



# 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

NC-2

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.

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JUL 31 2015  
SKAGIT COUNTY  
POS

## Submitted By

Name	<u>Carol Ehlers</u>	Organization	<u>—</u>
Address	<u>388 Wind Crest Lane</u>	City, State	<u>Anacortes</u> Zip <u>98221</u>
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## Proposal Description

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

- Describe your proposed amendment.  
*14.14.320 is a rural zone often without sewer. Huge buildings the size of the Cascade Mall are not "rural".*
- Describe the reasons your proposed amendment is needed or important.
- If you are suggesting revision to a particular section of the Comprehensive Plan, please identify which section(s):
- 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:
- If you are suggesting revision to the Comprehensive Plan, would the revision require corresponding amendments to the County's development regulations?
- If you are suggesting revision to a particular section of Skagit County Code Title 14, please identify which section(s).  
*14.16.320 (5) (g) allows a maximum lot coverage (buildings) of 35% or 3.5 acres on a 10 acre parcel*
- If you are suggesting this development regulation amendment as a result of a particular project or permit application, please identify which project or application:
- If you are suggesting specific language as part of your amendment, please attach that specific language. Specific language is not required.

9. Describe why existing Comprehensive Plan policies should not continue to be in effect or why they no longer apply.
10. Describe how the amendment complies with the Comprehensive Plan's community vision statements, goals, objectives, and policy directives.
11. Describe the anticipated impacts to be caused by the change, including geographic area affected and issues presented.
12. Describe how adopted functional plans and Capital Facilities Plans support the change.
13. Describe any public review of the request that has already occurred.

See below.

None. The public review of this code in late 1988 was a farce.

## 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](mailto:pdscomments@co.skagit.wa.us) or to Planning & Development Services at the address above.

14. The 3590 in 14.16.320 needs to be revisited as part of the Drainage Code rewrite to conform to new D03 Stormwater plans. D03 has wanted 6-8% impervious surface - 35-90+ parking + roads does not comply. Further, 3.5 acre buildings do harm those downhill if all their roof surface water must be infiltrated. Since SE Code allows it (John Cooper tells me), the drainage pond, if there is one, may be located on the down hill edge of the subject property, ignoring any impact on wells, homes or septic below. The problem of concentrated drainage may quickly grow to become hazardous.