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2A		43	Development	Guide most future development into concentrated urban growth areas where adequate public facilities, utilities, and services can be provided consistent with the Countywide Planning Policies.		
2A-1		43	Development	Establish Urban Growth Areas in which urban development will be encouraged and outside of which growth can occur only if it is rural in character.	Establish Urban Growth Areas in which urban development will be encouraged and outside of which growth can occur only if it is rural in character.	
2A-1	2A-1.1	44	Development Environmental Preservation	Work with local jurisdictions to designate and maintain Urban Growth Areas (UGAs) of sufficient size to accommodate the County’s 20-year urban population and employment allocations. Areas proposed for UGA designation shall meet the following criteria: (a) Compact development can be accomplished through infill or expansion, while minimizing the fiscal and environmental impacts of growth and assuring opportunities for housing, jobs, and commerce. (b) A range of governmental facilities and services presently exists or can be economically and efficiently provided at urban levels of service in a timely manner. These services include sewer, water, storm drainage, transportation improvements, fire and law enforcement protection, and parks and recreation. (c) The area has a physical identity or social connection to an existing urban environment. (d) Natural features and land characteristics are capable of supporting urban development without significant environmental degradation. (e) The land does not have long-term, commercially significant value for agriculture, forestry, or mineral production and that can accommodate additional development without conflicting with activities on nearby natural resource lands.	Work with local jurisdictions to designate and maintain Urban Growth Areas (UGAs) of sufficient size to accommodate the County’s 20-year urban population and employment allocations. Areas proposed for UGA designation shall meet the following criteria: (a) Compact development can be accomplished through infill or expansion, while minimizing the fiscal and environmental impacts of growth and assuring opportunities for housing, jobs, and commerce. (b) A range of governmental facilities and services presently exists or can be economically and efficiently provided at urban levels of service in a timely manner. These services include sewer, water, storm drainage, transportation improvements, fire and law enforcement protection, and parks and recreation. (c) The area has a physical identity or social connection to an existing urban environment. (d) Natural features and land characteristics are capable of supporting urban development without significant environmental degradation. (e) The land does not have long-term, commercially significant value for agriculture, forestry, or mineral production and that can accommodate additional development without conflicting with activities on nearby natural resource lands. (e) The area includes identified patterns of development and likely future development pressure that needs to be addressed according to RCW 36.70A.130.	ESSB 5593

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2A-1	2A-1.2	44	Development Economical Urban Growth Areas	<p>Proposals for Urban Growth Area expansions shall be evaluated for their consistency with the Urban Growth Area Modification Criteria developed and approved by the Growth Management Act Steering Committee. These criteria address issues including: land capacity analysis; ability to provide urban services; impacts on critical areas, natural resource lands, and hazard areas; and compliance with related Countywide Planning Policies.</p> <p>Urban Growth Area expansion proposals shall demonstrate that expansion is necessary within the 20-year planning period, that public facilities and services can be provided concurrent with development, and that reasonable efforts have been made to encourage infill and redevelopment within existing Urban Growth Area boundaries before those boundaries can be expanded.</p>		<p>Proposals for Urban Growth Area expansions shall be evaluated for their consistency with the Urban Growth Area Modification Criteria developed and approved by the Growth Management Act Steering Committee. These criteria address issues including: land capacity analysis; ability to provide urban services, patterns of development, impacts on critical areas, natural resource lands, and hazard areas; and compliance with related Countywide Planning Policies.</p> <p>Urban Growth Area expansion proposals shall demonstrate that expansion is necessary within the 20-year planning period, that public facilities and services can be provided concurrent with development, and that reasonable efforts have been made to encourage infill and redevelopment within existing Urban Growth Area boundaries before those boundaries can be expanded.</p>
2A-1	2A-1.3	45	Urban Growth Areas	In designating Urban Growth Areas, consider GMA requirements to provide for recreational lands, critical areas, open space corridors, greenbelts, and view sheds, and to avoid natural hazard areas prone to flooding or other risks to public safety.		
2A-1	2A-1.4	45	Urban Growth Areas	<p>The following Urban Growth Areas are designated within Skagit County:</p> <p>Non-Municipal UGAs Bayview Ridge Swinomish</p> <p>Municipal UGAs Anacortes Burlington Concrete Hamilton La Conner Lyman Mount Vernon Sedro-Woolley</p>	-	

