

				FIRST DRAFT Proposed Policy Revision		
<u>Existing Goal - Number</u>	<u>Existing Policy Number</u>	<u>Existing Page Number</u>	<u>Subheading / Theme</u>	<u>Existing Policy</u>	<u>Reasoning for proposed policy change.</u>	
4A		118	Agricultural Resource Lands	Agricultural Resource Lands are those lands with soils, climate, topography, parcel size, and location characteristics that have long-term commercial significance for farming. Skagit County is committed to preserving and enhancing the agricultural land base and promoting economic activities and marketing support for a strong agricultural industry. The agricultural community faces significant challenges in preserving the agricultural land base and a viable agricultural industry, including: conversion of agricultural lands to development and inappropriate habitat restoration; conflict with neighboring residential uses; drainage impacts; and other disruption of agricultural lands functions and values. The following policies are intended to ensure the stability and productivity of agriculture in Skagit County.	<p><i>This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025</i></p> <p>Designate Agricultural Resource Lands are those lands considering with soils, climate, topography, parcel size, and location characteristics that have long-term commercial significance for farming. Skagit County is committed to preserving and enhancing the agricultural land base and promoting economic activities and marketing support for a strong agricultural industry. The agricultural community faces significant challenges in preserving the agricultural land base and a viable agricultural industry, including: conversion of agricultural lands to development and inappropriate habitat restoration; conflict with neighboring residential uses; drainage impacts; and other disruption of agricultural lands functions and values. The following policies are intended to eEnsure the stability and productivity of agriculture in Skagit County.</p>	Goal statement reads like text rather than a Goal. Simplify and move stricken sentence to a text box. Start with active verbs.
4A-1		118	Agricultural Resource Lands	Maintain land use designation criteria and densities for agricultural natural resource lands. Designate and map long-term commercially significant agricultural resource land accordingly.	No policy revisions proposed at this time.	

2025 Skagit County Comprehensive Plan			First Draft	Policies will undergo several more rounds of revision. Blank columns indicate that no revision is proposed at this time.		
4A-1	4A-1.1	118	Agricultural Resource Lands	<p>Agricultural Resource Lands Designation Criteria: The following criteria, together with the Washington Department of Commerce Minimum Guidelines to Classify Agricultural Lands in WAC 365-190-050, shall be considered when designating Agricultural Resource Lands: (a) Generally, all lands in unincorporated Skagit County which are parcels 5 acres or greater, and that contain “prime farmland soils” as determined by the USDA Natural Resource Conservation Service, shall be identified (see the narrative for a description of prime farmland soils). (b) Then those lands meeting the parcel size and soils shall be retained in Agricultural Resource Lands designation, provided that a majority of the area falls within the 100-year floodplain as adopted by the U.S. Federal Emergency Management Agency (FEMA). (c) Parcels meeting both (a) and (b) above shall be further evaluated for inclusion or exclusion in Agricultural Resource Lands based upon the following additional factors: (i) The land is in a current-use tax assessment program derived from the Open Space Taxation Act, RCW 84.34 as it pertains to agriculture. (ii) The land is currently in agricultural use or has been in agricultural use within the preceding ten years. (iii) Existing land uses are primarily agricultural and minimal financial commitment to non-farm uses has been made. (iv) The area includes special purpose districts (such as diking and drainage districts) that are oriented to enhancing agricultural operations, including drainage improvement and flood control. (v) Adjacent lands are primarily in agricultural use. (vi) Land use in the area demonstrates a pattern of landowner capital investment in agricultural operation improvements such as irrigation, drainage, manure storage, barn refurbishing, enhanced livestock feeding techniques, agricultural worker housing, etc. (vii) The land is not already characterized by urban growth, and designation considers the effects of proximity to population areas. (d) Parcels that may not meet any of the criteria described in (a), (b), and (c) above may nonetheless be included to provide logical boundaries to the Agricultural Resource lands designation and to avoid small “islands” or “peninsulas” of conflicting non-resource land uses in the midst of resource lands. Similarly, parcels that meet some or all of the criteria described in (a), (b), and (c) above may be excluded to provide logical boundaries to the Agricultural Resource lands designation and to avoid conflict with existing land uses.</p>	<p>Agricultural Resource Lands Designation Criteria: Consider the following criteria, together with the Washington Department of Commerce Minimum Guidelines to Classify Agricultural Lands in WAC 365-190-050, shall be considered when designating Agricultural Resource Lands: (a) Generally, all lands in unincorporated Skagit County which are parcels 5 acres or greater, and that contain “prime farmland soils” as determined by the USDA Natural Resource Conservation Service, shall be identified (see the narrative for a description of prime farmland soils). The County may also consider unique farmland soils and farmlands of statewide importance. (b) Then those lands meeting the parcel size and soils shall be retained in Agricultural Resource Lands designation, provided that a majority of the area falls within the 100-year floodplain as adopted by the U.S. Federal Emergency Management Agency (FEMA). (c) Parcels meeting both (a) and (b) above shall be further evaluated for inclusion or exclusion in Agricultural Resource Lands based upon the following additional factors: (i) The land is in a current-use tax assessment program derived from the Open Space Taxation Act, RCW 84.34 as it pertains to agriculture. (ii) The land is currently in agricultural use or has been in agricultural use within the preceding ten years. (iii) Existing land uses are primarily agricultural and minimal financial commitment to non-farm uses has been made. (iv) The area includes special purpose districts (such as diking and drainage districts) that are oriented to enhancing agricultural operations, including drainage improvement and flood control. (v) Adjacent lands are primarily in agricultural use. (vi) Land use in the area demonstrates a pattern of landowner capital investment in agricultural operation improvements such as irrigation, drainage, manure storage, barn refurbishing, enhanced livestock feeding techniques, agricultural worker housing, etc. (vii) The land is not already characterized by urban growth, and designation considers the effects of proximity to population areas. (d) Parcels that may not meet any of the criteria described in (a), (b), and (c) above may nonetheless be included to provide logical boundaries to the Agricultural Resource lands designation and to avoid small “islands” or “peninsulas” of conflicting non-resource land uses in the midst of resource lands. Similarly, parcels that meet some or all of the criteria described in (a), (b), and (c) above may be excluded to provide logical boundaries to the Agricultural Resource lands designation and to avoid conflict with existing land uses. (e) Site-specific proposals to de-designate natural resource lands must be deferred until a comprehensive countywide analysis is conducted.</p>	<p>Match WAC 365-190-040 and 050 by adding (e). Consider for (a), adding "unique farmland soils, and farmlands of statewide importance," which is also in the WAC at 365-190-050. (d) appears to address new WAC regarding "may include smaller parcels if contiguous with other agricultural resource lands" Changed policy to start with active verb like other policies.</p>

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4A-1	4A-1.2	120	Agricultural Resource Lands Development	Agriculture Resource Land Density Policy: Residential gross densities for new land divisions in lands designated as Agriculture Resource shall be one (1) residential dwelling unit per 40 acres or 1/16 of a section.	No policy revisions proposed at this time.	
		120	Agricultural Resource Lands	Guiding Principles: Agricultural Resource LandsProtect the agricultural land resource and farming in Skagit County; endeavor to minimize the loss of the resource; mitigate unavoidable losses; and replace lost resources whenever possible. These principles shall guide Skagit County’s actions to:• Preserve agricultural land for agricultural uses;• Limit new non-agricultural uses and activities on agricultural resource lands;• Provide education and support services that maintain the farming industry and lifestyle;• Promote the economic benefits of farming;• Resolve conflicts between agricultural and environmental objectives; and• Monitor the long-term achievement of the goals and policies.	No policy revisions proposed at this time.	
4A-2		121	Agricultural Resource Lands	Support the Agricultural Advisory Board and other programs such as the Farmland Legacy Program for the purpose of promoting a viable agricultural land base and a healthy agricultural industry.	No policy revisions proposed at this time.	
4A-2	4A-2.1	121	Agricultural Resource Lands	The Agricultural Advisory Board shall represent agricultural producers; reflect the diversity of agriculture; advocate sound agricultural policies and programs for Skagit County and promote economic opportunities for agriculture.	Ensure tThe Agricultural Advisory Board shall represents agricultural producers; reflects the diversity of agriculture; advocates sound agricultural policies and programs for Skagit County and promotes economic opportunities for agriculture.	Active verb
4A-2	4A-2.2	121	Agricultural Resource Lands	The Conservation Futures Program Advisory Board shall promote the preservation of agricultural land for use as farmland, including through its role in recommending purchases of permanent conservation easements on agricultural land and other lands of strategic significance.	Start with an active verb: Promote the preservation of agricultural land for use as farmland, including through the Conservation Futures Program with its role in recommending purchases of ..."	Active verb

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4A-2	4A-2.3	121	Agricultural Resource Lands	The Farmland Legacy Program shall continue to lead and coordinate agricultural policy efforts and farmland protection. The Farmland Legacy Program shall coordinate both the Agricultural Advisory Board and the Conservation Futures Advisory Committee.	Start with an active verb: Lead and coordinate agricultural policy and farmland protection through the Farmland Legacy Program..."	Active verb
4A-2	4A-2.4	121	Agricultural Resource Lands	Agricultural Resource Lands Database: Skagit County shall maintain a database of current information on land uses, farming activities, conversions of agricultural lands for development or habitat, soils, drainage systems, and other quantifiable factors for the purpose of monitoring and conserving agricultural lands.	Consider deleting if VSP Program accomplishes. If keeping, start with an active verb: "Maintain a database of current information on land uses, farming activities, ..."	See context with potential changes.
4A-2	4A-2.5	121	Agricultural Resource Lands	Agricultural Lands Status Report: Skagit County, through the Farmland Legacy Program, shall prepare a periodic report on the "state of Skagit County agriculture" using the US Census of Agriculture and other sources. The report shall include case studies and other information describing successes in implementing conservation easements, purchase of development rights (PDR), and other strategies. The report shall make recommendations for actions and steps for improvement based on the viability of the agricultural land base and strength of industry.	Start with an active verb: "Through the Farmland Legacy Program prepare a periodic report on..."	Active verb

