

## 2005 GMA Update List of “Trailing Issues”

## Appendix A

Following is the list of “trailing issues” identified by the Department or the Planning Commission during the 2005 GMA Update process. Trailing issues are simply those that the Department and/or the Planning Commission have determined are important but that are outside the scope of the Update or require more time and analysis than was available during the timeframe of the Update. The trailing issues can generally be grouped into the following 4 categories:

1. Studies / Inventories
2. Review / Update Existing Policies / Codes
3. Develop New Policies / Codes
4. Mapping (i.e. Identification / Designation and/or Specific Property / Area Reviews)

By agreement of the Planning Commission and the Department, adoption of specific policies/codes/maps related to these trailing issues is not recommended as part of the Update, but instead additional follow-up work is recommended. The Planning Commission has identified the trailing issues of highest importance to them (listed in Section 1 in prioritized order) and also those issues deserving further consideration at a later date (listed in Section 2 in a non-prioritized order). Additional work on any of these items is subject to resource availability and identification as part of the Planning and Development Services’ work program, as approved by the Board of County Commissioners.

<b>SECTION 1: PRIORITY ISSUES</b>				
#	Rank <sup>1</sup>	Issue <sup>2</sup>	Page <sup>3</sup>	Possible Action
1	5	Lack of a Rural Lands Inventory.	p. 14 Issue 4	Perform study of rural lots to develop an accurate inventory.
2	4	Effectiveness of existing CaRD regulations.  (Finding 93)	p. 12-13 Issue 1	Initiate CaRD development review in 2007 and explore potential additional modifications to CaRD policies and regulations.
3	4	Study RFS properties and other I-5 corridor properties for visual effects on “gateways” to Skagit County. Develop design standards for RFS zoned parcels.  (Finding 154, 166, 167, 168)	See discussion w/ CPA05-48. Also see discussion following CPA05-87	Develop I-5 corridor plan. Amend Comp Plan as necessary and adopt implementing code amendments.
4	4	Evaluate the I-5/Cook Rd. area (including the Cook Rd./Hwy 99 and Green Rd./Cook Rd. intersections and surrounding area) for possible application of a commercial transition zone to RRv properties. (Finding 154)	See discussion w/ CPA05-44 Also see discussion w/ CPA05-52	Consider application of a new land use designation that allows the transition of Rural Reserve properties to commercial use while permanently protecting against any future conversion of Ag-NRL land to non-resource designation.

<sup>1</sup> Planning Commission members each selected 5 items from this list as their ‘top priorities’. The ‘rank’ of each item reflects how many PC members selected that item as a top priority. A total of 45 votes were cast.

<sup>2</sup> Finding/Recommendation # refers to June 21, 2007, Planning Commission Recorded Motion.

<sup>3</sup> Page and issue # refer to August 1, 2006, memorandum responding to major comment themes.

#	Rank	Issue	Page	Possible Action
5	3	Desire to increase flood/Ag land protection.  (Finding 67, 68, Recommendation R6)	p. 3-4 Issue 5 p. 10-11 Issue 1,2	Further evaluate REM Goal A6 and REM policies 5A-6.1 and 5A-6.2 and work to develop possible policy and code revisions for 2007 or 2008 amendment cycle.
6	3	Apparent inconsistencies in Secondary Forest Lands designation criteria and regulations including use as 'buffer' to IF, inconsistency in application, densities and availability of public services. (Finding 57, Recommendation R1)	p. 4-5 Issue 1, and Aug. 22, 2006 deliberations	Consider convening working group for re-examination and development of comprehensive solution.
7	3	Feasibility of Secondary Forest density bonus program.  (Finding 57, Recommendation R3)	p. 6 Issue 4, and Nov. 4, 2007 deliberations	Convene working group to examine issues and study program feasibility.
8	3	Lack of identified Extreme High and High Fire Hazard areas and regulations to reduce wildland/ urban interface fires.  (Finding 58)	p. 16-17 Issue 9	Designate areas and consider adopting governing regulations including consideration of a 'Firewise program' consistent with NRL Element Policy 4B-2.11.
9	3	Current prohibition of creating substandard lots in exchange for permanent conservation easements.	N/A	Consider implementation of new provision in 14.16 "Conservation Preservation."
10	3	Review for designation inconsistencies in IF-, SF- and RRC-NRL.  (Recommendation R1)	Jan. 30, 2007 deliberations	Include any preferred amendments in next CPA cycle, including any of the map amendments proposed by the Forest Advisory Board, but not acted on as part of the GMA Update.
11	3	Review MRO layer – specifically the requirement that an underlying NRL zone is required and situations where only a portion of any given parcel is designated MRO, which may result in permitting difficulties for an MRO land owner. (Finding 61, 135, 136, Rec. R4, R5)	See discussion w/ CPA05-29	Consider amendments to the MRO layer or regulations if warranted.
12	2	Need for new regulations to address Habitat Enhancement/ Restoration projects in Ag-NRL zone. (Finding 104, Recommendation R10)	p. 1-3 Issue 1	Convene working group of stakeholders to amend current proposal or develop alternative within 6 months of 2005 GMA Update adoption.
13	2	Current lack of design guidelines for rural areas.	N/A	Consider developing a Rural Guidebook. Including design standards and drainage (quantity and quality) on commercial parcels. (See Snohomish County example)
14	1	Lack of protection provisions for preexisting farms lying outside of Ag-NRL designated lands. (Recommendation R13)	See August 15, 2006 transcript p. 46-47.	Consider protections for farms in rural zones pre-dating current CP and UDC adoptions in future CP amendment cycle.