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2A-1	2A-1.5	45	Urban Growth Areas Housing	Overall residential densities within Urban Growth Areas shall be a minimum of four (4) dwelling units per net acre, when urban services are provided. “Net density” is what results when only the area of the residential lots is counted, not roads, open spaces, drainage facilities, or other site uses that are not residential.	Overall residential densities within Urban Growth Areas shall be a minimum of four (4) dwelling units per net acre, when urban services are provided. “Net density” is what results when only the area of the residential lots is counted, not roads, open spaces, drainage facilities, or other site uses that are not residential. Allow at least 2 accessory dwelling units on residential lots, and duplexes and other middle housing types in the UGAs according to RCW 36.70A.635.	This would help increase housing supply and options, reducing impacts on non-white households and vulnerable communities. Suggest moving the definition to a glossary.
2A-1	2A-1.6	45	Utilities	By June 30, 2018, or prior to annexation, whichever comes first, the City of Sedro-Woolley must provide a sewer plan amendment or other documentation to the County showing the sewer service extension plan for the northern UGA expansion area. The County and City of Sedro-Woolley should conduct joint planning of the Sedro-Woolley eastern UGA to identify methods, costs, and funds to extend urban services and achieve urban densities or to define alternative UGA boundaries.	By June 30, 2018, or prior to annexation, whichever comes first, the City of Sedro-Woolley must provide a sewer plan amendment or other documentation to the County showing the sewer service extension plan for the northern UGA expansion area. The County and City of Sedro-Woolley should conduct joint planning of the Sedro-Woolley eastern UGA to identify methods, costs, and funds to extend urban services and achieve urban densities or to define alternative UGA boundaries.	The policy timeframe has expired, therefore, may not be applicable anymore. There appears to be a 2019 Draft Sewer Plan addressing the subject area.
2A-2		46	Public facilities	Adequate urban public facilities and services shall be provided concurrently with urban development, as appropriate for each type of designated land use in the Urban Growth Area.		
2A-2	2A-2.1	46	Growth Public Utilities	Encourage growth in areas already characterized by urban development or where the appropriate levels of urban public facilities and services are established in adopted capital facilities plans. (a) Ensure that adequate urban public facilities and services are provided in Urban Growth Areas concurrent with urban development.(b) Implement streamlined standards and development procedures to encourage and facilitate development within the Urban Growth Areas.		
2A-3		46	Urban Growth Areas	Within the designated Urban Growth Areas, coordinate with the respective local jurisdictions and other service providers within the Urban Growth Areas to ensure that growth and development are timed, phased, and consistent with adopted urban level of service standards.		

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2A-3	2A-3.1	46	Public facilities	Urban public facilities include: improved streets, roads, highways, sidewalks, road lighting systems and traffic signals; urban level domestic water systems, sanitary sewer systems, storm sewer systems, park and recreational facilities and schools as defined in the Capital Facilities Element with adopted level of service standards.		
2A-3	2A-3.2	47	Public services	Urban public services include fire protection and suppression; emergency medical services; public safety; public health; education; recreation; environmental protection; and other services as identified in the Capital Facilities Element with adopted level of service standards.		
2A-3	2A-3.3	47	Governmental services Development	Urban governmental services should not be extended to, or expanded in, rural areas except in those limited circumstances necessary to protect basic public health and safety and the environment, and when such services are financially supportable at rural densities and do not support urban development.		
2A-3	2A-3.4	47	Development	The process of siting of major industrial developments in the rural area with associated provision of urban facilities and services shall be in conformance with RCW 36.70A.365 and Countywide Planning Policy 2.6.	The process of siting of major industrial developments in the rural area with associated provision of urban facilities and services shall be in conformance with RCW 36.70A.365 and Countywide Planning Policy 2.6.	
2A-3	2A-3.5	47	Development	The process of siting new fully self-contained communities in the rural area with associated provision of urban facilities and services shall be in conformance with RCW 36.70A.350, the Countywide Planning Policies, and the community planning process.		
2A-4		47	Joint Planning	Conduct joint planning between the County and local jurisdictions for future annexation areas within the Urban Growth Areas in accordance with the Framework Agreement and the Countywide Planning Policies.		

