

An Ordinance Adopting the 2024 Amendments to the Comprehensive Plan, Zoning Map, Development Regulations, and Countywide Planning Policies

Whereas the Growth Management Act requires the County to have a process for receiving suggestions for amendments to the Comprehensive Plan policies, Comprehensive Plan map, and development regulations;

Whereas the Growth Management Act allows amendment of the Comprehensive Plan only once per year, and this action constitutes that amendment;

Whereas counties, and the cities within them, are required collaboratively to develop, and administer, countywide planning policies (CPPs). Countywide planning policies are intended to ensure consistency between the plans adopted by the counties and the plans adopted by the cities within them;

Whereas the Skagit Council of Governments Growth Management Act Steering Committee has recommended amending Countywide Planning Policy 12.17 to disband the Boundary Review Board;

Whereas the County received proposals from the public by the last business day in July deadline established by SCC 14.08.030;

Whereas the County issued public notice on April 4, 2024, and received public comment, and the Board of Commissioners held a public hearing on April 23, 2024;

Whereas on May 13, 2024, the Board of County Commissioners established the 2024 Comprehensive Plan Amendment docket through Resolution R20240089, which included the following proposals:

- LR24-01 Deception Pass State Park OSRSI Rezone
- LR24-02 Bayview Ridge Light Industrial Zone Buffer Amendment
- LR24-04 Airport Environs Overlay Amendments
- C24-1 Countywide Planning Policies Update – Boundary Review Board Disbandment
- C24-2 Fencing Section
- C24-3 Vehicle Storage Amendment
- C24-4 General Code Language Clean Up

Whereas the County issued notice on October 4, 2024, and received public comment, and the Planning Commission held a public hearing on October 29, 2024, and separately deliberated and issued a Recorded Motion on November 19, 2024 (**Attachment 1**);

Whereas the Planning Commission recommended approval of the following docketed amendments: LR24-01, LR24-04, C24-1, C24-2, C24-3, C24-4;

Whereas the Planning Commission recommended denial of LR24-02 - Bayview Ridge Light Industrial Zone Buffer Amendment;

Whereas the Board of County Commissioners has reviewed the public comments and the Planning Commission's Recorded Motion for the 2024 docket;

Now Therefore Be It Ordained by the Board of County Commissioners:

Section 1. Items LR24-04, C24-1, C24-2, C24-3, and C24-4 are approved as shown in the Planning Commission's Recorded Motion (**Attachment 1**) and redline code changes (**Attachment 2**).

Section 2. Item LR24-01 is approved, consistent with the Planning Commission's Recorded Motion (**Attachment 1**), rezoning 77.85 acres of Parcel # P19610 from Rural Reserve (RRv) to Public Open Space of Regional/Statewide Importance (OSRSI), effectively zoning the entire property OSRSI.

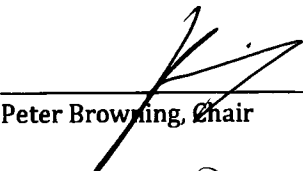
Section 3. C24-1 is approved and therefore Countywide Planning Policy 12.17 is amended, consistent with the Planning Commission's recommendation (**Attachment 1**), instructing the Board of County Commissioners to disband the Washington State Boundary Review Board for Skagit County (**Attachment 3**).

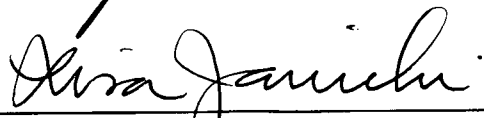
Section 4. Item LR24-02 is denied consistent with the Planning Commission's Recorded Motion (**Attachment 1**).

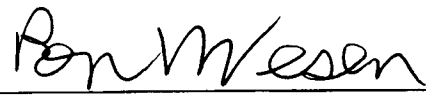
Witness Our Hands and the Official Seal of Our Office this 16 day of December, 2024.