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4A-2	4A-2.6	122	Agricultural Resource Lands	Farmland Preservation Incentives: The Agricultural Advisory Board, Conservation Futures Advisory Committee and Farmland Legacy Program shall work to formulate strategies for improvements to agricultural production, marketing, processing, and farm labor practices and to develop and maintain programs which offer financial and other incentives to farm owners to preserve farmland for agricultural uses and to reduce their reliance on subdivision of land to raise operating capital.	Start with an active verb: "Direct the Agricultural Advisory Board, Conservation Futures Advisory Committee and Farmland Legacy Program to formulate..."	Active verb
4A-2	4A-2.7	122	Agricultural Resource Lands	Agricultural and Critical Areas: Consistent with the Growth Management Act, the County will convene a watershed group to prepare a Voluntary Stewardship Work Plan for the Samish and Skagit watersheds in order to protect critical areas and promote the viability of agriculture.	Start with an active verb: "Consistent with the Growth Management Act, convene a watershed group to prepare and implement "	Active verb
4A-2	4A-2.8	122	Agricultural Resource Lands	Natural Resource Lands Information Clearinghouse: Skagit County should develop a Natural Resource Information Clearinghouse to collect and disseminate information to benefit long-term productive management of natural resource lands, including agricultural resource lands. Functions of the Natural Resource Lands Clearinghouse are described under Goal F of this Chapter.	Has the County done this? Consider removing. Does the VSP Program give information on agricultural viability in any case? If keeping, start with an active verb: "Develop a Natural Resource Lands Information Clearinghouse..."	See context with potential changes.

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4A-2	4A-2.9	122	Agricultural Resource Lands	Financial and Estate Planning: Encourage appropriate agencies to sponsor a variety of continuing educational and technical assistance programs to help farmers with financial planning. Such programs should emphasize options to protect farmland, business planning, farm transition planning, estate planning and conservation programs, techniques and strategies.	No policy revisions proposed at this time.	
4A-2	4A-2.10	122	Agricultural Resource Lands	Sustainable Agricultural Practices: Information will be made available to landowners about sustainable agricultural practices, best management practices, and generally accepted management practices.	Start with an active verb "Make information available to landowners about..."	Active verb
4A-2	4A-2.11	122	Agricultural Resource Lands	Promote Agricultural Products: Create and facilitate opportunities to promote and market agricultural products grown or processed in Skagit County through local branding.	No policy revisions proposed at this time.	
4A-2	4A-2.12	122	Agricultural Resource Lands	Promote Public Awareness: Encourage public awareness of the value of agriculture to the county. Develop printed materials or other media that illustrate the contributions of agriculture to the county, the challenges facing agriculture, and that promote agricultural lifestyle.	No policy revisions proposed at this time.	
4A-2	4A-2.13	123	Agricultural Resource Lands	Promote Education: Encourage educational programs for public schools as part of the basic education of the county's youth. Emphasize the contributions of agriculture in the county and the need to protect and preserve this valuable resource base.	No policy revisions proposed at this time.	

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4A-3		123	Agricultural Resource Lands	Promote preservation of agricultural land for agricultural uses, minimize non-farming uses on agricultural lands; and develop incentive programs to promote farming.	No policy revisions proposed at this time.	
4A-3	4A-3.1	123	Agricultural Resource Lands	Long-Term Designation of Agricultural Lands: Designation of Agricultural Lands is intended to be long-term. De-designation is discouraged, but may be considered only when compelled by changes in public policy, errors in designation, new information on resource lands or critical areas, circumstances beyond the control of the landowner, or an overriding benefit to the agricultural industry. Evaluate de-designation requests with the same criteria under policy 4A-1.1 used for designation of Agricultural-Natural Resource Lands.	Start with an active verb: "Protect agricultural lands of long-term commercial significance for the long-term..."	Active verb
4A-3	4A-3.2	123	Agricultural Resource Lands Development	Development Rights Program: Maintain and continue to fund the voluntary purchase of development rights through the Farmland Legacy Program to limit potential conversions or development in agricultural lands.	No policy revisions proposed at this time.	
4A-3	4A-3.3	123	Agricultural Resource Lands	Conservation Easements: Where legally subdivided land would promote incompatible residential development, encourage the voluntary donation of conservation easements or other development restrictions to Skagit County or to a qualified private nonprofit organization for the purpose of preserving the perpetual agricultural use of the land.	No policy revisions proposed at this time.	
4A-4		124	Agricultural Resource Lands Development	Land uses allowed on designated agricultural land shall promote agriculture, agricultural support services, and promote diverse agricultural industries.	Consider changing to an active verb: "Allow land uses on designated agricultural land that promote agriculture, agricultural support services, and diverse agricultural industries."	Active verb

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4A-4	4A-4.1	124	Agricultural Resource Lands Development	Agricultural Production: Agricultural production is the highest priority use in designated agricultural resource lands.	Consider changing to an active verb: "Provide regulations that make agricultural production the highest priority use in..."	Active verb
4A-4	4A-4.2	124	Agricultural Resource Lands Development	Agricultural Support Services: Facilitate agricultural production by allowing agricultural processing facilities, direct farm sales, and agricultural support services that support long term agricultural use.	No policy revisions proposed at this time.	
4A-4	4A-4.3	124	Agricultural Resource Lands Development	Farm-Based Business: Farm-based businesses shall be allowed as an accessory use in Agricultural Resource Land. Farm-based businesses are an accessory use, secondary to the primary agricultural use of a farm property, and shall not interfere with adjacent farming operations, cause nuisances for nearby residences or generate large amounts of traffic.	Consider changing to an active verb "Allow farm-based businesses as an accessory use in..."	Active verb
4A-4	4A-4.4	124	Agricultural Resource Lands Development	Residential Uses: Residential uses shall be allowed only as an accessory use in Agricultural Resource Land per Policy 4A-1.2 Agricultural Resource Land Density Policy.	Change to an active verb: "Allow residential uses only as an accessory use in Agricultural Resource Land ..."	Active verb
4A-4	4A-4.5	124	Agricultural Resource Lands Development	Special Events and Activities: Special events and activities on agricultural lands shall be conducted in ways that reduce potential impacts resulting from the activity. Those impacts include but are not limited to traffic, litter, trespass, and sanitation.	Consider changing start of policy to an active verb: "Conduct special events and activities on agricultural lands in ways that reduce..."	Active verb
4A-4	4A-4.6	124	Agricultural Resource Lands Environment	Habitat Restoration Projects: Habitat restoration projects are a permitted use on agricultural lands so long as it is shown through project review that the proposed restoration project does not have an adverse impact on hydrologic functions, drainage infrastructure or the ongoing agricultural use of adjacent properties.	Start with an active verb: "Permit habitat restoration projects on agricultural lands so long as it is shown..."	Active verb

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4A-5		125	Agricultural Resource Lands Development	Minimize land use conflicts and promote mitigation of conflicts on the lands adjacent to agricultural resource lands.	No policy revisions proposed at this time.	
4A-5	4A-5.1	125	Agricultural Resource Lands	Right to Manage Agricultural Resource Lands: Goal E, Right to Manage Natural Resource Lands, applies to all lands designated Agricultural Resource Lands to protect agricultural landowner rights to manage their lands for agricultural uses.	Start with an active verb: "Apply Goal E, Right to Management Natural Resource Lands to all lands designated..."	Active verb
4A-5	4A-5.2	125	Agricultural Resource Lands	Deed Restrictions: All real estate transactions involving residential development on or within one mile of agricultural resource lands shall contain recorded documentation of the residential owners' acknowledgment of the potential farming activities and receipt of the Right-to-Manage Natural Resource Lands information.	Start with an active verb: "Require that all real estate transactions involving residential development on or within one mile of agricultural resource lands contain recorded..."	Active verb
4A-5	4A-5.3	125	Agricultural Resource Lands Development	Cluster Development: Clustered lots within or adjacent to an NRL designation shall be placed to minimize potential impacts to natural resource land production on both the subject property and any adjacent resource lands.	Start with an active verb: "Place clustered lots within or adjacent to an NRL designation to minimize..."	Active verb
4A-5	4A-5.4	125	Agricultural Resource Lands Development	Residential Setbacks: All residential development adjacent to agricultural resource lands shall be set back from common property lines in order to protect agriculture from the impacts of incompatible development and to mitigate against the effects of agricultural operations on the residential developments.	Start with an active verb: "Set back all residential development adjacent to agricultural resource lands from common property lines in order to protect ..."	Active verb

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4A-5	4A-5.5	125	Agricultural Resource Lands	Skagit Drainage and Fish Initiative: Within the Drainage Districts, identified in the Skagit Drainage and Fish Initiative, the agreements for maintenance, fish protection, and habitat restoration outlined in the Memorandum of Understanding (MOU) will predominate over local regulations. The MOU, developed by the Western Washington Agricultural Association (WWAA) and Washington Department of Fish and Wildlife (WDFW) is designed to reduce conflicts between different users in the Skagit and Samish River Deltas. The Skagit River Systems Cooperative (SRSC) participated in meetings and this Initiative represents movement toward overall reduced conflicts. This policy supports this movement.	Skagit Drainage and Fish Initiative: Within the Drainage Districts, identified in the Skagit Drainage and Fish Initiative, apply the agreements for maintenance, fish protection, and habitat restoration outlined in the Memorandum of Understanding (MOU), which will predominate over local regulations. The MOU, developed by the Western Washington Agricultural Association (WWAA) and Washington Department of Fish and Wildlife (WDFW) is designed to reduce conflicts between different users in the Skagit and Samish River Deltas. The Skagit River Systems Cooperative (SRSC) participated in meetings and this Initiative represents movement toward overall reduced conflicts. This policy supports this movement.	Shorten, make active. Consider putting the sentence into a text box if the SRSC role is important.
4A-5	4A-5.6	126	Agricultural Resource Lands	Drainage Plans: Minimize and mitigate flooding and drainage impacts on agricultural lands. Skagit County Public Works shall develop criteria to review development proposals for drainage impacts on agricultural lands. Drainage plans for minimizing impacts of development shall be circulated to the affected Drainage District for comment prior to issuance of permits by Public Works.	No policy revisions proposed at this time.	