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2A-4	2A-4.1	47-48	Joint Planning	Joint planning should consider issues including, but not limited to: (a) coordination of development permit review. (b) assessment of the capacity of current public facilities and services to accommodate projected growth. (c) the phasing of development within the Urban Growth Area and the provision of capital improvements to the area concurrent with development. (d) the impacts of annexation on property owners, service providers, and other stakeholders in the Urban Growth Area. (e) fiscal impacts and cost/revenue implications of future annexations.	Joint planning should consider issues including, but not limited to: (a) coordination of development permit review. (b) assessment of the capacity of current public facilities and services to accommodate projected growth. (c) the phasing of development within the Urban Growth Area and the provision of capital improvements to the area concurrent with development. (d) the impacts of annexation on property owners, service providers, and other stakeholders in the Urban Growth Area. (e) fiscal impacts and cost/revenue implications of future annexations. (f) patterns of development in the UGAs.	Adding patterns of development as this will allow the UGA to be revised
2A-4	2A-4.2	48	Development	Use interlocal agreements, pre-annexation agreements, and/or development agreements to equitably allocate financial burdens and resolve other issues resulting from the transition of governance from the County to local jurisdictions		
2A-4	2A-4.3	48	Planning	Work with local jurisdictions to implement the Countywide Planning Policies and address other regional land use, economic, and transportation issues through interlocal agreements and codes.		
2A-5		48	Development	Encourage commercial and industrial development to locate in well-defined centers within the Urban Growth Areas. Prohibit new zoning that furthers the continuation of strip commercial development.		
2A-5	2A-5.1	48	Urban Growth Areas Development	Plan for compact commercial and industrial centers in the Urban Growth Areas and provide infrastructure accordingly.		
2A-5	2A-5.2	48	Urban Growth Areas	Attract commerce and industry to designated areas within Urban Growth Areas by ensuring an adequate supply of land with adequate urban public facilities and services.		
2A-6		48	Urban Growth Areas	Ensure a high quality of life within Urban Growth Areas.		

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2A-6	2A-6.1	48	Urban Growth Areas Development	Foster development within Urban Growth Areas that creates and maintains safe, healthy and diverse communities. These communities should contain a range of affordable housing and employment opportunities, and school and recreational facilities, and be designed to protect the natural environment and significant cultural resources.		
2A-6	2A-6.2	49	Public health	Adopt plans, policies, codes, and development standards that promote public health by increasing opportunities for residents to be more physically active. Such actions include: concentrating growth into Urban Growth Areas, promoting more compact urban development, allowing mixed-use developments, and adding pedestrian and non-motorized linkages where appropriate.		
2A-6	2A-6.3	49	Facilities and services Urban Growth Areas	Concentrate facilities and services within Urban Growth Areas, using urban design principles, to make them desirable places to live, work, and play; increase the opportunities for walking and biking within the community; use existing infrastructure capacity more efficiently; and reduce the long-term costs of infrastructure maintenance.		
2A-7		49	Development	Provide for the orderly transition from rural to urban development patterns within the unincorporated portions of the municipal Urban Growth Areas.		
2A-7	2A-7.1	49	Development	Work with the cities and towns to ensure the cooperative and timely transfer of governmental responsibilities as urban development occurs.		
2A-7	2A-7.2	49	Development Urban Growth Areas	Limit land divisions and development intensities within the Urban Growth Areas to rural levels until property is annexed, thereby creating an economic incentive to encourage annexation.	Limit land divisions and development intensities within the unincorporated Urban Growth Areas to rural levels until property is annexed, thereby creating an economic incentive to encourage annexation. Encourage annexation prioritization or phasing plans to ensure that utility extension is done in an orderly and affordable manner.	Changes support HB 1220 evaluation of housing barriers due to infrastructure. In general, cities may not wish to create a disincentive for property owners to support annexation in the future – if property owners already have services there may be little perceived benefit to being annexed. However, this can be a barrier to creation of housing at affordable levels in