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




Peter Browning, Chair


Lisa Janicki, Commissioner


Ron Wesen, Commissioner

ATTEST:


Clerk of the Board

APPROVED AS TO CONTENT:


Jack Moore, Director
Planning & Development Services

APPROVED AS TO FORM:


Civil Deputy
Skagit County Prosecutor's Office

Attachment 1: Proposed 2024 Amendments to Title 14 – Unified Development Code

Key to changes:

Plain text = existing writing with no changes

~~Strikethrough~~ = existing writing to be deleted

Underlined = new writing to be added

~~Double Strikethrough~~ = existing writing moved to another location

Double Underline = existing writing moved from another location

Italics = instructions to writing reviser

LR24-2 – Bayview Ridge Light Industrial Buffering and Landscaping Amendments

14.16.180 Bayview Ridge Light Industrial (BR-LI).

(1) – (6) No change

(7) Buffering between ~~Industrial~~ the BR-LI zone and ~~Residential Zoned Land~~ the BR-R or RRv zone. The following measures are intended to minimize impacts from noise, vibration, dust, other industrial impacts, and to maintain privacy and aesthetic compatibility:

(a) Loading Areas. Truck loading operations and maneuvering areas may not be located within 100 ~~250~~ feet of areas zoned ~~for residential use~~ BR-R or RRv, unless the loading and maneuvering area is located on the opposite side of a building from ~~a residential zone~~ the zoning boundary.

(b) Building Height. Building height may not exceed 35 feet for those portions of a building located within 100 feet ~~from a residential zone~~ of the BR-R or RRv zones.

(c) Within 250 feet of ~~a residential~~ the BR-R or RRv zones, all outdoor lighting must be full cut off to minimize glare onto neighboring properties.

(d) Within 100 feet of ~~a~~ the residential BR-R or RRv zones, mechanical equipment located on the roof, facade, or external portion of a building shall be architecturally screened by incorporating the equipment in the building and/or site design. ~~so as not to be visible from adjacent residential zones or public streets.~~

(e) Equipment or vents that generate noise or air emissions shall be located to minimize impacts on adjoining ~~residentially~~ BR-R or RRv zoned properties.

(f) Landscaping. Type V landscaping per SCC 14.16.830 is required between BR-LI and ~~residential~~ BR-R and RRv zoned ~~s~~ properties.

(8) – (10) *No change*

14.16.830 Landscaping requirements.

(1) – (3) *No change*

(4) Types, Amounts, and Locations of Landscaping Required.

(a) – (e) *No change*

(f) Type V, Industrial Adjoining Residential in Bayview Ridge.

(i) – (ii) *No change*

(iii) Requirements.

(A) Width. Plantings and screening must total 30 feet in width with vegetation (existing and/or new) at 50% site obscuring at planting and 80% site obscuring at five years.

(B) Plantings.

(I) *No change.*

(II) At least three alternating rows of evergreen trees (existing or new). ~~New vegetation must be, with a minimum of two and one-half inch caliper~~ and planted at intervals of 20 feet or less on center. New trees shall be a minimum height of six feet above the planting bed.

(III) ~~New s~~ Shrubs must be planted no more than five feet apart using plants that are at least three and one-half feet in height ~~at the time of planting.~~ A combination of existing and new plants and landscape materials must be existing and/or placed so that the ground surrounding the shrubs will be covered within three years.

(V) Landscaping must be located within the first 50 feet of the property boundary.

(VI) In the Airport Environs Overlay (AEO), tree height at maturity shall be no greater than the FAA Part 77 allowable structure height for the specific site and must comply with all applicable AEO compatibility requirements.

(C) Screening.

(I) A minimum six feet tall masonry, block, or textured concrete wall, ~~or fully obscuring site obscuring~~ wood fence, or black vinyl chain link fence with neutral-colored slats is required within the first 50 feet of the property

boundary, and must be architecturally integrated with colors and textures of the surrounding development.

(II) ~~Where existing vegetation exceeds 150 percent of the required landscaping width, no~~ No wall or fence is required if the width of the planting area is increased by 10 feet and an additional row of trees is planted or if a landscaped berm with a minimum height of six feet meeting the width and planting requirements of (A) and (B) of this section is used.

(D) Existing vegetation and landscaping. Applicants are encouraged to retain existing vegetation as appropriate. Additional plantings may be required to augment existing vegetation if above requirements are not met by existing vegetation above.

LR24-4 – Airport Environs Overlay Amendments

14.16.210 Airport Environs Overlay (AEO).

(1) – (2) *No change*

(3) Compatibility Requirements.

(c) Other Compatibility Requirements.

(i) *No change*

(ii) Exhaust Plumes.

