, LLC for amendment described in Section 11, below (County File PL07-0597).
12. Environmental checklist submitted by Bouslog Investments, LLC for amendment described in Section 11, below (County File PL07-0808).

**9. Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known

**10. List any government approvals of permits that will be needed for your proposals, if known.**

A public hearing before the Skagit County Planning Commission will be held and a recommendation from the Planning Commission will be forwarded to the Board of County Commissioners. Board of County Commissioner approval is required before any change to the Comprehensive Plan and Land Use and Zoning Map. The Board of County Commissioners' action, if appealed, is subject to review by the Western Washington Growth Management Hearings Board.

**11. Give a complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist which ask you to describe certain aspects of your proposal. You do not need to repeat those answers of this page.**

The proposal consists of two citizen-initiated map-amendment proposals; nine county-initiated map-amendment proposals; the Alger subarea plan; and several county-initiated Comprehensive Plan text amendments as follows:

**Part A: Citizen-initiated Map-amendment Proposals:**

1. Windward Group, LLC (PL07-0597): The application seeks to amend the designation of parcel no. P46542, abutting Guemes Island Resort and now owned in common with the Resort, to Small Scale Recreation and Tourism.
2. Bouslog Investments, LLC (PL07-0808): The application seeks to change the zoning of an approximately 15-acre portion of the west half of P20983 from Bayview Ridge Community Center to Bayview Ridge Light Industrial, within the Bayview Ridge Urban Growth Area.

**Part B: County-initiated Map-amendment Proposals:**

1. MT Enterprises and surrounding: The proposal is to redesignate from Agricultural-Natural Resource Land (Ag-NRL) to Rural Reserve (RRv) five parcels located between F&S Grade Road and Thomas Creek: P36102, P36100, P36098, P36132, and P36138.
2. Ron Bates and surrounding area: The proposal is to redesignate from Rural Resource-Natural Resource Land (RRc-NRL) to RRv 16 parcels in an area north of Highway 20 in the Birdsview vicinity. The parcels are: P102187, P42388, P102186, P42380, P42381, P42399, P42402, P99233, P42367, P42371, P42366, P42368, P42369, P42361, P110543, and P42472.
3. Birdsview Rural Resource: The Planning and Development Services Department (Department) evaluated four parcels in the western portion of Birdsview currently designated as Rural Resource-Natural Resource Land (RRc-NRL) for possible re-designation: P42796, P42774, P42773, and P101362. The proposal as recommended by the Department is to retain the current RRc-NRL designation.

4. Spinnaker Lane: The proposal would adjust the designation boundaries on two properties located off Spinnaker Lane on Fidalgo Island to remedy the current occurrence of ‘split zoning’ on the properties. The properties are: P32576 & P116518.
5. Gregg Cooley/Frank Adams: The proposal would redesignate two parcels in the Alger Rural Village from their current split designation as Rural Village Residential and Rural Business to Rural Village Residential only. Parcel nos.: P70395 & P116893.
6. Bill Schmidt and surrounding: The proposal would include within the Mineral Resource Overlay (MRO) an area approximately 280 acres in size east of Walker Valley. Parcel nos.: P30602, P30603, P30604, P30606 & P107935.
7. Sauk River: The proposal would redesignate seven parcels along State Route 530 east of the Sauk River from Secondary Forest-Natural Resource Land to Rural Reserve. Parcel nos.: P31053, P31052, P31051, P31072, P31059, P31060, and P31061.
8. State Parks to OSRSI: The proposal would redesignate the following Washington State Parks-owned properties to Public Open Space of Regional/Statewide Importance (OSRSI):
  - a. Larrabee State Park: P47650 from Secondary Forest-NRL (SF-NRL) to OSRSI.
  - b. Cone Islands State Park: Parcels P46504 and P46505 from Rural Reserve to OSRSI.
  - c. O’Brien-Riggs State Park: Parcels P45313, P45303 and P45546 from RRv and RRc-NRL (with a Mineral Resource Overlay) to OSRSI, with the MRO designation removed.
  - d. Rockport State Park: Parcels P44684 and P90165 from IF-NRL and SF-NRL with MRO to OSRSI; and remove the MRO designation.
9. Healy Road area: The Department evaluated the SF-NRL “band” in the area northeast of Lyman near Healy Road for possible redesignation to RRc-NRL or RRv. The proposal would leave the existing SF-NRL designation in place.