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2A-7	2A-7.3	49	Development Urban Growth Areas	Allow residential development within Urban Growth Areas at rural densities prior to the provision of urban infrastructure, provided that future development at urban densities is not precluded.	Allow residential development within unincorporated Urban Growth Areas at rural densities prior to the provision of urban infrastructure, provided that future development at urban densities is not precluded.	
2A-8		49	Development Urban Growth Areas	Work with local jurisdictions to simplify the permitting process for land owners and developers within the unincorporated portions of the Urban Growth Areas.		
2A-8	2A-8.1	50	Development Urban Growth Areas	Maintain, in consultation with local jurisdictions, a common set of municipal Urban Growth Area zoning districts and development regulations for residential, commercial, industrial, and other land uses in the Urban Growth Areas.	Maintain, in consultation with local jurisdictions, a common set of municipal Urban Growth Area zoning districts and development regulations for residential, commercial, industrial, and other land uses in the Urban Growth Areas.	Consider implementation tools for this policy.
2A-8	2A-8.2	50	Development Urban Growth Areas	Maintain development regulations that allow development in the Urban Growth Areas at lower-than-urban densities and/or intensities, prior to annexation, provided that future urban development is not precluded. Development shall follow standards generally consistent with those applied in the rural portions of the County.	Maintain development regulations that allow development in the Urban Growth Areas at lower-than-urban densities and/or intensities, prior to annexation, provided that future urban development is not precluded. Development shall follow standards generally consistent with those applied in the rural portions of the County prior to annexation and infrastructure availability. Through joint planning consider joint development standards between the County and city assigned to a UGA to facilitate urban development consistent with the community character and housing needs at all income levels.	

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2A-8	2A-8.3	50	Development Urban Growth Areas	Maintain zoning maps for each of the Urban Growth Areas showing the zoning of all lands within the unincorporated portions of the Urban Growth Areas.	Maintain zoning maps for each of the Urban Growth Areas showing the zoning of all lands within the unincorporated portions of the Urban Growth Areas.	
2A-8	2A-8.4	50	Development Urban Growth Areas	Development at urban densities and/or intensities may be allowed prior to annexation. However, such development shall only be allowed if urban infrastructure is provided, and shall be subject to the standards of the future annexing jurisdiction.		
2A-8	2A-8.5	50	Development	Any subdivision of land under these regulations shall include measures to ensure the accommodation of future rights-of-way for urban transportation infrastructure and utilities that will be required when the property is further subdivided and developed at urban densities and land uses.		
2B		51	Open Space	Recognize the important functions served by private and public open space, designate and map public open space of regional importance, and designate open space corridors within and between urban growth areas.		
2B	2B-1.1	51	Open Space Environment	Public open space areas shall be those lands in public ownership that are dedicated or reserved for public use or enjoyment for recreation, scenic amenities, natural resource land management, or for the protection of environmentally sensitive. These open space areas may include: (a) Neighborhood and community parks. These should be linked by open space networks whenever possible. (b) Land that offers special natural resource-based and recreational opportunities, such as: federal, state and local regionally important parks and recreation areas; islands; federal wilderness areas; wildlife refuges; lakes; reservoirs; creeks; streams; river corridors; shorelines and areas with prominent views. (c) Lands which include a significant historic, archaeological, scenic, cultural or unique natural feature.		