~~(A) Background. Heated exhaust plumes can originate from any number of sources, including but not limited to chimneys, elevated smoke stacks at power generating stations, boilers, smelters, combustion sources, and flares created by an instantaneous release from a pressurized gas system. When exhaust plumes have significant vertical exit velocities, they may cause damage to an aircraft airframe, or upset an aircraft when flying at low levels, such as during approach, landing, and take-off operations. The FAA is currently developing guidance on the hazard of thermal plumes surrounding airports. Australian aviation authorities have studied exhaust plumes near airports and determined that gusts in excess of 4.3 m/s present a hazard to aviation.~~

(A) Background. The FAA has determined thermal exhaust plumes can disrupt flight in the vicinity of an airport. The effect can vary greatly depending on several factors: local winds, ambient temperatures, stratification of the atmosphere, size, height, and number of the stack(s) emitting the plume(s), proximity to airport and flight paths, temperature and vertical speed of the effluent, and the size and speed of aircraft. Visibility may be reduced and hinder a pilot's ability to navigate if smoke, steam or fog is produced. Heated

exhaust plumes can originate from any number of sources, including but not limited to chimneys, elevated smoke stacks at power generating stations, boilers, smelters, combustion sources, and flares created by an instantaneous release from a pressurized gas system. When exhaust plumes have significant vertical exit velocities, they may cause damage to an aircraft airframe, or upset an aircraft when flying at low levels, such as during approach, landing, and take off operations.

(B) Requirement.

(I) Any proposal that includes construction or alteration of a significant exhaust-producing element must provide to the County and Port of Skagit:

(1) an assessment of the vertical velocity of the exiting exhaust using a recognized plume rise equation or equivalent source testing; and

~~As well as~~ (2) project plan details that include ~~ing, but not limited to,~~ stacks size, number, and height, as well as temperature so an assessment of the size and severity of the plumes may be completed using an FAA-recognized plume analyzer.

(II) When results indicate that a vertical exhaust plume has potential to interfere with safe control of aircraft, will exceed 4.3 m/s velocity at the height of the corresponding height restriction contour as depicted on the AEO Building Heights Restriction map, the project proponent must evaluate mitigating design measures in consultation with the County and Port of Skagit.

(iii) – (iv) *No Change*

(v) Electronic Interference.

(A) Background. Electronic interference can affect navigational aids used by pilots during takeoff and landing. Interference can be direct interference with the navigation signal (i.e. transmitting locally on a frequency that is close to the NAVAID frequency or a harmonic of that frequency) or indirect interference (through adverse reflections, blocking of the signal by structures, or some interfering activity at a location).

(B) Requirement. Any proposal that includes potential for electronic interference with aircraft communications must provide project details to the County and the Port for evaluation.

(6) Disclosure.

(a) Upon transfer of real property located within the Airport Environs Overlay district, as set forth in SCC 14.16.210—whether by sale, exchange, gift, real estate contract, lease with an option to purchase, any other option to purchase, ground lease coupled with improvements, or any other means—the buyer must record with the

County Auditor a statement containing the language set forth below in conjunction with the deed conveying the real property.

(b) The following shall constitute the disclosure required by Subsection (6)(a):

This property may be located within the Airport Environs Overlay (AEO) Zone, which is a geographic area affected by the Skagit Regional Airport. The Skagit Regional Airport is an essential public facility as designated in the Skagit County Comprehensive Plan and provides important transportation services to the region, and it is a vital asset to facilitate economic growth in Skagit County. It is the policy of Skagit County to support the continued use of Skagit Regional Airport, including its future accommodation of both increased aircraft traffic and utilization of aircraft of the class, size and category as is now or may hereafter be operationally compatible with the Skagit Regional Airport. Reduction or curtailment of services at the Skagit Regional Airport is contrary to the public interest and the requirements of the Washington State Growth Management Act, Chapter 36.70A RCW. The Skagit Regional Airport has been operated for general aviation and commercial purposes since the 1950s. The Port of Skagit has owned and operated the Skagit Regional Airport since 1965 and asserts that it has obtained avigation easements by prescription over property surrounding the Skagit Regional Airport.