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4B		126	Forest Resource Lands	Forest Resource Lands. Forest Resource Lands are those lands that due to soils, climate, topography, parcel size, and location have long-term commercial significance for forestry. Skagit County is committed to preserving and enhancing the forest land base and promoting a strong forestry industry. The intent of these goals and policies is to ensure that forest lands of “long-term commercial significance” are conserved and managed to provide for sustainable forest yields, job stability, ecological values and the strengthening of a viable commercial forest industry in Skagit County. Conservation of forest land resources must be achieved through measures designed to preserve the land base, reduce the conversion of forest lands to other uses, prevent incompatible development on or adjacent to resource lands, and provide incentives to managing forest lands of all sizes for forestry.	Forest Resource Lands. Designate Forest Resource Lands are those lands that due to soils, climate, topography, parcel size, and location have long-term commercial significance for forestry. Skagit County is committed to preserving and enhancing the forest land base and promoting a strong forestry industry. The intent of these goals and policies is to ensure that forest lands of “long-term commercial significance” are conserved and managed to provide for sustainable forest yields, job stability, ecological values and the strengthening of a viable commercial forest industry in Skagit County. Conservation of forest land resources must be achieved through measures designed to preserve the land base, reduce the conversion of forest lands to other uses, prevent incompatible development on or adjacent to resource lands, and provide incentives to managing forest lands of all sizes for forestry.	Active goal wording.
4B-1		126	Forest Resource Lands	Establish land use designation criteria and densities for forest resource lands.	No policy revisions proposed at this time.	

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4B-1	4B-1.1	126	Forest Resource Lands	Industrial Forest Land Designation Criteria: The following criteria together with the Washington Department of Commerce Minimum Guidelines to Classify Forest Resource Lands in WAC 365-190-060, shall be considered when classifying Industrial Forest lands: (a) All lands in unincorporated Skagit County shall be screened for Industrial Forest designation based on an average parcel size of 40 acres or greater, with one or more of the following characteristics: (i) The area contains WA State Department of Revenue – Private Forest Land Grade (PFLG) soils 1-5. (ii) The area includes lands which are primarily devoted to and used for growing and harvesting timber. (b) Lands meeting (a), located in blocks of contiguous parcels approximately 160 acres and larger, shall be designated Industrial Forest. (c) Parcels meeting both (a) and (b) above shall be further evaluated for inclusion or exclusion in Industrial Forest Lands based upon the following additional factors: (i) The parcel is enrolled in a current-use tax assessment program under the provisions of RCW 84.33 and 84.34 as it pertains to forestry. Such current-use tax assessment status is not, by itself, a sufficient determining factor for inclusion or exclusion, but is only part of the relevant characteristics to be considered. (ii) The area has limited public services and facilities (although the area may be located within a public water district). (iii) The land is not already characterized by urban growth, and designation considers the effects of proximity to population areas. (d) Parcels not meeting any of the criteria above in (a), (b), or (c) may still be included to provide logical boundaries to the Industrial Forest lands designation and to avoid small “islands” or “peninsulas” of conflicting nonresource land uses in the midst of resource lands. Similarly, parcels that meet some or all of the criteria above in (a), (b), or (c) may be excluded to provide logical boundaries to the Industrial Forest lands designation and to avoid conflict with existing land uses. For example, areas with pre-existing conditions such as vested subdivisions and rural development, other than isolated pre-existing single-family homes, where commercial forestry is not being practiced, and islands surrounded by multiple sized parcels with existing residences, shall not be classified as Industrial Forest lands. However, isolated, pre-existing residences shall not preclude the adjacent forest land areas from being classified Industrial Forest.	Industrial Forest Land Designation Criteria: Consider t The following criteria together with the Washington Department of Commerce Minimum Guidelines to Classify Forest Resource Lands in WAC 365-190-060, shall be considered when classifying Industrial Forest lands: (a) All lands in unincorporated Skagit County shall be screened for Industrial Forest designation based on an average parcel size of 40 acres or greater, with one or more of the following characteristics: (i) The area contains WA State Department of Revenue – Private Forest Land Grade (PFLG) soils 1-5. (ii) The area includes lands which are primarily devoted to and used for growing and harvesting timber. (b) Lands meeting (a), located in blocks of contiguous parcels approximately 160 acres and larger, shall be designated Industrial Forest. (c) Parcels meeting both (a) and (b) above shall be further evaluated for inclusion or exclusion in Industrial Forest Lands based upon the following additional factors: (i) The parcel is enrolled in a current-use tax assessment program under the provisions of RCW 84.33 and 84.34 as it pertains to forestry. Such current-use tax assessment status is not, by itself, a sufficient determining factor for inclusion or exclusion, but is only part of the relevant characteristics to be considered. (ii) The area has limited public services and facilities (although the area may be located within a public water district). (iii) The land is not already characterized by urban growth, and designation considers the effects of proximity to population areas. (d) Parcels not meeting any of the criteria above in (a), (b), or (c) may still be included to provide logical boundaries to the Industrial Forest lands designation and to avoid small “islands” or “peninsulas” of conflicting nonresource land uses in the midst of resource lands. Similarly, parcels that meet some or all of the criteria above in (a), (b), or (c) may be excluded to provide logical boundaries to the Industrial Forest lands designation and to avoid conflict with existing land uses. For example, areas with pre-existing conditions such as vested subdivisions and rural development, other than isolated pre-existing single-family homes, where commercial forestry is not being practiced, and islands surrounded by multiple sized parcels with existing residences, shall not be classified as Industrial Forest lands. However, isolated, pre-existing residences shall not preclude the adjacent forest land areas from being classified Industrial Forest. (e) Conduct a comprehensive countywide analysis consistent with WAC 365-190-040(10), and do not review forest resource lands designations solely on a parcel-by-parcel basis.	Match WAC 365-190-040 and 060 by adding (e). Section (d) appears to address new WAC regarding "may include smaller parcels if contiguous with other agricultural resource lands" Changed policy to start with active verb like other policies.

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4B-1	4B-1.2	128	Forest Resource Lands Development	Industrial Forest Resource Land Parcel Density Policy: Residential gross densities for new land divisions in lands designated as Industrial Forest shall be one (1) residential dwelling unit per 80 acres or 1/8 of a section.	Consider active verb: "Allow residential gross densities for new land divisions in lands designated as Industrial Forest to be one (1)..."	Active verb
	4B-1.3	129	Forest Resource Lands Development	Secondary Forest Resource Land Designation Criteria: The following criteria shall be considered when designating Secondary Forest lands: (a) Secondary Forest lands are derived from initially designated Industrial Forest lands, and are located primarily within a ¼ mile band at the perimeter of Industrial Forest lands which contain one or more of the following characteristics: (i) The area contains WA State Department of Revenue – Private Forest Land Grade (PFLG) soils 1-5. (ii) The area includes lands which are primarily devoted to and used for growing and harvesting timber. (b) The above-described parcels shall be further evaluated for inclusion or exclusion based on the following additional factors: (i) The parcel is enrolled in a current-use tax assessment program under the provisions of RCW 84.33 and 84.34 as it pertains to forestry. Such current-use tax assessment status is not by itself a sufficient determining factor for inclusion or exclusion, but is only part of the relevant characteristics to be considered. (ii) The area has limited public services and facilities (although the area may be located within a public water district). (iii) Secondary Forest lands need not be designated adjacent to Agricultural lands. (c) Parcels that do not meet any of the criteria described above in (a) or (b) may still be included or excluded to provide logical boundaries to the Secondary Forest lands designation and to avoid small “islands” or “peninsulas” of conflicting non-resource land uses in the midst of resource lands. Isolated, pre-existing residences shall not preclude the adjacent forest land areas from being classified Secondary Forest.	Secondary Forest Resource Land Designation Criteria: shall be considered Consider t he following criteria shall be considered when designating Secondary Forest lands: (a) Secondary Forest lands are derived from initially designated Industrial Forest lands, and are located primarily within a ¼ mile band at the perimeter of Industrial Forest lands which contain one or more of the following characteristics: (i) The area contains WA State Department of Revenue – Private Forest Land Grade (PFLG) soils 1-5. (ii) The area includes lands which are primarily devoted to and used for growing and harvesting timber. (b) The above-described parcels shall be further evaluated for inclusion or exclusion based on the following additional factors: (i) The parcel is enrolled in a current-use tax assessment program under the provisions of RCW 84.33 and 84.34 as it pertains to forestry. Such current-use tax assessment status is not by itself a sufficient determining factor for inclusion or exclusion, but is only part of the relevant characteristics to be considered. (ii) The area has limited public services and facilities (although the area may be located within a public water district). (iii) Secondary Forest lands need not be designated adjacent to Agricultural lands. (c) Parcels that do not meet any of the criteria described above in (a) or (b) may still be included or excluded to provide logical boundaries to the Secondary Forest lands designation and to avoid small “islands” or “peninsulas” of conflicting non-resource land uses in the midst of resource lands. Isolated, pre-existing residences shall not preclude the adjacent forest land areas from being classified Secondary Forest. (e) Conduct a comprehensive countywide analysis consistent with WAC 365-190-040(10), and do not review forest resource lands designations solely on a parcel-by-parcel basis.	Match WAC 365-190-040 and 060 by adding (e). Section (d) appears to address new WAC regarding "may include smaller parcels if contiguous with other agricultural resource lands" Changed policy to start with active verb like other policies.
4B-1	4B-1.4	129	Forest Resource Lands Development	Secondary Forest Parcel Density Policy: Residential gross densities for new land divisions in lands designated as Secondary Forest shall be one (1) residential dwelling unit per 20 acres or 1/32 of a section.	Consider active verb: "Allow residential gross densities for new land divisions in lands designated as Secondary Forest to be one (1)..."	Active verb