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				(d) Areas that take advantage of natural processes, wetlands, tidal actions and unusual landscape features such as cliffs and bluffs.		
2B	2B-1.2	51-52	Open Space	Of these public open space areas, the County has designated certain ones on the Comprehensive Plan/Zoning Map as Public Open Space of Regional/Statewide Importance (OSRSI). These areas are so identified because their recreational, environmental, scenic, cultural and other open space benefit extend beyond the local area to be regional or statewide in significance. They include: Deception Pass State Park; Sharpe Park and Montgomery-Duban Headlands; Burrows Island, Saddlebag Island; Hope Island; Ika Island; Huckleberry Island; Skagit Island; Hat Island; Larrabee, Rasar, and Bayview State Parks; PUD #1 Judy Reservoir; Skagit Wildlife Refuge; North Cascades National Park; Noisy Diobsud Wilderness; Glacier Peak Wilderness; Ross Lake National Recreation Area; Mount Baker National Forest; Seattle City Light Wildlife Mitigation Lands; Rockport State Park; WA Department of Natural Resources Natural Resource Conservation Areas and Natural Area Preserves; and portions of the Northern State Recreation Area.	Of these public open space areas, the County has designated certain ones on the Comprehensive Plan/Zoning Map as Public Open Space of Regional/Statewide Importance (OSRSI). These areas are so identified because their Recognize public open space with recreational, environmental, scenic, cultural and other open space benefit that extend beyond the local area to be regional or statewide in significance as Public Open Space of Regional/Statewide Importance (OSRSI). They include: Deception Pass State Park; Sharpe Park and Montgomery-Duban Headlands; Burrows Island, Saddlebag Island; Hope Island; Ika Island; Huckleberry Island; Skagit Island; Hat Island; Larrabee, Rasar, and Bayview State Parks; PUD #1 Judy Reservoir; Skagit Wildlife Refuge; North Cascades National Park; Noisy Diobsud Wilderness; Glacier Peak Wilderness; Ross Lake National Recreation Area; Mount Baker National Forest; Seattle City Light Wildlife Mitigation Lands; Rockport State Park; WA Department of Natural Resources Natural Resource Conservation Areas and	Consider moving details under discussion

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2B	2B-1.3	52	Open Space Government	Consistent with RCW 36.70A.160, Skagit County should continue to work with its partners—partner governments, organizations, residents, and property owners— to identify, prioritize and conserve open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas.			Natural Area Preserves; and portions of the Northern State Recreation Area.
2B	2B-1.4	52	Open Space	Private Open Space is privately owned land that has been or will be set aside by the operation of the Critical Areas Ordinance, by voluntary conservation or by other means. These lands may include: (a) Critical areas as defined in the Critical Areas Ordinance. (b) Lands with conservation and land reserve easements in place. (c) Lands within urban growth areas that are wooded and serve a functional purpose in climate, noise, light or pollution control, or provide wildlife habitat or greenbelts. (d) Lands that can provide for a separation between communities, minimize or prevent sprawl, provide a buffer between urban and rural areas, or between natural resource lands and rural areas.			
2B	2B-1.5	52	Open Space	The Current Use Open Space Taxation Program includes properties utilized for agricultural, timber and open space uses as provided in RCW 84.34. Property owners should be encouraged to enroll in the Current Use Open Space Taxation Program.			

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2C		53	Land Use	Recognize for a reasonable period of time land use approvals that have been granted but not yet acted upon. After landowner notification and the designated period of time, those approvals shall expire.		
2C	2C-1.1	53	Land Use	Historic land use approvals such as conditional use permits, special use permits, and contract rezones that already have been exercised may continue to operate under the conditions of their original permit or land use approval. Any expansion or change beyond the conditions of the original permit or land use approval shall require a revised permit or land use approval.		
2C	2C-1.2	53	Land Use	Historic subdivisions shall be subject to the provisions of RCW 58.17.170. Other historic land use approvals with vested development rights that have not yet been exercised will remain valid for five years from the date property owners are given notice of adoption of this policy. Property owners will be notified within two years of adoption of this policy. Land use approvals not exercised within this five-year period shall expire.	Ensure that historic subdivisions shall be subject to the provisions of RCW 58.17.170. Other historic land use approvals with vested development rights that have not yet been exercised will remain valid for five years from the date property owners are given notice of adoption of this policy. Property owners will be notified within two years of adoption of this policy. Land use approvals not exercised within this five-year period shall expire.	Assuming this two years have already expired.
2D		53	Nonconforming use	Prohibit expansions of pre-existing non-conforming uses that are not in conformance with the Comprehensive Plan or development regulations.		
2D	2D-1.1	53	Nonconforming use	A nonconforming use is any use established in conformance with Skagit County rules and regulations in effect at the time of establishment, which no longer conforms to the range of uses permitted in the site's current zone or to the current development standards of the code, due to changes in the code or its application to the subject property.	A nonconforming use is any use established in conformance with Skagit County rules and regulations in effect at the time of establishment, which no longer conforms to the range of uses permitted in the site's current zone or to the current development standards of the code, due to changes in the code or its application to the subject property.	Consider moving this under discussion or definition.
2D	2D-1.2	53	Nonconforming use	Nonconforming uses will be allowed to continue operation subject to County regulations governing nonconforming uses and general municipal police powers regarding health and safety. Expansion of such uses shall be limited to certain previously approved and therefore vested expansion plans.		
2E		54	Public Uses	Allow public uses as special uses in most comprehensive land use designations, to be reviewed on a site-specific basis.		