This property is located in proximity to the Skagit Regional Airport and is subject to overflight effects that may be incompatible with certain uses, such as residential occupancy. These overflight effects include, without limitation: noise, exhaust fumes, illumination, glare, smoke, vibration, and loss of quiet enjoyment due to propeller-driven and jet aircraft overflights associated with aircraft landing and taking off from the Skagit Regional Airport. There is a risk that an aircraft could accidentally crash into this property causing property damage, personal injury, and/or death to persons on this property from the impact, fire, or explosion of an aircraft. Occupants of this property should be prepared to accept such incompatibilities, inconveniences, or discomfort from airport operations.

This notice conveys actual and constructive knowledge to any person or entity acquiring, obtaining, leasing, or holding real property interest or right of occupancy in or on this property. Skagit County Code may have required, or may require in the future, as part of a development permit that the owner of this property execute a Notice Acknowledgement, a Notice Acknowledgement and Waiver, and/or an Avigation Easement. More specific information regarding airport operation and its potential impact on this property can be obtained by calling the Port of Skagit County, Skagit Regional Airport, Operations Office.

C24-2 – Fencing Section

14.16.825 Fences.

- (1) All fences on corner lots must meet the vision clearance requirements of SCC 14.16.810(2).
- (2) Setback requirements for fences are specified in SCC 14.16.810(1)(b).
- (3) Front Setback for Fences in Guemes Island Overlay are specified in SCC 14.16.360(7)(a)(i).
- (4) Razor wire is only allowed in commercial, industrial, and aviation-related zones, unless permitted as part of an essential public facility or utility development.
- (5) Barbed wire fencing material may not be installed more than five feet from grade. This provision does not apply:
 - (a) in commercial, industrial, and aviation-related zones,
 - (b) when permitted as part of an agricultural use, essential public facility, marijuana production/processing facility, utility development, or wireless facility; and
 - (c) to wildlife fencing.

C24-3 – Storage of Unlicensed/Inoperable Vehicles Amendment

 **Note to Code Publishing:** Please hyperlink vehicle storage business definition to Vehicle storage facility uses in SCC 14.16.120(4)(d) and SCC 14.16.195(4)(e).

14.04.020 Definitions

Vehicle storage facility: A commercial enterprise devoted to the storage of personal vehicles, including unlicensed/inoperable vehicles. A vehicle storage facility does not include establishments where the principal use is the rental or sale of vehicles.

14.16.100 Rural Village Commercial (RVC).

- (1) – (3) *No change*
- (4) Hearing Examiner Special Uses.
 - (a) – (g) *No change*
 - (h) ~~[reserved] Storage of unlicensed/inoperable vehicles.~~
 - (i) *No change*
- (5) – (8) *No change*

14.16.110 Rural Center (RC).

(1) – (3) *No change*

(4) Hearing Examiner Special Uses.

(a) – (e) *No change*

~~(f) Storage of unlicensed/inoperable vehicles.~~

(5) – (6) *No change*

14.16.120 Rural Freeway Service (RFS).

(1) – (3) *No change*

(4) Hearing Examiner Special Uses.

(a) – (c) *No change*

(d) ~~Storage of unlicensed/inoperable vehicles.~~ Vehicle storage facility.

(5) – (6) *No change*

14.16.130 Small Scale Recreation and Tourism (SRT).

(1) – (4) *No change*

(5) Hearing Examiner Special Uses.

(a) – (h) *No change*

~~(i) Storage of unlicensed/inoperable vehicles.~~

(6) – (7) *No change*

14.16.140 Small Scale Business (SSB).

(1) – (4) *No change*

(5) Hearing Examiner Special Uses.

(a) – (d) *No change*

~~(e) Storage of unlicensed/inoperable vehicles.~~

(i) *No*

(6) – (8) *No change*

14.16.150 Rural Business (RB).

(1) – (3) *No change*

(4) Hearing Examiner Special Uses.

(a) – (b) *No change*

(c) [reserved] ~~Storage of unlicensed/inoperable vehicles.~~

(d) – (e) *No change*

(5) – (6) *No change*

14.16.160 Natural Resource Industrial (NRI).

(1) – (3) *No change*

(4) Hearing Examiner Special Uses.

(a) – (e) *No change*

(f) [reserved] ~~Storage of unlicensed/inoperable vehicles.~~

(g) – (i) *No change*

(5) – (8) *No change*

14.16.195 Urban Reserve Commercial-Industrial (URC-I).

(1) *No change*

(2) Permitted Uses.

