

From: [Ellen Bynum](#)
To: [PDS comments](#)
Cc: [FOSC Office](#)
Subject: 2016 Comprehensive Plan Amendment Suggestion Form - CaRD - FOSC
Date: Wednesday, July 29, 2015 9:48:52 AM

Ryan,

This and related ideas were first proposed by June Kite in public testimony at the last comprehensive plan update and off and on in the intervening years. We appreciate the opportunity to bring it forward again for discussion with the PD&S staff as well as the Planning Commission.

Thanks,
Ellen

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Comprehensive Plan Policy or Development Regulation Amendment Suggestion

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
voice 360-416-1320 · www.skagitcounty.net/planning

Per RCW 36.70A.470(2), this form is intended for use by any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest amendments to Skagit County's Comprehensive Plan policies or its development regulations, which are contained in Skagit County Code Title 14. Please do not combine multiple unrelated Comprehensive Plan policy or development regulation amendments on a single form. This form is for policy or development regulation amendments; use the Comprehensive Plan Map Amendment Request form for changes to the land use/zoning map.

Submitted By

Name	<u>Ellen Bynum</u>	Organization	<u>Friends of Skagit County</u>		
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Proposal Description

Please answer all of the questions below that are applicable to your suggestion.

1. Describe your proposed amendment.

Amendments to the section on Conservation and Reserve Developments (CaRD) to require the following:

1. CaRDs be allowed only in UGAs.
2. CaRDs have a cap that limits the scale of the development in relationship to the reserve land size.
3. CaRDs that exist currently in Skagit County have permanent easements on the reserved portion of the parcels which are NOT reserved for future development but provide permanent protection on that portion of the land.

2. Describe the reasons your proposed amendment is needed or important.

Skagit County has permitted a number of CaRD developments outside the UGAs and are inappropriate for rural scales of development and density. Protecting rural character is a goal of the policies, CP and codes. Design standards are needed to prevent suburban "subdivisions" from using up Skagit County's rural lands.

3. If you are suggesting revision to a particular section of the Comprehensive Plan, please identify which section(s):

Sections of the CP which discuss CaRDs and possibly revision of the policy for the amount of development directed into cities and UGAs.

4. If you are suggesting revision to the Comprehensive Plan, would the revision create inconsistencies with existing sections of the Comprehensive Plan? If so, please list those sections:

We do not anticipate the addition to be inconsistent with the CP.

5. If you are suggesting revision to the Comprehensive Plan, would the revision require corresponding amendments to the County's development regulations?

Yes.

6. If you are suggesting revision to a particular section of Skagit County Code Title 14, please identify which section(s).

Any section where CaRD is defined, described or included.

7. *If you are suggesting this development regulation amendment as a result of a particular project or permit application, please identify which project or application:*

N/A.

8. *If you are suggesting specific language as part of your amendment, please attach that specific language. Specific language is not required.*

Language would be written to achieve the goal of putting future CaRDs in UGAs and changing the easement level of protection on the reserved lands.

9. *Describe why existing Comprehensive Plan policies should not continue to be in effect or why they no longer apply.*

Policies on CaRD should be changed to reflect the new level of protection on reserve portions of existing CaRDs. New policies should be added to reflect any changes that strengthen the urban/rural development percentages. CaRD policies that increased development outside of UGAs should be revised.

10. *Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.*

Approximately 82,000 acres are designated rural lands and

11. *Describe the anticipated impacts to be caused by the change, including geographic area affected and issues presented.*

The geographic area affected is all lands in rural zonings across Skagit County. A change in the CaRD regulations should give additional protection to rural lands, encourage creation of design standards for CaRDs and encourage additional density in UGAs.

12. *Describe how adopted functional plans and Capital Facilities Plans support the change.*

These plans support additional density in UGAs and conservation of rural lands with appropriate development.

13. *Describe any public review of the request that has already occurred.*

We are not aware of any requests.

Notices

Fees. No fees are required for a policy or code change suggestion, per SCC 14.08.020(6).

Docketing. SCC Chapter 14.08 governs the process for docketing of Comprehensive Plan amendments; suggestions for changes to the development regulations are docketed following the same process. Docketing of a suggestion is procedural only and does not constitute a decision by the Board of County Commissioners as to whether the amendment will ultimately be approved. Amendments are usually concluded by the end of the year following the request. State law generally prohibits the County from amending its Comprehensive Plan more than once per year.

Submission deadline. Suggestions must be received by the last business day of July for docketing. Suggestions received after that date will not be considered until the following year's docket.

How to Submit. Submit your suggestion via email (preferred) to pdscomments@co.skagit.wa.us or to Planning & Development Services at the address above.