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4B-1		129	Forest Resource Lands	Guiding Principles: Forest Resource LandsProtect the forest resource; promote forestry; minimize the loss of the resource land base; mitigate unavoidable losses; and replace lost resources whenever possible. These principles shall guide Skagit County’s actions to:• Limit new non-forestry uses and activities on forest resource lands;• Provide education and support services that strengthen and diversify the forestryindustry;• Promote the economic and regulatory stability of the forest industry;• Resolve conflicts between forestry activities and non-forestry activities; and• Carry out adopted policies and programs, and enforce regulations.		
4B-2			Forest Resource Lands	Support the Forestry Advisory Board and establish other support programs for the purpose of promoting a viable forest land base and healthy forest products industry.	No policy revisions proposed at this time.	
4B-2	4B-2.1	129	Forest Resource Lands	Forestry Advisory Board: A Forest Advisory Board comprised of forest industry representatives, agency representatives, and sustainable forestry advocates shall advise Skagit County in achieving these goals and policies.	Active verb: "Maintain a Forest Advisory Board comprised of....to advise Skagit County..."	Active verb

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4B-2	4B-2.2	130	Forest Resource Lands	Forestry and Critical Area/Habitat Goals: The Forest Advisory Board (FAB) will develop a County-coordinated working group of non-profit organizations, industry groups and County agencies to reconcile, where possible, conflicts between the goals of protecting critical areas and habitat with those of preserving forest land for commercial forestry purposes.	Consider active verb: "Direct the Forest Advisory Board (FAB) to develop..."	Active verb
4B-2	4B-2.3	130	Forest Resource Lands	Natural Resource Information Clearinghouse: Establish a Natural Resource Lands Information Clearinghouse to provide information and technical assistance to the forest industries and forest landowners to conserve forest lands, promote sustainable management practices, encourage economic and market opportunities.	No policy revisions proposed at this time.	
4B-2	4B-2.4	130	Forest Resource Lands	Promote Sustainable Forestry Practices: Provide information to landowners about sustainable forestry practices, best management practices, and industry standards to promote sound forestry practices.	No policy revisions proposed at this time.	
4B-2	4B-2.5	130	Forest Resource Lands Wildfire	Healthy Forest Initiative: Skagit County should continue to support a countywide initiative to promote fuel-reduction and forest restoration projects in cooperation with the U.S. Department of Agriculture and other federal and state agencies.	Healthy Forest Initiative: Skagit County should e Continue to support a countywide initiative to promote fuel-reduction and forest restoration projects in cooperation with the U.S. Department of Agriculture, Department of Natural Resources , and other federal and state agencies.	
					New: Develop and apply Wildland Urban Interface regulations. Consider the potential risk of wildland fires when establishing rural densities as well as when considering urban growth area expansions into areas where structures and other development intermingles with undeveloped wildland or vegetative fuels.	Match WAC 365-196-310 (unless put into Land Use Element) and WAC 365-196-425

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4B-2	4B-2.6	130	Forest Resource Lands	Right to Manage Forest Resource Lands: Goal E, Right to Manage Natural Resource Lands of this Element, applies to all lands designated Forest Resource Lands to protect forest landowner rights to manage their lands for forestry uses.	Start with an active verb: "Apply Goal E, Right to Management Natural Resource Lands to all lands designated..."	Active verb
4B-2	4B-2.7	130	Forest Resource Lands Wildfire	Fire Prevention and Protection: Residential development allowed on Industrial Forest Resource Lands shall be limited to those areas located within an existing fire protection district and within 200 feet of a county road or state highway. Skagit County shall require owners of all structures built in the designated forest lands to address forest fire prevention, reduction, and control. The Forest Advisory Board shall review the implementation of this policy annually to ensure its performance.	Start with an active verb: "Allow residential development on Industrial Forest Resource lands only in those areas..."	Active verb
4B-2	4B-2.8	130	Forest Resource Lands	Promote Public Education and Awareness: Educate the public on forestry issues, policies and programs regarding forestry in Skagit County. Encourage community awareness of and commitment to an economically and environmentally healthy forest industry, forestry achievements, and challenges faced by the industry in Skagit County.	No policy revisions proposed at this time.	
4B-2	4B-2.9	131	Forest Resource Lands	Promote Educational Programs: Encouraged educational programs for publicschoools and extended education programs as part of the basic education of thecounty’s youth. Emphasize the contribution of forestry in the county and theneed to protect and preserve this valuable industry.	No policy revisions proposed at this time.	

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4B-2	4B-2.10	131	Forest Resource Lands	Promote Economic Stability and Diversity: Promote and foster new opportunities to achieve a stable and diversified forest products industry in Skagit County. Encourage and support programs to help the forest products and related industries expand into new market niches.		
4B-2	4B-2.11	131	Forest Resource Lands Wildfire	Wildfire Planning Program: Continue the National Fire Protection Association’s “Firewise Communities Program” consistent with the Natural Hazards Mitigation Plan and with agency partners such as the Skagit Conservation District, fire districts and state agencies. Skagit County supports further development of a county-wide wildfire planning program to increase public safety and awareness regarding forest fire dangers, and establish the means of managing, reducing and suppressing catastrophic wildfires.		This policy implement climate resilience and may expanded on in climate resiliency elements discussed in October.
4B-3		131	Forest Resource Lands Economic Development	Preserve and enhance the forest land base as an essential component of a healthy forest economy.	No policy revisions proposed at this time.	
4B-3	4B-3.1	131	Forest Resource Lands	Conserve Forest Lands: Implement conservation and management measures that retain commercial forestry activities in designated forest resource lands.	No policy revisions proposed at this time.	
4B-3	4B-3.2	131	Forest Resource Lands	Consolidated Ownership: Forest resource landowners are encouraged to consolidate forest ownership through land trades, or other means, to ensure consistent and effective management within the forest resource land base.	Start with an active verb: " Encourage forest resource land owners to consolidate..."	Active verb

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4B-3	4B-3.3	132	Forest Resource Lands	Long-Term Designation of Forest Lands: Designation of Forest Lands is intended to be long-term. De-designation is discouraged, but may be considered only when compelled by changes in public policy, errors in designation, new information on resource lands or critical areas, or other circumstances beyond the control of the landowner, or an overriding benefit to the forest industry. Consider the development of mitigation measures and criteria for the loss of productive lands.	Designate lands of long-term commerce significance for forestry Long-Term Designation of Forest Lands: Designation of Forest Lands is intended to be for the long-term. De-designation is discouraged, but may be considered only when compelled by changes in public policy, errors in designation, new information on resource lands or critical areas, or other circumstances beyond the control of the landowner, or an overriding benefit to the forest industry. Evaluate de-designation requests with the same criteria under 4B-1.1 and 4B-1.3 used for Industrial Forest Resource Lands and Secondary Forest Resource Lands. Consider the development of mitigation measures and criteria for the loss of productive lands.	Match Ag-NRL policy and WAC 365-190-060.	
4B-4		132	Forest Resource Lands	Encourage active forest management in designated forestlands and other natural resource lands.	No policy revisions proposed at this time.		
4B-4	4B-4.1	132	Forest Resource Lands	Develop Forestry Incentive Options Program: The County will work with the Forestry Advisory Board and other entities to develop an incentive program to promote preservation of forest land for forestry. Consideration will be given to: • The loss of land base due to the protection of environmentally sensitive areas; • Compensation for development rights; • The promotion of healthy forests; and • The loss of land base to habitat conservation areas. The County will make a determination of the state of the forestry economy, the land base, the actual threats and opportunities, types of available, practical and appropriate to the local economy, and the implications to local taxpayers and fiscal health of the County.	No policy revisions proposed at this time.		

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4B-4	4B-4.2	132	Forest Resource Lands	Forestry in Agricultural and Rural Designations: Growing and harvesting of trees shall be supported in designated agricultural and rural land designations.	Active verb: "Support growing and harvesting of trees in designated..."	
4B-4	4B-4.3	132	Forest Resource Lands	Qualification For Current Use Tax Status: Land owners participating in a current use tax deferral program may be required by the Skagit County Assessor to certify, on an annual basis, that the conditions required for eligibility in the tax program are still being met, and further, that the owner acknowledge therequirement to pay any applicable penalties and back taxes should the owner fail to comply with program requirements.	Qualification For Current Use Tax Status: Encourage Land owners to participate participating in a current use tax deferral program may be required by the provided they certify to the Skagit County Assessor to certify, on an annual basis; regularly that the conditions required for eligibility in the tax program are still being met, and further, that the owner acknowledge the requirement to pay any applicable penalties and back taxes should the owner fail to comply with program requirements.	Make less regulation like, and shorten.
4B-4	4B-4.4	133	Forest Resource Lands	Discourage Tax Districts and LIDs: Special purpose taxing districts and local improvement districts that plan to expand into Industrial Forest Lands, allowing as a result new residential or commercial development, shall be required to provide an analysis of impacts and related mitigation of such new, non-resource development on established commercial forestry operations.	No policy revisions proposed at this time.	
4B-5		133	Forest Resource Lands	Allow land uses on designated forest land that conserve forest practices, provide essential forestry support services, and promote diverse forest based industries.	No policy revisions proposed at this time.	

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4B-5	4B-5.1	133	Forest Resource Lands	Intended Use of Industrial and Secondary Forest Lands: The principal uses of Industrial Forest and Secondary Forest lands are the practice of commercial forestry, forestry support services, and forest-based businesses. Secondary Forest lands are intended to provide a transitional density between Rural designated lands and Industrial Forest lands. Secondary Forest lands also offer the potential for smaller-scale commercial timber operations, supporting natural resource industries, and limited residential uses. Secondary Forest lands may include low-density residential use if consistent with the goals and policies of this chapter. Mining is also allowed in Industrial Forest and Secondary Forest on parcels located within a Mineral Resource Overlay designation.	Active verb: "Ensure the principal uses of..."	
4B-5	4B-5.2	133	Forest Resource Lands	Support and Ancillary Structures and Uses: Temporary and permanent supportuses that are related to forestry are allowed in forest lands. Festivals, loggingshows, and demonstration areas, mining uses where designated, limitedresidential development, and non-residential structures subordinate to forestmanagement may be allowed if it is demonstrated that there is compatibilitywith the goals and policies of this chapter.	No policy revisions proposed at this time.	
4B-5	4B-5.3	134	Forest Resource Lands	Residential Development: Residential development on all Forest Resource Land shall have limited impact on forest resource management operations and minimize conflicts. Conservation and Reserve Development (CaRD) land divisions are encouraged in all forest lands with the residences sited as far as possible from adjacent Industrial Forest lands.	Active verb: "Limit residential development on all Forest Resource Land to limit impact..."	