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2E	2E-1.1	54	Land use Public use	In most comprehensive plan land use designations, public uses are to be allowed as either administrative or hearing examiner special uses. They are reviewed as site-specific projects so that public benefits and land use impacts can be analyzed and, if necessary, mitigated. (a) Public uses on Natural Resource Lands are limited to those providing emergency services.	Allow public uses in most comprehensive plan land use designations public uses are to be allowed as either administrative or hearing examiner special uses . They are should be reviewed as site-specific projects so that public benefits and land use impacts can be analyzed and, if necessary, mitigated. (a) Public uses on Natural Resource Lands are limited to those providing emergency services.	Consider moving permit types and processes under development regulations.
2F		54	Lot certification	Only lots created in a legal manner consistent with state law and County regulations shall be considered for development permits.	Allow development permits only for lots created in a legal manner consistent with state law and County regulations shall be considered for development permits .	
2F	2F-1.1	54	Lot certification	The County shall establish and maintain a review process to determine whether lots on which development is proposed were created legally. Only lots created legally shall be considered for development permits pursuant to the provisions of RCW 58.17.210.	The County shall Establish and maintain a review process to determine whether lots on which development is proposed were created legally. Only lots created legally shall be considered for development permits pursuant to the provisions of RCW 58.17.210.	
2F	2F-1.2	54	Lot certification	A legally created lot meeting the minimum dimensional standards for the zoning district it is located in shall be eligible to be considered for development permits. A legally created substandard lot, meaning a lot not meeting the dimensional requirements of the zone, shall be evaluated against performance criteria considering factors such as lot size and previous development activities in determining eligibility for development.	A legally created lot meeting the minimum dimensional standards for the zoning district it is located in shall be eligible to be considered for development permits. A legally created substandard lot, meaning a lot not meeting the dimensional requirements of the zone, shall be evaluated against performance criteria considering factors such as lot size and previous development activities in determining eligibility for development.	Consider moving this under discussion or definition.
2F	2F-1.3	55	Lot certification	The performance standards used in reviewing substandard lots will seek to protect property rights and investment-backed expectations, as well as preserve natural resource lands and prevent sprawl.		
2G		55	Land Division	Allow for the orderly division of land by providing for the creation of new lots meeting the dimensional standards of the zoning district in which the lots are located. Encourage innovative land division technique as an alternative to traditional land division practices. These techniques allow flexibility in design and provide for better preservation of critical areas, natural resource lands and rural character.		