#### **Part C: Community (Subarea) Plans:**

1. Alger Subarea Plan: The Planning Commission previously held a public hearing and forwarded its recommendation on the Alger Subarea Plan to the Board of County Commissioners. The Department issued a DNS on this proposal on September 27, 2007. The Alger Subarea Plan is only included within the current proposal to consider its cumulative impacts with the other elements of this docket proposal. Located in northern Skagit County, the Alger planning area totals more than 22 square miles and is home to more than 2,400 residents. It extends from the Skagit County border with Whatcom County south to Bow Hill Road and is roughly bordered by the Blanchard Mountain highlands to the west and Alger Mountain to the east. The area is transected north to south by Interstate-5.

#### **Part D: County-initiated Policy-amendment Proposals:**

1. Review of Comprehensive Plan Definitions: The proposal would update Comprehensive Plan Appendix A – Acronyms and Definitions, to address omissions, errors or inconsistency with adopted policies and development regulations.

2. Consistency with Recently Adopted Capital Facilities Plan: The proposal would update the Comprehensive Plan Capital Facilities Element to ensure consistency with the newly adopted Capital Facilities Plan
3. List of Pending Community Plans: The proposal would amend Comprehensive Plan Chapter 12 – Plan Implementation and Monitoring, Policy 12A-4.2, to emphasize that the list of future community plans is not all-inclusive. The proposal also identifies the Lake Cavanaugh Rural Village as a potential future community plan to reflect Planning Commission findings regarding the potential need for commercial uses.
4. Urban Growth Area Modification Policies: The proposal would amend Comprehensive Plan Chapter 2 – Urban, Open Space and Land Use, Policy 2A-1.2, to reflect adoption of urban growth area modification criteria developed and approved by the Skagit County Growth Management Act Steering Committee.

**12. Location of the proposal. Please give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, please provide the range or boundaries of the site(s). Please provide a legal description, site plan, vicinity map, and topographic map if possible. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. (Indicate if maps or plans have been submitted as part of a permit application.)**

Proposed map amendments would affect properties in various parts of Skagit County. See locations and parcel numbers provided in question number 11 above; also see attached maps. Proposed policy amendments apply to all lands inside the unincorporated areas of Skagit County, WA located within Ranges 1-12 East and Townships 33-36 North, W.M., Skagit County, WA.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. EARTH**

- a. **General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.**  
Not applicable. This is a non-project proposal.
- b. **What is the steepest slope on the site (approximate percent slope)?**  
Not applicable. This is a non-project proposal.
- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**  
Not applicable. This is a non-project proposal.

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Not applicable. This is a non-project proposal.

**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Not applicable. This is a non-project proposal.

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Not applicable. This is a non-project proposal.

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Not applicable. This is a non-project proposal.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Not applicable. This is a non-project proposal.

## **2. AIR**

**a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. This is a non-project proposal.

**b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable. This is a non-project proposal.

**c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

Not applicable. This is a non-project proposal.

## **3. WATER**

**a. Surface:**

**1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Not applicable. This is a non-project proposal.

**2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable. This is a non-project proposal.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. This is a non-project proposal.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project proposal.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Not applicable. This is a non-project proposal.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable. This is a non-project proposal.

**b. Ground:**

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project proposal.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable. This is a non-project proposal.

**c. Water runoff (including stormwater):**

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. This is a non-project proposal.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable. This is a non-project proposal.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

Not applicable. This is a non-project proposal.

#### **4. PLANTS**

- a. Check or circle types of vegetation found on the site:** N/A non-project.