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4B-5	4B-5.4	134	Forest Resource Lands	Recreational and Park Uses: Recreational opportunities on Forest Resource land shall be permitted uses where they will not conflict with forest practice activities on these lands or when such impacts can be fully mitigated. Proposed acquisitions of forest land for public recreational, scenic and park purposes shall be evaluated to determine the potential impacts on the economic viability and sustainability of forestry. Lands removed from forestry production for recreation and park uses shall be included in the Converted Natural Resource Lands Database (Policy 4F-1.4).	Active verb: Permit recreational opportunities on Forest Resource land where they will not..."	
4B-5	4B-5.5	134	Forest Resource Lands	Natural Resource Conservation Areas (NRCA) and Natural Area Preserves (NAP), as defined by RCW 79.71, shall be considered compatible with Industrial Forest. However, Skagit County strongly encourages that these lands be maintained in forest production. If NRCA or NAP lands are taken out of forestry production, they shall be included in the Converted Natural Resource Lands Database (Policy 4F-1.4).	Active verb: "Consider [NRCA and NAP] as defined by RCW 79.71 to be compatible with..."	

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4B-5	4B-5.6	134	Forest Resource Lands	Special Events and Activities: Special events and activities on Forest Resource lands shall be conducted in ways that reduce potential impacts resulting from the activity. Those impacts include but are not limited to traffic, litter, trespass, and sanitation.	Active verb: "Require that special events and activities on Forest Resource lands are conducted in ways..."	Consider if the Agritourism regulation results on Agricultural Lands have a bearing on how such special events are treated on Forest Lands.
4B-6		134	Forest Resource Lands	Minimize land use conflicts and promote mitigation of conflicts on the lands adjacent to Forest Lands.	No policy revisions proposed at this time.	
4B-6	4B-6.1	134	Forest Resource Lands	Deed Restrictions: All real estate transactions involving development on or within one-quarter (1/4) mile of Forest Resource lands shall contain recorded documentation of the owners' acknowledgment of the potential forestry activities and receipt of the Right-to-Manage Natural Resource Land information.	Start with an active verb: "Require that all real estate transactions involving development on or within one mile of Forest Resource lands contain recorded..."	
4B-6	4B-6.2	135	Forest Resource Lands	Land Use Buffers: Land use buffers or setbacks intended to mitigate for critical areas or potential conflicts between residential and forestry uses shall be located on the area proposed for residential, or other non-resource use or development.	Start with active verb: "Require land use buffers or setbacks to mitigate for ..."	

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4B-6	4B-6.3	135	Forest Resource Lands	Law Enforcement Support: Skagit County shall provide an officer from the Sheriff’s Department to protect against damage to private property, materials, and equipment, and to improve investigation and prosecuting efforts on behalf of protecting forest natural resource lands, land owners, and their contractors.	Start with an active verb: "Provide an officer from the Sheriff's Department to protect..."	
4B-7		135	Forest Resource Lands	Establish, in all aspects of forest management regulations, support for the forest product industry and its ability to keep and economically manage forest lands.	No policy revisions proposed at this time.	
4B-7	4B-7.1	135	Forest Resource Lands	Local Regulations: Maintain efficient, effective local forest policies, ordinances, and programs.	No policy revisions proposed at this time.	
4B-7	4B-7.2	135	Forest Resource Lands	Coordinated Review with Department of Natural Resources: Skagit County will work with the Washington State Department of Natural Resources (DNR) to formally establish a coordinated review process designed to transfer the processing of Forest Practice Act (FPA) conversion applications from the DNR to the County as required by Chapter 76.09 RCW and Title 222 WAC. A Memorandum of Agreement with the Department of Natural Resources (DNR) shall address: (a) A coordinated and efficient review process for all forest practice applications where Skagit County has jurisdiction; (b) Conditions of approval by Skagit County for such forest practice applications consistent with Chapter 76.09 RCW and Title 222 WAC; (c) A facilitation process for landowners wishing to utilize the conversion option harvest plan as outlined under WAC 222-20-050; and (d) Criteria for permitting only those recreational activities that are compatible with resource management. The proposed recreational uses shall not adversely affect the intent of these forest resource policies.	Start with an active verb: "Coordinate review with Department of Natural Resources: Skagit County will..."	

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4B-7	4B-7.3	136	Forest Resource Lands	Building and Land Use Moratorium: A six-year moratorium on all building permits and land use approvals shall be mandatory for all forest practice activities involving those portions of land harvested under the provisions of a Forest Practice application, where the landowner has not indicated that the land will be converted. If applicable, measures will be taken to exclude cedar salvage and work to carry out a Road Maintenance and Abandonment Plan (RMAP); and		Remove? Is this period past?	
4B-7	4B-7.4	136	Forest Resource Lands	Alternative Conversion Option Harvest Plan Process: Skagit County will work with forest land owners to establish an alternative Conversion Option Harvest Plan(COHP) process for the purpose of expediting and minimizing the cost of certain non-conversion forest practice activities as follows:(a) Salvage operations as defined in WAC 222-16-010.(b) Forest Practices on partially converted or vacant property (over 2 acres)which was platted after January 1, 1960, where the landowner does not have immediate intent to convert the timbered portion thereof.	Start with an active verb: "Provide an Alternative Conversion Option Harvest Plan Process: Skagit County will..."		

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4C		136	Rural Resource Lands	Conserve Rural Resource Lands that have characteristics of long-term agricultural, forest or mineral lands of long-term commercial significance and have the potential for multiple use or smaller scale resource management. Rural Resource lands are, generally, areas that have the combined land and land-use characteristics of long-term agricultural, forest or mineral lands of long term commercial significance, and have the potential for multiple use or smaller scale resource management. Rural Resource lands generally are not managed for industrial-scale farming or forestry but nevertheless contribute to the natural resource land base. Where the Mineral Resource Overlay designation is also applied, industrial-scale mining can occur.	No policy revisions proposed at this time.
4C-1		137	Rural Resource Lands	Establish land use designation criteria and residential densities for Rural Resource lands.	No policy revisions proposed at this time.

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4C-1	4C-1.1	137	Rural Resource Lands	Rural Resource Land Designation Criteria: All lands in rural unincorporated Skagit County not designated as Agriculture, Industrial Forest or Secondary Forest are subject to Rural Resource lands designation according to the following criteria: (a) All parcels approximately 40 acres or greater that contain one or both of “Prime upland farmland soils” as determined by USDA Soil Conservation Service (see the narrative), or Washington State Department of Revenue private forest land grades (PFLG) 1–3. (b) Lands meeting (a) above that comprise contiguous areas of approximately 160 acres and larger; provided that any parcel 40 acres or larger that is located contiguous to any land designated Agriculture, Industrial Forest or Secondary Forest generally may be designated Rural Resource regardless of whether it is contained within such a large area. (c) Parcels meeting both (a) and (b) above shall be further evaluated for inclusion or exclusion in Rural Resource Lands based upon the following additional factors: (i) Participation in a current-use tax assessment program. Such current-use tax assessment status is not, by itself, a determining factor for inclusion or exclusion, but is only part of the relevant characteristics to be considered; (ii) Whether the area is currently in small-scale agriculture or forestry use or has been in agricultural or forestry use within the preceding ten years, and minimal improvements or financial expenditures have been made to non-resource related uses in the area as a whole. Construction of a single-family residence on any parcel of land shall not be deemed a sufficient non-resource related expenditure for purposes of this subsection; and (iii) Whether the area has limited availability of public services and facilities (although the area may be located within a public water district). (d) Parcels that do not meet any of the criteria described above in (a), (b), or (c) may be designated as Rural Resource to provide logical boundaries to the Rural Resource lands designation and to avoid small “islands” or “peninsulas” of conflicting non-resource land uses in the midst of resource lands. Similarly, parcels that meet some or all of the criteria described above in (a), (b), or (c) may be excluded to provide logical boundaries to the Rural Resource lands designation and to avoid conflict with existing land uses.	Reviewing the Skagit County Code, and these policies it would be best to clarify - are these lands of long-term commercial significance for resources? Add a sentence if these are of long-term significance: (e) Designate Rural Resource Lands as of long-term commercial significance. Conduct a comprehensive countywide analysis consistent with WAC 365-190-040(10). Do not review forest resource lands designations solely on a parcel-by-parcel basis.	See context with potential changes.

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4C-1	4C-1.2	138	Rural Resource Lands	Rural Resource Land Density Policy: The standard maximum residential density in Rural Resource Land for new land divisions shall be one dwelling unit per 40 acres, or 1/16 of a section. One dwelling unit per 10 acres may be allowed if a condition, covenant, restriction or a conservation easement is executed that is designed to encourage long-term forest and agricultural land conservation consistent with the Conservation and Reserve Development (CaRD) land division regulations.	Active verb: "Regulate the standard maximum density in Rural Resource Land for new land divisions to be one dwelling unit per 40 acres..."	
4C-1		138	Rural Resource Lands	Guiding Principles: Rural Resource Lands Allow a range of natural resource related uses on Rural Resource land and provide for reasonable uses of the land that will be compatible with the long-term production of agricultural and forest products. These principles shall guide Skagit County's actions to: <ul style="list-style-type: none"> • Preserve Rural Resource lands primarily for agricultural and forestry uses; • Promote the rural qualities that characterize Skagit County; and • Resolve conflicts between natural resource related activities and non-resource activities. 	No policy revisions proposed at this time.	
4C-2		139	Rural Resource Lands	Establish programs to provide information and technical assistance to Rural Resource Lands managers and planners.	No policy revisions proposed at this time.	
4C-2	4C-2.1	139	Rural Resource Lands	Natural Resource Information Clearinghouse: Establish a Natural Resource Lands Information Clearinghouse to provide information and technical assistance to owners of Rural Resource lands to conserve natural resource lands, promote sustainable management practices, encourage economic and market opportunities, and provide other vital information.	No policy revisions proposed at this time.	
4C-2	4C-2.2	139	Rural Resource Lands	Rural Resource Lands Database: Develop a Rural Resource lands database including information on soil types, land use, productivity and ownership to promote appropriate future land use planning on these lands.	No policy revisions proposed at this time.	