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2G	2G-1.1	55	Land Division	Allow the separation of an existing house from the larger parcel where it is located on lands designated Agricultural-Natural Resource Land and Rural Resource-Natural Resource Land in order to encourage long-term protection of agricultural land.	Allow the separation of an existing house from the larger parcel where it is located on lands designated Agricultural-Natural Resource Land and Rural Resource-Natural Resource Land in order to encourage long-term protection of agricultural land. Establish conservation easement on the separated resource land in perpetuity.	Added restrictions from the discussion so that resource lands are not encouraged to be subdivided for residential uses.
2G	2G-1.2	56	Land Division	Planned Unit Developments and Planned Residential Developments shall be allowed only in Urban Growth Areas where public services and utilities are available or will be provided concurrent with development.		
2G	2G-1.3	56-57	Land Division	CaRD land divisions may achieve some or all of the following benefits: (a) Flexibility in site development, which may result in more compact, clustered lots or environmentally sound use of the land, while maintaining the County’s rural character. (b) Buffer areas to reduce land use conflicts between Rural and natural resource uses and the loss of Natural Resource Lands. (c) Reduction in housing costs due to reduced engineering, infrastructure, and development costs, smaller lot sizes, and more intense use of buildable areas. (d) Greater opportunity for property owners to derive reasonable economic use of the land by maintaining larger open space areas that may be used for the production of food, fiber, or minerals. (e) More flexible land development options in areas with potential to be designated urban growth areas in the future. (f) Allowance of bonus development lots when a landowner meets the various requirements of the CaRD provisions. (g) Large tracts of open space land held for recreation, natural resource management, and protection of critical areas and significant cultural resources.	Consider the following benefits when applying in CaRD land divisions may achieve some or all of the following benefits: (a) Flexibility in site development, which may result in more compact, clustered lots or environmentally sound use of the land, while maintaining the County’s rural character. (b) Buffer areas to reduce land use conflicts between Rural and natural resource uses and the loss of Natural Resource Lands. (c) Reduction in housing costs due to reduced engineering, infrastructure, and development costs, smaller lot sizes, and more intense use of buildable areas. (d) Greater opportunity for property owners to derive reasonable economic use of the land by maintaining larger open space areas that may be used for the production of food, fiber, or minerals. (e) More flexible land development options in areas with potential to be designated urban growth areas in the future. (f) Allowance of bonus development lots when a landowner meets the various requirements of the CaRD provisions. (g) Large tracts of open space land held for recreation, natural resource management, and protection of critical areas and significant cultural resources.	
2G	2G-1.4	57	Land Division	CaRD land divisions shall be designed to minimize impacts on neighbors, infrastructure systems, and the surrounding environment.		

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2G	2G-1.5	57	Land Division	<p>When CaRD land divisions are approved for Long CaRDs their conservation easements or conditions/covenants/restrictions (CCRs) shall be in place for a specified period of time.</p> <p>(a) Certain identified critical areas shall be set-aside as a Protected Critical Areas (PCAs) and others may be placed into Open Space Preservation Areas (OS-Pas).</p> <p>(b) A long CaRD land division which has designated Natural Resource Lands (NRL) not satisfying 2G-1.4(a) above shall have the remaining NRL set-aside as a conservation easement, which removes the development right on such lands until such time as the land is determined by a court of competent jurisdiction to no longer have long-term commercial significance for the production of food, agricultural products, timber, or extraction of minerals.</p> <p>(c) A long CaRD land division that has designated Rural lands not satisfying 2G-1.4(a)above shall have the undeveloped lands set-aside as a land reserve until the land is redesignated through a comprehensive plan amendment.</p>	<p>Place conservation easements or conditions/covenants/restrictions (CCRs) for a specified period of time when CaRD land divisions are approved for Long CaRDs their conservation easements or conditions/covenants/restrictions (CCRs) shall be in place for a specified period of time.</p> <p>(a) Certain identified critical areas shall be set-aside as a Protected Critical Areas (PCAs) and others may be placed into Open Space Preservation Areas (OS-Pas):</p> <p>(b) A long CaRD land division which has designated Natural Resource Lands (NRL) not satisfying 2G-1.4(a) above shall have the remaining NRL set-aside as a conservation easement, which removes the development right on such lands until such time as the land is determined by a court of competent jurisdiction to no longer have long-term commercial significance for the production of food, agricultural products, timber, or extraction of minerals:</p> <p>(c) A long CaRD land division that has designated Rural lands not satisfying 2G-1.4(a)above shall have the undeveloped lands set-aside as a land reserve until the land is redesignated through a comprehensive plan amendment.</p>	<p>Consider moving deleted sections under development regulations.</p>
2H		58	Public Facilities	<p>Establish siting criteria and procedures for Essential Public Facilities of a statewide and countywide nature to ensure that they will not be excluded from Skagit County as long as their siting conforms with this Comprehensive Plan and the Countywide Planning Policies.</p>		
2H	2H-1.1	58	Public Facilities	<p>The County has a responsibility to ensure that these Comprehensive Plan policies do not prohibit or exclude the siting of essential public facilities.</p>	<p>The County has a responsibility to eEnsure that these Comprehensive Plan policies do not prohibit or exclude the siting of essential public facilities.</p>	