**deciduous tree:** alder, maple, aspen, other

**evergreen tree:** fir, cedar, pine, other

**shrubs:**

**grass:**

**pasture:**

**crop or grain:**

**wet soil plants:** cattail, buttercup, bullrush, skunk cabbage, other

**water plants:** water lily, eelgrass, milfoil, other

**other types of vegetation:**

- b. What kind and amount of vegetation will be removed or altered?**

Not applicable. This is a non-project proposal.

- c. List threatened or endangered species known to be on or near the site.**

Not applicable. This is a non-project proposal.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Not applicable. This is a non-project proposal.

#### **5. ANIMALS**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:** Not applicable. This is a non-project proposal.

**birds:** hawk, heron, eagle, songbirds, other

**mammals:** deer, bear, elk, beaver, other

**fish:** bass, salmon, trout, herring, shellfish, other

- b. List any threatened or endangered species known to be on or near the site.**

Not applicable. This is a non-project proposal.

- c. Is the site part of a migration route? If so, explain.**

Not applicable. This is a non-project proposal.

- d. Proposed measures to preserve or enhance wildlife, if any:**

Not applicable. This is a non-project proposal.



## 6. ENERGY AND NATURAL RESOURCES

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable. This is a non-project proposal.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Not applicable. This is a non-project proposal.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Not applicable. This is a non-project proposal.

## 7. ENVIRONMENTAL HEALTH

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

Not applicable. This is a non-project proposal.

- 1) **Describe special emergency services that might be required.**

Not applicable. This is a non-project proposal.

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**

Not applicable. This is a non-project proposal.

### b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Not applicable. This is a non-project proposal.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable. This is a non-project proposal.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

Not applicable. This is a non-project proposal.

## 8. LAND AND SHORELINE USE

- a. **What is the current use of the site and adjacent properties?**  
Not applicable. This is a non-project proposal.
- b. **Has the site been used for agriculture? If so, describe.**  
Not applicable. This is a non-project proposal.
- c. **Describe any structures on the site.**  
Not applicable. This is a non-project proposal.
- d. **Will any structures be demolished? If so, what?**  
Not applicable. This is a non-project proposal.
- e. **What is the current zoning classification of the site?**  
Not applicable. This is a non-project proposal.
- f. **What is the current comprehensive plan designation of the site?**  
Not applicable. This is a non-project proposal.
- g. **If applicable, what is the current shoreline master program designation of the site?**  
Not applicable. This is a non-project proposal.
- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**  
Not applicable. This is a non-project proposal.
- i. **Approximately how many people would reside or work in the completed project?**  
Not applicable. This is a non-project proposal.
- j. **Approximately how many people would the completed project?**  
Not applicable. This is a non-project proposal.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**  
Not applicable. This is a non-project proposal.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**  
Not applicable. This is a non-project proposal.

## 9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Not applicable. This is a non-project proposal.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Not applicable. This is a non-project proposal.

- c. Proposed measures to reduce or control housing impacts, if any:**

Not applicable. This is a non-project proposal.

## **10. AESTHETICS**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable. This is a non-project proposal.

- b. What views in the immediate vicinity would be altered or obstructed?**

Not applicable. This is a non-project proposal.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

Not applicable. This is a non-project proposal.

## **11. LIGHT AND GLARE**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable. This is a non-project proposal.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable. This is a non-project proposal.

- c. What existing off-site sources of light or glare may affect your proposal?**

Not applicable. This is a non-project proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

Not applicable. This is a non-project proposal.

## **12. RECREATION**

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

Not applicable. This is a non-project proposal.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

Not applicable. This is a non-project proposal.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Not applicable. This is a non-project proposal.

### **13. HISTORIC AND CULTURAL PRESERVATION**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

Not applicable. This is a non-project proposal.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

Not applicable. This is a non-project proposal.

- c. Proposed measures to reduce or control impacts, if any:**

Not applicable. This is a non-project proposal.

### **14. TRANSPORTATION**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Not applicable. This is a non-project proposal.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Not applicable. This is a non-project proposal.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

Not applicable. This is a non-project proposal.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

Not applicable. This is a non-project proposal.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not applicable. This is a non-project proposal.