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4C-3		139	Rural Resource Lands	Allow uses in Rural Resource Lands that further the use of the lands for the production of agricultural, forest and mining products and uses.	No policy revisions proposed at this time.	
4C-3	4C-3.1	139	Rural Resource Lands	Principal uses of Rural Resource Lands include natural resource production and businesses that support or are compatible with agriculture, forestry and mining activities.	Active verb: "Require that principal uses of Rural Resource Lands..."	
4C-3	4C-3.2	139	Rural Resource Lands	Accessory uses allowed on Rural Resource Lands include agricultural and forest based businesses and small businesses that support or are compatible with natural resource production.	See notes.	Revisit depending on Agritourism regulation approach.
4C-3	4C-3.3	139	Rural Resource Lands	Residential uses are allowed on Rural Resource Lands consistent with the density policies of this chapter.	Active verb: "Allow residential uses on Rural Resource Lands..."	
4C-4		140	Rural Resource Lands	Minimize land use conflicts and promote mitigation for potential conflicts on the non-Rural Resource property.	No policy revisions proposed at this time.	
4C-4	4C-4.1	140	Rural Resource Lands	Right to Manage Rural Resource Lands: Goal 4E, Right to Manage Natural Resource Lands, applies to all lands designated Rural Resource to protect landowner rights to manage their lands for natural resource production.	Active verb: "Apply Right to Management Rural Resource Lands:..."	
4C-4	4C-4.2	140	Rural Resource Lands	Deed Restrictions: All real estate transactions involving development on or within one-quarter (1/4) mile of Rural Resource lands shall contain recorded documentation of the residential owners' acknowledgment of the potential natural resource management activities and receipt of the Right-to-Manage Natural Resource Lands information.	Active verb: "Require all real estate transactions involving development on or within one-quarter (1/4) mile of Rural Resource lands contain recorded..."	

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4C-4	4C-4.3	140	Rural Resource Lands	Special Events and Activities: Special events such as festivals and fairs proposed for Rural Resource lands shall only be permitted when impacts such as traffic, litter, trespass, and sanitation are mitigated.	Active verb: "Only permit special events such as...proposed for Rural Resource lands when impacts..."	Revisit depending on Agritourism regulation approach.

4D	140	Mineral Resource Lands	<p>Conserve mineral resource lands of long-term commercial significance where mining and processing activities are economically and environmentally feasible and where conflicts with other land uses can be minimized. Skagit County supports environmentally responsible and safe mineral resource extraction and processing activities. Mineral resource lands where mining and processing activities are economically and environmentally feasible and where conflicts with other land uses can be minimized are to be identified and designated as a Mineral Resource Overlay (MRO) to conserve mineral resource lands of long-term commercial significance. Because mineral extraction sites can take 20 to 40 years or longer to excavate, identifying and protecting opportunities for mineral extraction operations requires a long-term planning horizon. Extraction and processing of construction material such as sand and gravel make up most of the mining activity in Skagit County, although there is significant hard-rock mining and processing of such resources as olivine, various other “green rock,” and limestone. Protection of these mineral resources from competing land uses ensures the availability of basic building materials, and helps to reduce costs, as producers would otherwise be forced to transport low value, high volume commodities over long distances. The potential for mining without adverse impacts is greatest in relatively undeveloped areas. Valuable and non-replaceable resources in these areas are preserved, to the extent possible, by indicating that mining will be the preferred land use for these areas, and by establishing guidelines for adjacent land uses that will help reduce potential conflicts with mining. Extractive industries can conflict with residential uses in several ways, including potential noise, dust and hazards from blasting, rock crushing and heavy truck traffic. Therefore, it is important to establish firm policies and regulations to protect public health and safety, while also preserving a valuable part of Skagit County’s economy, now and into the future. Concerns and issues related to mining activities in riverine areas are addressed in the Skagit County Shoreline Management Master Program. Concerns and issues related to metal mining are addressed at the state level. The Washington State Department of Natural Resources and the Washington State Department of Ecology have previously codified the Washington State metal mining law. This element proposes not to allow chemical leach mining in Skagit County until state laws are enacted to allow such activities.</p>	No policy revisions proposed at this time.	It is recommended that policies do not exceed one paragraph for better understanding and implementation.
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4D-1		141	Mineral Resource Lands	Designate and map long-term commercially significant mineral resource lands as an overlay to the Comprehensive Plan Map.	Designate and map long-term commercially significant mineral resource lands as an overlay to the Comprehensive Plan Map. In classifying, designating and de-designating mineral resource lands, counties and cities must conduct a comprehensive countywide analysis consistent with WAC 365-190-040(10), with the exception of owner-initiated requests for designation. The County should not review mineral resource lands designations solely on a parcel-by-parcel basis. The County may de-designate mineral resource lands without a comprehensive countywide analysis if mining operations have ceased and the site reclaimed.	Address WAC 365-190-070

4D-1 4D-1.1 [141](#)

Mineral Resource Lands

Mineral Resource Designation Criteria: Designate Mineral Resource Overlay based on geologic, environmental and economic factors, existing land uses, landownership, surrounding parcel sizes, and additional criteria specified in this element and in the Minimum Guidelines to Classify Mineral Lands in WAC 365-190-070. Designating mineral resources of long-term commercial significance is not limited by a projection of need. Like agricultural and forest lands, mineral resources are protected for the long-term. The following first tier of criteria relies primarily on geologic information to identify commercially significant mineral resource lands and shall be considered when designating Mineral Resource Overlay areas.

(a) Marketability. Lands containing minerals that are minable, recoverable, and are historically, and therefore anticipated to be, commercially traded are considered marketable.

(b) Minimum Threshold Volume. Construction materials (sand and gravel) and quarry rock are considered for mining when the estimated volume is such that establishing, maintaining and reclaiming the mine would be practical. For the minerals below, minimum threshold volumes are relatively constant compared to market values and are used in the mining industry as predictors of commercial significance. The application of these criteria is approximate using the estimated area and depth of the identified resource.

(i) Construction materials: A minimum threshold volume of 1,000,000 cubic yards shall be used to identify commercially significant deposits of sand, gravel, and pit run rock, capable of being used in construction, that normally requiring minimal processing (commonly washing and grading).

(ii) Quarry rock: A Minimum Threshold Volume of 1,000,000 cubic yards shall be used to identify commercially significant deposits of quarry rock products, such as shot rock meeting all strength and durability specifications of the Washington State Department of Transportation’s 2004 Standard Specifications for Road, Bridge and Municipal Construction (or later editions).

(c) Minimum Threshold Value. All other mineral resources shall use a minimum threshold value to identify commercially significant mineral resource deposits. The values in 2000 equivalent dollars shall be met or exceeded. Threshold value is the projected value (gross selling price) of the first marketable product from an individual mineral deposit, upon completion of the extraction and any required mineral separation and processing. The threshold values are intended to indicate in a general way the approximate minimum size of a mineral deposit that will be considered significant for designation. The values are not intended, nor in practice could they be, for use as precise threshold values.

(i) Industrial and Chemical Mineral Materials:

No policy revisions proposed at this time.

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Minimum Value\$1,000,000. Non-metallic mineral materials, such as building anddimension stone, limestone, or specialty sands, which normallyreceive extensive processing.(ii) Metallic and Rare Minerals: Minimum Value \$500,000. Metallicelements and minerals, gemstones, and minerals that possessspecial properties valuable to science or industry, including dunitand other olivine-rich rock.(iii) Non-fluid Mineral Fuels: Minimum Value \$1,000,000. Nonhydrothermalmineral fuels occurring in sedimentary rocks such ascoal bed methane, bituminous coal, lignite, peat, organic shale, tarsand, uranium and thorium.

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4D-1	4D-1.2	143	Mineral Resource Lands	Standards for Geologic Information: Adequate information for the purpose of designating areas within the Mineral Resource Overlay shall consist of, but not be limited to, site-specific information prepared by a licensed geologist, U.S. geological survey maps, and/or information on file with the Washington Department of Natural Resources.	Active verb: "Provide Standards for Geologic Information:..."	Active verb

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4D-1	4D-1.3	143	Mineral Resource Lands	Mineral Resource Designation Considerations: All lands meeting the criteria in Policy 4D-1.1 shall be further reviewed considering the following additional criteria. Certain limited pre-existing designated MRO lands that may not meet the criteria below may retain their MRO status to address unique economic circumstances or access-to-market. (a) General land use patterns in the area; (i) Designate MRO only on lands designated as Industrial Forest, Secondary Forest, or Rural Resource. (ii) Designate MRO lands outside National Park Service lands, National Forest Service lands, Wild and Scenic corridors, Agricultural Resource lands, and Open Space of Regional/Statewide Importance. (iii) Residential gross densities for land designated as MRO shall be no greater than 1 residential dwelling unit per 10 acres. (iv) The preferred land uses adjacent to designated mining sites are open space, forestry, or industrial uses. (b) Surrounding parcel sizes and surrounding land uses. Designate MRO lands in areas with surrounding land uses that have a maximum designated density of 1 residence per 10 acres. Appropriate surrounding land use zoning for MRO lands include: Industrial Forest, Secondary Forest, Rural Resource, Rural Reserve, Natural Resource Industrial and other industrial uses; (c) Availability of public roads and other public services. Although mining within one to two miles of public roads is preferred, designation of mineral resources beyond this range may be necessary to preserve resources for future use; (d) Division or zoning for urban or small lots. Designate MRO areas ¼ mile away from Rural Villages, Rural Intermediate, and Urban Growth Areas, except in limited cases where pre-existing mineral extraction areas may be retained to address unique economic circumstances or proximity-to-market. Conservation and Reserve Developments are acceptable on and within ¼ mile of MROs, provided that the allowed density (with or without a density bonus) does not exceed 1 dwelling unit per 10 acres. (e) Accessibility and/or distance from point of use. Although mining is preferred within two hours driving distance from incorporated cities or other points of use, designation of mineral resources beyond this range may be necessary to preserve resources for future use;	This first draft is for early discussion with the Planning Commission and to collect early feedback from the public. The policies will undergo several rounds of revision before their estimated final adoption in June 2025 Active verb: "Designate Mineral Resources with the following considerations:..."	Active verb