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2H	2H-1.2	58	Public Facilities	The County must use regulations and procedures to identify and site essential public facilities: (a) The state or local government proposing to site an essential public facility must provide a justifiable need for a public facility and for its location in Skagit County based upon forecasted needs and a logical service area; (b) The state or local government proposing to site an essential public facility must establish a public process by which the residents of the County and affected communities, "host" municipalities, and all other affected jurisdictions, agencies and utilities have a reasonable opportunity to participate in and comment on the site selection process. (c) The impact of siting new essential public facilities should be weighed against the impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. During this process, possible appropriate mitigation measures may be determined.	The County must use regulations and procedures to identify and site essential public facilities where there is a need, public review, and mitigation appropriate to the facility as follows: (a) The state or local government proposing to site an essential public facility must provide a justifiable need for a public facility and for its location in Skagit County based upon forecasted needs and a logical service area; (b) The state or local government proposing to site an essential public facility must establish a public process by which the residents of the County and affected communities, "host" municipalities, and all other affected jurisdictions, agencies and utilities have a reasonable opportunity to participate in and comment on the site selection process. (c) The impact of siting new essential public facilities should be weighed against the impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. During this process, possible appropriate mitigation measures may be determined.	Active verb with more on intent in introduction
2H	2H-1.3	58	Public Facilities	Essential Public Facilities must comply with adopted federal, state, and county land use regulations and be in conformance with this Comprehensive Plan.	Essential Public Facilities must comply with adopted federal, state, and county land use regulations and be in conformance with this Comprehensive Plan.	Combine with below
2H	2H-1.4	58	Public Facilities Environment	All State Environmental Policy Act provisions and concurrency of supporting capital facilities must be addressed as part of any project approval by Skagit County.	Ensure consistency with all federal, state, and county land use, development, and operational regulations and requirements including the policies of this plan. All State Environmental Policy Act provisions and concurrency of supporting capital facilities must be addressed as part of any project approval by Skagit County.	Combined with above. Broadened beyond land use.
2H	2H-1.5	59	Public Facilities	Decisions about the review, location, land use, and intensity of a proposed facility, including siting, acceptance, modification or rejection shall be conducted with opportunities for public participation.	Decisions about the review, location, land use, and intensity of a proposed facility, including siting, acceptance, modification or rejection shall be conducted with opportunities for public participation.	Repeats 2H-1.2(b) in part; combine with 2H-1.8 below.

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2H	2H-1.6	59	Public Facilities	The County code must establish approval criteria for facility requirements and impacts. Proposals should be conditioned to be consistent with the County Comprehensive Plan, functional plans, and development regulations. The County may execute interlocal agreements regarding the siting, operation and/or expansion of such facilities within Skagit County. Agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor’s voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the County created by the proposed facility.	The County code must e Establish approval criteria for facility requirements and impacts. Proposals should be conditioned to be consistent with the County Comprehensive Plan, functional plans, and development regulations. The County may execute interlocal agreements regarding the siting, operation and/or expansion of such facilities within Skagit County. Agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor’s voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the County created by the proposed facility.	Active verb
2H	2H-1.7	59	Public Facilities	The applicant for a proposed essential public facility must provide justification for the location of the facility based upon anticipated need and the service area.	The Ensure the applicant for a proposed essential public facility must provides justification for the location of the facility based upon anticipated need and the service area.	Active verb
2H	2H-1.8	59	Public Facilities	Skagit County shall encourage the siting of essential public facilities equitably so that no single community and no racial, cultural or socio-economic group should absorb an inequitable share of these facilities and their impacts. In addition, siting should consider environmental, economic, technical, and service area factors.	Skagit County shall e Encourage the siting of essential public facilities equitably so that no single community and no racial, cultural or socio-economic group should absorb an inequitable share of these facilities and their impacts. In addition, siting should consider environmental, economic, technical, and service area factors. Provide meaningful opportunities for affected communities to have public participation regarding the siting, acceptance, modification or rejection of the facility.	Active verb; combine with 2H-1.5 above.

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