**f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Not applicable. This is a non-project proposal.

**g. Proposed measures to reduce or control transportation impacts, if any:**

Not applicable. This is a non-project proposal.

#### **15. PUBLIC SERVICES**

**a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

Not applicable. This is a non-project proposal.

**b. Proposed measures to reduce or control direct impacts on public services, if any.**

Not applicable. This is a non-project proposal.

#### **16. UTILITIES**

**a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

Not applicable. This is a non-project proposal.

**b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Not applicable. This is a non-project proposal.

#### **C. SIGNATURE**

**The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.**

**Signature:** \_\_\_\_\_

**Date:** October 3, 2008

**D. SUPPLEMENT SHEET FOR NON-PROJECT ACTIONS**  
**(do not use this sheet for project actions)**

**Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.**

**When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.**

**1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Some of the proposed map amendments could result, ultimately, in modest increased development on the subject properties. However, these map amendments are only evaluating the properties' consistency with existing Comprehensive Plan designation criteria, which have already undergone environmental review as part of updates in 2007 and 2000 and original adoption in 1998. Any future development resulting from the proposed map amendments that are recommended for approval is not likely to result in any significant increase in discharge, emission, production or release of any of the above beyond what is already occurring or permitted. Any specific development resulting from these amendments shall be subject to all applicable codes, regulations and statutes from the local, state and federal jurisdictions.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

The proposed amendments are not likely to have any significant affect on any of the above beyond what is already occurring or permitted. Any specific development resulting from these amendments shall be subject to all applicable codes, regulations and statutes from the local, state and federal jurisdictions.

**3. How would the proposal be likely to deplete energy or natural resources?**

The proposed amendments will not facilitate any significant depletion of energy or natural resources beyond what is already occurring or permitted.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposed amendments are not likely to have any significant negative effects. There are no significant changes proposed to how the county manages development in environmentally sensitive areas. Additional park land acres are proposed to be designated as Public Open Space of Regional/Statewide Significance (OSRSI). Any specific development

resulting from these amendments shall be subject to all applicable codes, regulations and statutes from the local, state and federal jurisdictions.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

Any possible use or affect from any specific development resulting from the proposed amendments shall be subject to all applicable codes, regulations and statutes from the local, state and federal statutes.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposed map amendments are only evaluating the properties' consistency with existing Comprehensive Plan designation criteria, which have already undergone environmental review as part of updates in 2007 and 2000 and original adoption in 1998. Any proposals found to be inconsistent with existing land or shoreline plans will not be recommended for approval. Any specific development resulting from the amendments shall be subject to all applicable codes, regulations and statutes from the local, state and federal statutes including the Shoreline Management Master Program.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

The proposal emphasizes provisions in the Growth Management Act that direct that new development in the rural area be generally limited to existing areas of more intensive rural development, rather than allowing new sprawling development in the rural area. Any possible use or affect from any specific development resulting from the amendments shall be subject to all applicable codes, regulations and statutes from the local, state and federal jurisdictions including the Shoreline Management Master Program.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

Some of the proposed map amendments could result, ultimately, in modest increased development on the subject properties. Overall, the Comprehensive Plan has been developed to channel most new population growth into the cities and their Urban Growth Areas where public services including transportation can be provided in the most efficient manner possible. The proposal itself will not significantly increase demands on public services and utilities.

**Proposed measures to reduce or respond to such demand(s) are:**

Policies in the existing Comprehensive Plan transportation element encourage regional transportation planning, the development of public transportation systems and non-motorized transportation facilities, and innovative measures to reduce transportation demand. Requirements for new development in Skagit County include provisions to ensure that transportation facilities are provided in a timely manner to address increased transportation

demand. Any possible use or affect from any specific development resulting from the amendments shall be subject to all applicable codes, regulations and statutes from the local, state and federal jurisdictions.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

No conflicts are anticipated. The proposal is intended to ensure consistency with the Growth Management Act, as well as internal consistency between the Comprehensive Plan and the Land-use/Zoning Map. The proposal does not conflict with any Federal, State or local laws.