(a) – (g) *No change*

(h) Indoor or outdoor storage facilities, excluding vehicle storage facilities ~~unlicensed and inoperable vehicles.~~

(i) – (cc) *No change*

(3) *No change*

(4) Hearing Examiner Special Uses.

(a) – (d) *No change*

(e) ~~Storage of unlicensed/inoperable vehicles~~ Vehicle storage facility.

(f) *No change*

(5) – (8) *No change*

14.16.200 Aviation Related (AVR).

(1) – (3) *No change*

(4) Hearing Examiner Special Uses.

(a) – (e) *No change*

~~(f) Storage of unlicensed/inoperable vehicles.~~

(5) – (7) *No change*

14.16.300 Rural Intermediate (RI).

(1) – (3) *No change*

(4) Hearing Examiner Special Uses.

(a) – (w) *No change*

~~(x) Storage of unlicensed/inoperable vehicles.~~

(5) – (6) *No change*

14.16.945 Prohibited uses.

(1) *No change*

(2) Storage of Junk. No person may use more than 500 square feet of a lot or parcel of land for the depositing, sorting, refining, baling, dismantling, or storage of junk except when conducted entirely within an enclosed structure ~~or with a special use permit for that purpose.~~

(3) – (4) *No change*

C24-4 – General Code Language Clean Up

14.16.360 Guemes Island Overlay.

(1) – (6) *No change*

(7) Dimensional Standards.

(a) *No change.*

(b) Maximum Height.

(i) Structures Located in a Flood Hazard Area. The actual height of the structure from base flood elevation may not exceed 30 feet.

14.18.300 Conservation and Reserve Developments (CaRDs)—An alternative division of land.

 **Note to Code Publishing:** This amendment eliminates duplicate code language. SCC 14.18.300(2) is listed twice. Please remove the top subsection (2) that does not include SCC 14.18.300(3)(2).

(1) *No change*

~~(2) — Applicability.~~

~~(a) — A CaRD is an overlay permit, which must be accompanied by a land division permit (either a subdivision or a binding site plan developed as a condominium).~~

~~(b) — CaRD approvals allow variations in the underlying zoning regulations but are not intended as and do not constitute rezoning. Where land proposed to be part of a CaRD includes two or more zoning designations, development rights may not be moved from a higher density zone to a lower density zone.~~

(2) Applicability.

(a) A CaRD is an overlay permit, which must be accompanied by a land division permit (either a subdivision or a binding site plan developed as a condominium).

(b) CaRD approvals allow variations in the underlying zoning regulations but are not intended as and do not constitute rezoning. Where land proposed to be part of a CaRD includes two or more zoning designations, development rights may not be moved from a higher density zone to a lower density zone.

(c) CaRDs are permitted in the following zones:

- (i) Agriculture (on parcels 80 acres or 1/8 section, or greater);
- (ii) Industrial Forest (on parcels 160 acres or 1/4 section, or greater);
- (iii) Secondary Forest (on parcels 40 acres or 1/16 section, or greater);
- (iv) Rural Resource (on parcels 20 acres or 1/32 section, or greater, with one lot allowed for each additional 10 acres or 1/64 section);
- (v) Rural Reserve (on parcels 10 acres or 1/64 section, or greater, with one lot allowed for each additional five acres or 1/128 section);
- (vi) Rural Intermediate (on parcels five acres or 1/128 section, or greater); and
- (vii) Rural Village Residential (on parcels two acres or 1/320 section with public water and septic or on parcels five acres or 1/128 section with private water and septic, or greater);
- (viii) Repealed by Ord. O20140005.
- (ix) Hamilton Urban Reserve (on parcels 20 acres or 1/32 section, or greater, with one lot allowed for each additional 10 acres or 1/64 section).

(d) CaRDs are not permitted within urban growth areas with the exception of Hamilton as specified above.