#	Rank	Issue	Page	Possible Action
15	1	Review appropriateness of lot coverage allowances in RI (and RRv within Fidalgo Subarea Plan). (Recommendation R12)	See Oct. 24, 2006 PC Deliberations	Consider revisions to development regulations in future amendment cycle if changes are deemed necessary.
16	1	Review pre-existing, small lot developments in Ag-NRL near BFF Trucking property and in other areas. (Finding 184)	See SC05-23	Consider possibility of developing 'active Ag' overlay to show farmed land vs. Ag soils (developed lands).
<b>SECTION 2: ISSUES FOR FUTURE CONSIDERATION</b>				
17		Feasibility of Compensatory Incentive Program (CIP)  (Recommendation R2)	p. 6, Issue 4, and Aug. 24, 2007 deliberations	Convene working group to examine issues and study program feasibility.
18		Appropriateness of permitting levels for minor utility uses in rural and resource zoning designations.	p. 15-16 Issue 7	Explore possible code amendments revising permit levels for minor utility projects.
19		14.16.500, Permitted uses, in OSRSI may be overly restrictive. 'Typical' park uses should be allowed.	p. 23 Issue 5	Explore issue with State and County parks departments and consider possible reforms as part of next available code update cycle, likely in 2007.
20		Airport policies needed in Comprehensive Plan to match those in Bayview Ridge Subarea Plan.	Transportation section	Check with Gary and/or Jeroldine
21		Review Fidalgo Subarea Plan Citizen Advisory Committee recommendations of revised SPU list for RI. (Recommendation R11)	See Nov. 2, 2006 PC Deliberations	Consider revisions to development regulations in future amendment cycle if changes are desired.
22		Limited scope Lake Cavanaugh Rural Village study to review potential locations for community general store w/in RV or on P116133 as proposed in CPA05-65. (Finding 163)	See Nov. 9, 2006 Rural Map Memo – PC Delibs 12/5	Perform study, including contact with large lot property owners within the village. Potential Comprehensive Plan Amendment (CPA) if P116133 identified as desirable store site.
23		Review Wooding property on Fidalgo Island for possible redesignation.	N/A	Review property for consistency with RRc-NRL designation criteria and process changes in future amendment cycle if appropriate.
24		Deferred Map Amendments on attached list.	N/A	See attached list for process/cycle.

## **“Deferred” Map Amendments**

**The map amendment requests listed below will be forwarded to subsequent amendment cycles/planning processes as follows:**

### **Alger Subarea Plan (currently in process)**

CPA05-41 Pamela/Robert Jarvis

### **Clear Lake (unscheduled future process)**

CPA05-55 Tom Stakkeland

CPA05-58 Kenneth Norris

Robert Ensley (see the “Zoning Change Request Received in 2005 GMA Update Written Comment” document)

### **Fidalgo (currently in process)**

CPA05-35 William/Debby Houtz

CPA05-56 Arlene Hurst

SC05-05 Near SC05-06

SC05-10 Havekost Road (as RRv)

SC05-11 Surrounding Hurst (CPA05-56)

SC05-13 Campbell Lake

### **2007 CPAs**

CPA05-01 M/T Enterprises (including surrounding area between Thomas Creek and F&S Grade Rd. – soils/topography render RRv zoning?)

CPA05-26 Ron/Judy Bates, *Birdsview* (including surrounding area see SC05-31)

SC05-06 (Anacortes - correct split zoning on P32576 – RI to RRv)

SC05-31 Birdsview area

Selected FAB requests

For the following, see the “Zoning Change Request Received in 2005 GMA Update Written Comment” document:

Dave Boon (if situation not resolved through subdivision options)

Harvey Danielson (included in FO05-10 and near FO05-11)

Judy Farrar (included in FO05-06 and near Tim Kelly)

Tim Kelly (included in FO05-06 and near Judy Farrar)

### **Future CPA Cycle if warranted (after limited Lake Cavanaugh Study)**

CPA05-49 Evarts Whipple, *Lk. Cav.*

CPA05-65 Tom/Irene Schroers, *Lk. Cav.*