

**From:** [Roger Mitchell](#)  
**To:** [PDS comments](#)  
**Subject:** Comprehensive Plan - proposed amendment 1  
**Date:** Thursday, July 30, 2015 10:35:41 PM

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PDS:

Please confirm receipt of the attached Comprehensive Plan Policy or Development Regulation Amendment Suggestion

Thanks



# 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>Roger Mitchell</u>	Organization	<u></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.

A geohazards checklist, analogous to a SEPA checklist, should be required for every planning and permitting project proposal.

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

Geohazards can be defined as events related to geological processes that may cause loss of life, material, or environmental damage. Skagit County is an epicenter for potential geohazards. We have a volcano (lava, ash, and lahare), we have tectonic plate activity (earthquakes and seismicity), we have steep mountain slopes (landslides and rock falls), we have a very large river and tributary system (erosion), and we have a large marine coastline (tsunami). We do not want an Oso/ like incident here. We cannot prevent geohazard events but we can be circumspect about the location of proposed projects and make informed decisions based on geologic facts with regard to potential geohazards.

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

This suggestion does not pertain to any specific Comprehensive Plan section.

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:

This suggestion does not create inconsistencies with existing sections of the Comprehensive Plan.

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

An amendment to current development regulations may be one mechanism to implement this suggestion. There may be others.

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

Implementation of this suggestions would require changes to SCC 14.06, Permitting Procedures.

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:

This suggestion is not as a result of any particular project or permit application.

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

Each and every County Planning Department proposed project under consideration for approval by the Board of County Commissioners and each and every land use permit application must include a geohazards checklist completed in good faith.

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

Not applicable for this suggestion.

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

The Comprehensive Plan community vision statements, goals, objectives, and policy directives cite preserving the high quality of life in Skagit County. One way to preserve life is to avoid placing lives in potentially dangerous geohazard locations or requiring appropriate protection and prevention measures. The way to identify and address specific requirements for specific proposals is to have a geohazards checklist analogous to the SEPA checklist currently required.

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

This is a "no Oso" strategy. The positive impacts are to, within reason, help prevent and/or protect land use projects from unnecessary risk from geohazards. The negative impacts are increased time and cost for Planning and Development Services staff in preparing planning proposals and/or processing permit applications, however the benefits to human life outweigh the additional time and cost.

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

Currently adopted functional plans do not, per se, support this suggestion, however all such functional plans will benefit from it.

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

No public review of this suggested amendment to the Comprehensive Plan has already occurred.

## Notices

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**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.