(3) *No change*

Skagit County

Countywide Planning Policies

January 2021

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Skagit County Countywide Planning Policies

The Role of the Skagit County Countywide Planning Policies and the Comprehensive Plans

- i Pursuant to RCW 36.70A.210, these Skagit County Countywide Planning Policies (“Countywide Planning Policies” or “CPPs”) establish a countywide framework for developing county, city and town comprehensive plans (collectively “Comprehensive Plans”).
- ii Except as otherwise provided for by law, Skagit County, municipalities, and state agencies are subject to the Countywide Planning Policies. The Skagit County Comprehensive Plan, and the comprehensive plans of the cities and towns within Skagit County shall be consistent with these policies.
- iii The 2002 Framework Agreement – executed by Skagit County and every city and town within the county – guides the process for adoption and amendment of Countywide Planning Policies.
- iv The Board of County Commissioners adopt and amend Countywide Planning Policies in cooperation with the cities and towns, consistent with RCW 36.70A.210 and the 2002 Framework Agreement.
- v All Elements of Comprehensive Plans, including maps and procedures, shall comply with these policies. Amendments to the other components of Comprehensive Plans shall conform to these policies.
- vi As required by RCW 36.70A.120, activities and capital budgeting decisions made by Skagit County, and all cities and towns located within the county, shall be made in conformity with the locally adopted comprehensive plan.
- vii The Skagit County Comprehensive Plan adopts by reference the following functional plans: Shoreline, Drainage, Floodplain, Schools, Special Districts, Parks and Recreation, Transportation, Watershed, the Coordinated Water System Plan and any other functional plans adopted by Skagit County. Each referenced plan shall be coordinated with, and consistent with, the Skagit County Comprehensive Plan.
- viii All disputes over the proper interpretation of other functional plans and all implementing regulations, including zoning maps and zoning regulations, shall be resolved in favor of the interpretation which most clearly achieves Countywide Planning Policies.
- ix Local governments shall pursue methods of collecting and displaying statistics, maps and other information necessary for government.

- x Upon adoption of Comprehensive Plans, sub-area plans will be considered to address homogeneous natural features and communities.

1. Urban Growth

Encourage urban development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

- 1.1 Urban growth shall be allowed only within cities and towns, their designated Urban Growth Areas (“UGAs”) and within any non-municipal urban growth areas already characterized by urban growth, identified in the Skagit County Comprehensive Plan with a Capital Facilities Plan meeting urban standards. Population and employment land allocations for each UGA shall be consistent with the allocations shown in Appendix A.
- 1.2 Cities and towns and their urban growth areas, and non-municipal urban growth areas designated pursuant to CPP 1.1, shall include areas and densities sufficient to accommodate as a target 80% of the county's 20-year population projection.
- 1.3 Urban growth areas shall provide for urban densities of mixed uses and shall direct development of neighborhoods which provide adequate and accessible urban governmental services concurrent with development. The Growth Management Act (“GMA”) defines urban governmental services as those governmental services historically and typically delivered by cities, including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with nonurban areas.
- 1.4 Urban growth areas shall include greenbelts and open space, and encourage the preservation of wildlife habitat areas.
- 1.5 Cities and towns shall encourage development, including greenbelt and open space areas, on existing vacant land and in-fill properties before expanding beyond their present corporate city limits towards urban growth boundaries.
- 1.6 Annexations beyond urban growth areas are prohibited.
- 1.7 The baseline for 20-year countywide population forecasts shall be the official Growth Management Act Population Projections from the State of Washington’s Office of Financial Management. The Growth Management Act Technical Advisory Committee (“Planners Committee”) shall recommend the process for allocating forecasted population and employment, which shall be cooperatively reviewed by the Growth Management Act Steering Committee (“GMASC”), consistent with the 2002 Framework Agreement. Final growth allocations will be ratified by each government’s legislative body. The growth allocation process shall use the procedures in Appendix B, which calls for the following steps:
 - a. Initial Growth Allocations;
 - b. Reconciliation;
 - c. Long Term Monitoring; and

d. Allocation Adjustment.

- 1.8 Skagit County, the cities and towns shall use consistent land capacity analysis methods as approved by the GMASC to determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply is to be maintained by Skagit County in a Regional Geographic Information Systems database.
- 1.9 Skagit County, the cities and towns will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining. The Planners Committee shall develop a monitoring process, prepare annual monitoring reports and present the reports to the Growth Management Act Steering Committee annually.
- 1.10 All growth outside the urban growth boundary shall be rural in nature as defined in the Rural Element, not requiring urban governmental services, except in those limited circumstances shown to be necessary to the satisfaction of both Skagit County and the affected city/town to protect basic public health, safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development.

