

Resolution No. _____

**Establishing a Commitment to Initiate and Complete
A Subarea Plan for Alger**

Whereas, subarea planning may be considered under the provisions of the Growth Management Act provided the subarea plan is consistent with the locally adopted comprehensive plan [RCW 36.70A.080(2)]; and

Whereas, a role of the Skagit County Countywide Planning Policies (page 1, viii) is to support subarea planning as an approach to addressing homogenous natural features and communities in Skagit County; and

Whereas, Skagit County adopted its Growth Management Act-mandated comprehensive plan in 1997; and

Whereas, the Skagit County Comprehensive Plan is based on a community planning process that is designed to strengthen communities at three geographic levels: countywide, subarea and joint. Subarea plans are detailed land use plans for smaller geographical areas, typically watersheds and/or islands. Community subarea plans coordinate and provide for consistency with the Comprehensive Plan at a scale and level of detail than cannot be attained under the broad guidelines of a comprehensive plan because of the diversity in the character of various parts of the County. In some cases, the Comprehensive Plan policies may not specifically address issues confronting individual communities. The Comprehensive Plan serves as an "umbrella" document and provides a foundation for which community subarea plans are developed. Community subarea plans implement and enhance the Comprehensive Plan; and

Whereas, the purpose of the community subarea planning process is to enhance community values and identify and assure sensible growth and development. Community subarea plans result from partnerships that unite the County and citizens of a planning area. A community subarea plan puts into action the general policies of the Comprehensive Plan. Community subarea plans address issues at the local level that are not in a general comprehensive plan. Patterns of land use, protection of unique resources, design, traffic circulation, and services expressed within a community subarea plan are a function of local economic, social, physical health, safety and welfare issues of the people who live and work within the community planning area. Compatibility and consistency with surrounding land uses are also considered as part of a community subarea plan. Community subarea plans focus on enhancing individual communities in a manner that benefits the entire county. Citizens decide what they want to nurture and what they want to change at a level that they are knowledgeable about and comfortable relating to; and

Whereas, Alger is one of seven study areas listed in Chapter 4, the Land Use Element of the Skagit County Comprehensive Plan. The study areas are called out as "rural areas of more detailed planning;" and

Whereas, the more densely developed portion of Alger found at the intersection of Highway 9 and Alger-Cain Lake Road is a designated "Rural Village" adopted under the criteria of its "existing development patterns, and uses, environmental constraints, presence of critical areas, proximity to designated natural resource lands, and adequate capacity to maintain existing rural level of service;" and

Whereas, the intent of Rural Villages is to represent historical communities throughout the County with future development limited to infill within designated boundaries, as stated in Comprehensive Plan Policy 4A-7.9; and

Whereas, Policy 4A-7.10 further guides the preparation of the Alger Subarea Plan as follows: "Through the community development planning process (subarea and joint planning), local knowledge, experience, and preferences of community residents shall be used; provided that such is consistent with the Growth Management Act, Countywide Planning Policies, and the Comprehensive Plan, when determining the following:

- (a) the size of Rural Villages, provided that the boundaries of the historic Rural Villages shall be defined predominately [sic] by the built environment that existed on or before July 1, 1990;
- (b) appropriate land uses, including, but not limited to where additional Rural Village Commercial uses should be located, the circumstances under which natural resource or cottage scale industries should be permitted and whether mixes of uses should be permitted;
- (c) community infrastructure requirements;
- (d) standards and design guidelines to protect and retain important features valued by the community;" and

Whereas, Policy 4A-7.15(g) states that, at a minimum, "the community plan for Alger shall include an assessment of logical boundaries for more intensive rural development based on existing parcel densities and the built environment. Provisions for maintaining rural character and lifestyles shall also be addressed. Consideration should be given to the community's previously drafted sub-area plan;" and

Whereas, the Skagit County Comprehensive Plan, Community Development Plans Element (Chapter 14), provides a process for initiating the development of community subarea plans, and one such method is that the Board of County Commissioners may itself initiate the community planning process; and

Whereas, the Department of Planning and Development Services has been appropriated 2005 annual budget funds for subarea planning professional services.

Now, Therefore Be it Resolved, that the Board of County Commissioners hereby agrees to initiate and complete an Alger Subarea Plan by January 2007, absent any unforeseen circumstances beyond Skagit County's control, and to dedicate the necessary resources (staff and monies) to complete the task by such date.

WITNESS OUR HANDS AND THE OFFICIAL SEAL OF OUR OFFICE this

14th day of March, 2005.

**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**



Don Munks
DON MUNKS, CHAIRMAN

Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT,
COMMISSIONER

Ted W. Anderson
TED W. ANDERSON, COMMISSIONER

ATTEST:

JoAnne Giesbrecht
JoAnne Giesbrecht, Clerk of the Board

APPROVED AS TO FORM:

Don L. Anderson
Don L. Anderson, Chief Civil Deputy
Skagit County Prosecutor's Office

APPROVED AS TO CONTENT:

Gary R. Christensen
Gary R. Christensen, Director
Planning and Development Services