

From: [Roger Mitchell](#)
To: [PDS comments](#)
Subject: Comprehensive Plan - proposed amendment 4
Date: Thursday, July 30, 2015 10:36:30 PM

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 Roger Mitchell Organization _____
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Proposal Description

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

1. Describe your proposed amendment.

Each and every County planning project should require a good faith analysis that accurately describes the current and projected values for a list of required metrics.

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

To understand the intended effects, unintended consequences, and measurement of successful implementation of County planning activities, good faith analysis of current and projected values for metrics like cost/benefit, economic impacts, property tax impacts, sales tax impacts, increases or decreases in monitored inventories (eg. acres of agricultural land, acres of forest land, acres of each land use designation, etc), water usage, and changes to individual property rights are required. If we do not measure where we are today, where we think we will be at the project's completion, and where we actually are after a planning activity was implemented, how can we know if we're doing a good job of planning for Skagit County ?

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

This suggestion does not apply 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. In fact, over time, this suggestion would help eliminate current inconsistencies.
development regulations?

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

An amendment to current development regulations may be one way 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).

No Skagit County Code Title 14 revisions are necessary to implement this suggestion.

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.*

As part of each and every County Planning Department proposed project under consideration for approval by the Board of County Commissioners, a written, good faith analysis of current and projected values of the following metrics is required to be included in the project proposal: cost/benefit, economic impacts on the County, County property tax impacts, County sales tax impacts, increase/decreases in the acres of each land use designation, associated water usage, and changes to individual property rights.

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

Existing policies do not require measurement of the potential impacts of proposed planning activities not do they require an analysis of the success of planning projects once they have been implemented. This lack of measurement makes the County and its citizens blind to the effectiveness of our proposed and completed planning activities.

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

The Comprehensive Plan's community vision statements, goals, objectives, and policy directives are all for nothing if we do not measure before and after planning activities are implemented. If we don't know our current status, and we don't measure after a planning activity is completed, we have only hopes and dreams, not facts and reality.

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

The positive impacts of implementing this suggestion are a factual understanding of the success of our planning activities. In turn, that makes future planning more effective by learning what has worked and what has not. It also minimizes the problems associated with unintended consequences of unfettered planning. The negative impact, initially, will be increased time and cost to prepare planning proposals, however this cost will be easily recaptured by more efficient, more effective, more reliable, and more realistic planning activities.

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

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

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

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

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.