2. Reduce Sprawl

Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

- 2.1 Contiguous and orderly development and provision of urban services to such development within urban growth boundaries shall be required.
- 2.2 Development within the urban growth area shall be coordinated and phased through inter-agency agreements.
- 2.3 Rural development shall be allowed in areas outside of the urban growth boundaries having limited resource production values (e.g. agriculture, timber, mineral) and having access to public services. Rural development shall have access through suitable county roads, have limited impact on agricultural, timber, mineral lands, critical areas, shorelands, historic landscapes or cultural resources and must address their drainage and ground water impacts.
- 2.4 Rural commercial and industrial development shall be consistent with that permitted by the Growth Management Act, specifically including RCW 36.70A.070(5)(d) and related provisions and the 1997 ESB 6094 amendments thereto. This development shall not be urban in scale or character or require the extension of urban services outside of urban growth areas, except where necessary to address an existing public health, safety or environmental problem.
- 2.5 Rural commercial and industrial development shall be of a scale and nature consistent and compatible with rural character and rural services, or as otherwise allowed under RCW 36.70A.070(5)(d), and may include commercial services to serve the rural population, natural resource-related industries, small scale businesses and cottage industries that provide job opportunities for rural residents, and recreation, tourism and resort development that relies on the natural environment unique to the rural area.
- 2.6 Priority consideration will be given to siting of new rural commercial and industrial uses in areas of existing development, including existing Rural Villages and existing Rural Centers, followed by already developed sites in the rural area, and only lastly to wholly undeveloped sites in the rural area.
- 2.7 Master planned sites designated for industrial and large-scale commercial uses shall be clustered, landscaped, and buffered to alleviate adverse impacts to surrounding areas.
- 2.8 Commercial areas should be aggregated in cluster form, be pedestrian oriented, provide adequate parking and be designed to accommodate public transit.

- 2.9 Urban commercial and urban industrial development, except development directly dependent on local agriculture, forestry, mining, aquatic and resource operations, and major industrial development which meets the criteria contained in RCW 36.70A.365, should be restricted to urban or urban growth areas where adequate transportation networks and appropriate utility services are available.

The process to consider siting of specific major industrial developments outside of urban growth areas shall follow the process included in the 2002 Framework Agreement for adoption of Countywide Planning Policies. Major industrial developments shall mean a master planned location for specific manufacturing, industrial, or commercial business that:

1. Requires a parcel of land so large that no suitable parcels are available within an urban growth area; or
2. Is a natural resource-based industry requiring a location near agricultural land, forest land, or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multi-tenant office park.

A major industrial development may be approved outside an urban growth area if the following criteria are met:

1. New infrastructure is provided for and/or applicable impact fees are paid;
2. Transit-oriented site planning and traffic demand management programs are implemented;
3. Buffers are provided between the major industrial development and adjacent non-urban areas;
4. Environmental protection including air and water quality has been addressed and provided for;
5. Development regulations are established to ensure that urban growth will not occur in adjacent non-urban areas;
6. Provision is made to mitigate adverse impacts on designated agricultural lands, forest lands, and mineral resource lands;
8. The plan for the major industrial development is consistent with Skagit County's development regulations established for the protection of critical areas; and

9. An inventory of developable land has been conducted and Skagit County has determined and entered findings that land suitable to site the major industrial development is unavailable within the urban growth area. Priority shall be given to applications for sites that are adjacent to or in close proximity to the urban growth areas.

Final approval of an application for a major industrial development shall be considered an adopted amendment to the Skagit County Comprehensive Plan adopted pursuant to RCW 36.70A.070 designating the major industrial development site on the land use map as an urban growth area. Final approval of the application shall not be considered an amendment to the Skagit County Comprehensive Plan for the purposes of RCW 36.70A.130(2) and may be considered at any time.

- 2.10 Establishment or expansion of local improvement districts and special purpose taxing districts, except flood control, diking districts and other districts formed for the purpose of protecting water quality, in designated commercial forest resource lands shall be discouraged.