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4D-1	4D-1.4	145	Mineral Resource Lands	Mineral Resource Overlay Density Policies: Residential gross densities on or within ¼ mile of a Mineral Resource Overlay shall be no greater than 1 residential dwelling unit per 10 acres. New subdivisions with densities greater than 1 unit per 10 acres may be permitted only if the additional development rights can be transferred to and clustered on that portion of the same property lying outside of ¼ mile from the MRO, consistent with the Conservation and Reserve Development (CaRD) land division regulations.	No policy revisions proposed at this time.	
		145	Mineral Resource Lands	Guiding Principles: Mineral Resource Overlay Maintain and enhance conservation of long-term commercially significant mineral resource lands so that use of, and access to these lands is not precluded by conflicting land uses through the designation of a Mineral Resource Overlay. These principles shall guide Skagit County’s actions to: <ul style="list-style-type: none"> • Maintain and enhance conservation of long-term commercially significant mineral resource lands. • Maximize compatibility between mineral extraction operations and other land uses. • Reduce conflicts between mining operations and adjacent land uses so that access to mineral lands is not precluded by conflicting land uses; and • Promote the economic and regulatory stability of the mining industry. 	No policy revisions proposed at this time.	
4D-2		146	Mineral Resource Lands	Protect and conserve mineral resource lands of long-term commercial significance.	No policy revisions proposed at this time.	
4D-2	4D-2.1	146	Mineral Resource Lands	Designate Mineral Resource Overlay: Areas meeting the criteria for mineral lands of long-term commercial significance shall be identified as Mineral Resource Overlay on the Comprehensive Plan Land Use and Zoning Map.	No policy revisions proposed at this time.	

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4D-2	4D-2.2	146	Mineral Resource Lands	Allowable Mineral Extraction Activities: Activities associated with mineralextraction operations are those activities that further develop the base productof the mineral being extracted. Examples of these activities include washing,crushing, asphalt plants, and concrete batch plants. Associated activities shall be allowed as a hearing examiner special use within the Mineral Resource Overlayor in areas designated Natural Resource Industrial – NRI. Those associatedactivities must meet the requirements of the Special Use Permit specific to thoseareas and must be listed as permitted uses in those Districts. Temporary activities associated with construction projects may be permitted as part of the related construction permit review and may be conditioned as necessary to address applicable mining regulations.	Active verb: "Allow Mineral Extraction Activities consistent with the following criteria:..."	Active verb
4D-2	4D-2.3	146	Mineral Resource Lands	Natural Resource Lands Information Clearinghouse: Establish a Natural Resource Information Clearinghouse to collect and disseminate information to benefit long-term productive management of natural resource lands, including mineral resource areas. Functions of the Natural Resource Lands Clearinghouse are described under Goal F of this Chapter, but should include: information on mining practices, reclamation, promotion of mining products, and public awareness, and education regarding mining activities.	No policy revisions proposed at this time.	
4D-3		147	Mineral Resource Lands	Discourage incompatibility and reduce conflicts between mineral extraction operations and other land uses.	No policy revisions proposed at this time.	

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4D-3	4D-3.1	147	Mineral Resource Lands	Exclusive Mineral Resource Overlay: The Mineral Resource Overlay adds additional uses and related requirements to the Industrial Forest, Secondary Forest, Rural Resource, and Natural Resource Industrial districts of the Comprehensive Plan/Zoning Map. New mining is limited to the MRO, subject to applicable permits. However, pre-existing, permitted mining operations outside the Mineral Resource Overlay may operate subject to the terms of the existing approval(s). Such operations may expand beyond the scope of the original permit but within the existing parcel provided that they receive a mining special-use permit.	Active Verb: "Requirements of Mineral Resource Overlay:..."	Active verb
4D-3	4D-3.2	147	Mineral Resource Lands	Right to Manage Mineral Resource Lands: The provisions of Right-to-Manage Natural Resource Lands shall apply to all lands designated Mineral Resource Overlay (MRO) to protect mineral resource landowner rights to manage their lands for mining uses.	Active verb: " Apply Right to Manage Mineral Resource Lands:..."	Active verb
4D-3	4D-3.3	147	Mineral Resource Lands	Deed Restrictions: All real estate transactions involving residential development on or within one-quarter (1/4) mile of mineral resource lands shall contain recorded documentation of the residential owners' acknowledgment of the mineral extraction activities and receipt of the Right-to-Manage Natural Resource Lands information.	Active verb: " Apply Deed Restrictions:..."	Active verb
4D-3	4D-3.4	147	Mineral Resource Lands	Development Regulations: Development regulations for the Mineral Resource Overlay shall identify permitted uses in MRO lands.	Active verb: "Apply Development Regulations:..."	Active verb

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4D-3	4D-3.5	147	Mineral Resource Lands	Siting Adjacent Residential Development: New residential development adjacent to a designated Mineral Resource Overlay should be sited to help minimize potential conflicts between residences and mining operations.	Active verb: "Reduce conflicts of siting adjacent Residential Development:..."	Active verb
4D-3	4D-3.6	147	Mineral Resource Lands	Mining Site Buffer Standards: Mining buffer standards shall maintain the purpose and functions of mineral resource lands. These standards shall require equivalent buffers on mining sites and on adjacent properties with the exception of mines adjacent to mines. Excavation shall not occur within the buffer of any mine except during reclamation and on mines adjacent to mines. Storage of topsoil and excavation associated with reclamation area may be allowed in buffers.	Active verb: "Apply Mining Site Buffer Standards: ..." Combine/Add policy below.	Active verb and see additional proposal for combination with below policy.
4D-3	4D-3.7	148	Mineral Resource Lands	Mining Activities Buffer Standards: Buffers and setbacks should be provided for all activities associated with mineral extraction operations in addition to those required for mineral resource areas.	Combine with above policy.	Combine with prior policy?
4D-4		148	Mineral Resource Lands	Coordinate and implement administrative procedures that encourage consistency among permitting jurisdictions and simplify permitting procedures for the applicants and Skagit County.	No policy revisions proposed at this time.	
4D-4	4D-4.1	148	Mineral Resource Lands	Coordinate State and Local Regulations: Development regulations for mineral resource lands in the county shall be consistent with applicable Washington State mining regulations and Department of Natural Resources rules. Overlap in the regulatory authority between Skagit County and the DNR may occur to ensure public health and safety in matters not under the DNR's jurisdiction.	No policy revisions proposed at this time.	

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4D-4	4D-4.2	148	Mineral Resource Lands	Improve Local Permit Process: Consider a process to allow certain mining operations by administrative special-use permit, if certain defined criteria are met. Such a process should include a requirement to upgrade the level of review to a hearing examiner special-use permit, if information relating to potential adverse environmental impacts or other factors warrant additional public review. Also establish criteria for appeal and public notification requirements.	No policy revisions proposed at this time.	
4D-5		148	Mineral Resource Lands	Ensure safety and minimize off site disturbances associated with operating equipment, noise, dust, glare, vibrations and truck traffic.	No policy revisions proposed at this time.	
4D-5	4D-5.1	148	Mineral Resource Lands	Noise Impacts: Sound levels, as measured on properties adjacent to the miningsite, shall conform to the provisions of WAC Section 173-60-040, MaximumPermissible Environmental Noise Levels.	Active verb: "Address Noise Impacts:..."	Active verb
4D-5	4D-5.2	148	Mineral Resource Lands	Traffic Impacts: Potential effects of truck traffic from mining operations shall be reviewed as part of the permitting process.	Active verb: "Address Traffic Impacts:..."	Active verb
4D-5	4D-5.3	148	Mineral Resource Lands	Roads and Bridges: New public roads and bridges accessing designated Mineral Resource Overlay Areas shall be designed to sustain the necessary traffic for mineral extraction operations. Existing roads and bridges shall be improved as needed as each new extraction operation is developed. Cost sharing for the improvement of roads and bridges shall be negotiated between the permitting authorities and the applicant.	Active verb: "Design Roads and Bridges for Expected Traffic:..."	Active verb

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4D-5	4D-5.4	148	Mineral Resource Lands	Operation Hours: Standards for hours of operations, appropriate for the underlying land-use designation, shall be established for mineral extraction operations. In determining appropriate hours of operation, consider traffic impacts and requirements, nearby uses, and noise impacts. Project-specific circumstances that demand non-standard or ‘off-peak’ hours may also be considered.	Active verb: "Set Operations Hours:..."	Active verb
4D-5	4D-5.5	148	Mineral Resource Lands	Blasting Timing: Vibrations from blasting operations and underground blasts causing noticeable vibrations shall be limited to daylight hours when adjacent to residential areas. Blasts should be scheduled for regular and predictable times except in the case of emergencies. Blasting shall be conducted in accordance with the state permit.	Active verb: "Set Blasting Timing:..."	Active verb
4D-5	4D-5.6	148	Mineral Resource Lands	Noise and Blasting Mitigation: Site-specific studies shall be conducted to determine appropriate mitigation or noise and blasting for new operations and expansion areas of existing operations. Standards shall be maintained to implement existing and accepted methods by which vibrations and noise shall be measured and appropriate mitigation established to alleviate incompatibilities.	Active verb: "Apply Noise and Blasting Mitigation:..."	Active verb

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4D-5	4D-5.7	148	Mineral Resource Lands	Pre-Existing Mining Operations: Pre-existing, legally operating commercial mining operations outside the Mineral Resource Overlay may continue to operate subject to the terms of the existing approval(s). Such operations may expand beyond the scope of the original approval and within the existing parcel boundary provided that they receive a mining special-use permit.	Active verb: "Regulate Pre-Existing Mining Operations:..."	Active verb
4D-5	4D-5.8	150	Mineral Resource Lands	Chemical Leach Mining: Chemical leach mining shall not be allowed until State laws are enacted which address their impacts.	Active verb: "Limit Chemical Leach Mining:..."	Active verb
4D-6		150	Mineral Resource Lands Water	Ensure that water quality protection standards associated with mining operations comply with best management practices.	No policy revisions proposed at this time.	
4D-6	4D-6.1	150	Mineral Resource Lands Water	Reclamation Plan: Support the Washington Department of Natural Resources (DNR) requirement that reclamation plans specify how overburden and spoil material is to be handled and placed in a manner which will control erosion, dust, sedimentation or leaching of material and hazardous substances into surface or ground waters.	No policy revisions proposed at this time.	
4D-6	4D-6.2	150	Mineral Resource Lands Water	Storage Ponds: Storage pond systems for holding mineral processing waters should be designed to preclude untreated discharge as required by federal and state laws.	Active verb: "Design Storage Ponds to treat discharge:..."	Active verb
4D-6	4D-6.3	150	Mineral Resource Lands Water	Erosion Prevention: The flow of natural or process runoff from mineral extraction sites shall be dispersed or regulated such that soil erosion on receiving lands is prevented. Natural runoff includes: Any water that runs on disturbed ground, including stormwater and 'process water' that flows through operation.	Active verb: "Prevent erosion:..."	Active verb

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4D-6	4D-6.4	150	Mineral Resource Lands Water	Aquifer Barriers: Surface mining shall be vertically limited to only one aquifer unless specifically approved by the Washington State Department of Ecology. Hydrological barriers separating aquifers shall not otherwise be destroyed.	Active verb: "Provide Aquifer Barriers:..."	Active verb
4D-6	4D-6.5	150	Mineral Resource Lands Water	Aquifer Reclamation: Reclamation of disturbed aquifers shall be in accordance with federal, state and local law. Disturbed aquifers should be reclaimed as ponds or lakes. On-site material is preferred where an aquifer has been breached.	Active verb: "Ensure Aquifer Reclamation:..."	Active verb
4D-6	4D-6.6	151	Mineral Resource Lands Water	Aquifer Protection: Activities related to mineral extraction and processing operations in the vicinity of open aquifers must provide safeguards including containment, to prevent contamination to the open aquifer.	Active verb: "Protect Aquifers:..."	Active verb
4D-6	4D-6.7	151	Mineral Resource Lands Water	Grading Adjacent to Water Bodies: Post-mining slopes in an aquifer shall be reclaimed at a grade that allows for easy access in and out of ponds and lakes.	Active verb: "Address Grading Adjacent to Water Bodies:..."	Active verb
4D-6	4D-6.8	151	Mineral Resource Lands Water	Groundwater Study: Before a new sand and gravel mine is permitted, the area ground water shall be characterized by a licensed geologist, hydrogeologist or engineer.	Active verb: Require "Groundwater Study:..."	Active verb
4D-6	4D-6.9	151	Mineral Resource Lands Water	Aquifer Monitoring: Where a proposed mine will breach an aquifer, monitoring shall be established to measure the impact of the mining activity on water quality and supply to wells relying on the aquifer to be breached.	Active verb: "Establish Aquifer Monitoring:..."	Active verb

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4D-7		151	Mineral Resource Lands Water	Recognize and identify scientific resource sites as educational and recreational opportunities.	No policy revisions proposed at this time.	
4D-7	4D-7.1	151	Mineral Resource Lands Water	Preserve Scientific Resource Sites: On public lands, scientific resource sites shall be protected and preserved for educational and scientific use when possible. Examples of such sites may include unique or rare occurrences of rocks, minerals, or fossils that are of outstanding scientific significance.	No policy revisions proposed at this time.	
4D-7	4D-7.2	151	Mineral Resource Lands Water	Recreational Interests: When feasible, access to local recreational activities, such as fishing, boating, hiking, and camping shall be preserved.	Active verb: "Provide for Recreational Interests:..."	Active verb

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4E		151	Right to Manage	Right to Manage Natural Resource Lands. Natural resource management operations are frequently the subjects of nuisance complaints and on occasion have been forced to cease or curtail operations. Such nuisance complaints discourage investments in natural resource land improvements to the detriment of adjacent natural resource land uses and the economic viability of the county’s natural resource land industry as a whole. Right-to-Manage Natural Resource Lands policies are intended to promote mutual understanding and good neighbor relationships between natural resource lands and non-natural resource land property owners. This starts by advising purchasers and users of property adjacent to or near natural resource land management operations of the inherent potential difficulties associated with living on or near natural resource lands. These may include, but are not limited to, hours of operation, the use and spraying of chemicals, pruning, harvesting, and mining activities, which occasionally generate traffic, dust, smoke, noise, and odor. Through mandatory disclosures purchasers and users will be better prepared to understand and accept the consequences of living near natural resource lands and operations.	Active verb: Ensure right to management Natural Resource Lands:..."	Active verb
		152	Right to Manage	Guiding Principles: Right to Manage Natural Resource Lands Policies Ensure that the uses of lands adjacent to natural resource lands do not interfere with the continued use, in the accustomed manner, for farming, forestry, mining, and related uses. Provide to Skagit County residents notification of the County’s recognition and support of the right to manage natural resource lands. Reduce the loss to Skagit County of its natural resource lands by limiting and defining the circumstances under which natural resource lands management operations may be considered a nuisance.	No policy revisions proposed at this time.	Are policies below a subset of this one? Can they be co-located if not?

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4E-1		152	Right to Manage	Provide notice, through a disclosure statement, of the potential incompatibilities, inconveniences and discomforts, which may arise from natural resource land management activities.	No policy revisions proposed at this time.
4E-1	4E-1.1	152	Right to Manage	Right to Manage Natural Resource Lands Regulations shall be implemented that limit and define the circumstances under which natural resource lands management operations may be considered a nuisance. Such regulations shall not limit the right to manage natural resource lands operations when such operations are conducted or maintained for commercial purposes, and in a manner consistent with current best management practices.	No policy revisions proposed at this time.
4E-1	4E-1.2	153	Right to Manage	Right to Manage Natural Resource Lands Disclosure Statements: Right-to-manage natural resource lands regulations shall set forth a disclosure statement, and under what circumstances and to whom such a disclosure statement shall be disseminated. The disclosure statement shall inform land owners of the potential incompatibilities, inconveniences, and discomforts which may arise from natural resource land management activities.	No policy revisions proposed at this time.
4E-1	4E-1.3	153	Right to Manage	Recording with Property Deed: A standard disclosure form shall be recorded with deeds for all real estate transactions involving development on or within one quarter (1/4) mile of Natural Resource Lands. The disclosure form shall include recorded documentation of the residential owners' acknowledgment of the potential natural resource management activities and receipt of the Right-to- Manage Natural Resource Lands information.	No policy revisions proposed at this time.

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4F		153	Clearinghouse	Natural Resource Lands Information Clearinghouse. Skagit County operates a number of programs for the preservation of natural resource lands and related economic activities. The following goals and policies articulate ways in which these programs can be organized into a clearinghouse function to provide information relating to research, services, and education that are needed to achieve natural resource lands management goals and objectives.	No policy revisions proposed at this time.
4F-1		153	Clearinghouse	Develop a Natural Resource Lands Information Clearinghouse to collect and disseminate information to benefit conservation and management of natural resource lands.	No policy revisions proposed at this time.
4F-1	4F-1.1	153	Clearinghouse	Clearinghouse Team: The Natural Resource Lands Information Clearinghouse work program may involve the Farmland Legacy Program, Agricultural Advisory Board, Forestry Advisory Board, representatives from Mineral Resource Overlay and Rural Resource land owners, and other interested contributors.	No policy revisions proposed at this time.

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4F-1	4F-1.2	154	Clearinghouse	Clearinghouse Work Program: The Clearinghouse work program should include: conducting coordinated research, monitoring, training, marketing, education and funding activities related to: (a) Agricultural land conservation and sustainable agricultural practices, and promoting and marketing Skagit County farm products. (b) Forest land conservation, sustainable forest practices, developing and promoting diverse forestry products. (c) Rural Resource land chapter, defining natural resource activities on Rural Resource lands, and assessing economic viability of natural resource production on Rural Resource lands. (d) Mineral resource development, safe mining practices, reclamation planning and execution, diversification and promotion of mineral resource products. (e) Implementing the Right-to Manage Natural Resource Lands goals and policies and ordinances. (f) Promoting public awareness of natural resource land values and challenges. (g) Promoting educational programs in public schools that emphasize the contributions of natural resource lands to the county, and the need to protect these valuable lands.	Active verb: "Develop Clearinghouse Work Program:..."	Active verb
4F-1	4F-1.3	154	Natural Resources Clearinghouse	Natural Resource Lands Database: Maintain a database management system to provide current information on natural resource land uses and activities, soils, conversions, and other quantifiable factors for the purpose of monitoring and conserving natural resource lands.	No policy revisions proposed at this time.	

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4F-1	4F-1.4	154	Natural Resources Clearinghouse	Converted Natural Resource Lands Database: The Natural Resource Landsdatabase should identify and map, where known, those parcels of land that,although designated as a Natural Resource Land, are not available for productive resource use because of some easement, covenant, or other restriction thatconverts the primary use of such land to the preservation of habitat, open space,or some other non-resource-land use. This information should contribute to amore accurate assessment of the natural resource land base available foragriculture, forestry or mining uses.	See notes.	Policies that refer to actions which have been implemented within the last planning period should be review by Skagit County staff and Planning Commission. If no action will be taken to implement the policy, remove.