3. Transportation

Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

- 3.1 Multi-purpose transportation routes and facilities shall be designed to accommodate present and future traffic volumes.
- 3.2 Primary arterial access points shall be designed to ensure maximum safety while minimizing traffic flow disruptions.
- 3.3 The development of new transportation routes and improvements to existing routes shall minimize adverse social, economic and environmental impacts and costs.
- 3.4 Transportation elements of Comprehensive Plans shall be designed to; facilitate the flow of people, goods and services so as to strengthen the local and regional economy; conform with the Land Use Element; be based upon an inventory of the existing Skagit County transportation network and needs; and encourage the conservation of energy.
- 3.5 Provisions in Comprehensive Plans for the location and improvement of existing and future transportation networks and public transportation shall be made in a manner consistent with the goals, policies and land use map of the locally adopted comprehensive plan.
- 3.6 The development of a recreational transportation network shall be encouraged and coordinated between state and local governments and private enterprises.
- 3.7 Transportation services for seniors and individuals with disabilities shall be provided by public transportation operators to provide for those who, through age and/or disability, are unable to transport themselves.
- 3.8 Level of service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to optimize land use and traffic compatibility over the long term. New development shall mitigate transportation impacts concurrently with the development and occupancy of the project.
- 3.9 An all-weather arterial road system shall be coordinated with industrial and commercial areas.

- 3.10 Cost effectiveness shall be a consideration in transportation expenditure decisions and balanced for both safety and service improvements.
- 3.11 An integrated regional transportation system shall be designed to minimize air pollution by promoting the use of alternative transportation modes, reducing vehicular traffic, maintaining acceptable traffic flow, and siting of facilities.
- 3.12 All new and expanded transportation facilities shall be sited, constructed and maintained to minimize noise levels.

4. Housing

Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

- 4.1 Allow for an adequate supply of land use options to provide housing for a wide range of incomes, housing types and densities.
- 4.2 Public/private partnerships shall be encouraged to build affordable housing and devise incentives for innovative and environmentally sensitive design to meet the housing needs of people with low and moderate incomes and special needs populations.
- 4.3 Comprehensive Plans should support innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit developments and the transfer of development rights.
- 4.4 The existing affordable housing stock should be maintained and efforts to rehabilitate older and substandard housing, which are otherwise consistent with comprehensive plan policies, should be encouraged.
- 4.5 The construction of housing that promotes innovative, energy efficient and less expensive building technologies shall be encouraged.
- 4.6 Provisions in Comprehensive Plans for the location of residential development shall be made in a manner consistent with protecting natural resource lands, aquatic resources, and critical areas.
- 4.7 Manufactured home parks shall be allowed only within urban or urban growth areas.

5. Economic Development

Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

- 5.1 The development of environmentally sensitive industries shall be encouraged.
- 5.2 Home occupations that do not significantly change or impact neighborhood character shall be permitted.
- 5.3 Economic diversity should be encouraged in rural communities where special incentives and services can be provided.
- 5.4 Commercial and industrial activities directly related to local natural resource production may be allowed in designated natural resource areas provided they can demonstrate their location and existence as natural resource area dependent businesses.
- 5.5 A diversified economic base shall be encouraged to minimize the vulnerability of the local economy to economic fluctuations.
- 5.6 Commercial, industrial and residential acreage shall be designated to meet future needs without adversely affecting natural resource lands, critical areas, and rural character and life styles.
- 5.7 Tourism, recreation and land preservation shall be promoted provided they do not conflict with the long-term commercial significance of natural resources and critical areas or rural life styles.
- 5.8 Agriculture, forestry, aquatic resources and mineral extraction shall be encouraged both within and outside of designated resource lands.
- 5.9 The primary land use within designated forest resource lands shall be commercial forestry. Residential development shall be strongly discouraged within designated forest resource lands.
- 5.10 Lands within designated agricultural resource areas should remain in large parcels and ownership patterns conducive to commercial agricultural operations and production.

- 5.11 Skagit County shall conserve agriculture, aquaculture, forest and mineral resources for productive use by designating natural resource lands and aquatic resource areas, where the principal and preferred land uses will be long term commercial resource management.
- 5.12 Value added natural resource industries shall be encouraged.
- 5.13 Skagit County shall increase the availability of renewable resources and encourage the maximum attainable recycling of non-renewable resources.
- 5.14 Commercial and industrial activities directly related to or dependent on local aquatic resource areas should be encouraged in shoreline areas provided they are shoreline dependent and/or related.
- 5.15 Comprehensive Plans shall support and encourage economic development and employment to provide opportunities for prosperity.

6. Property Rights

Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

- 6.1 Proposed regulatory or administrative actions shall not result in an unconstitutional taking of private property.
- 6.2 The rights of property owners operating under current land use regulations shall be preserved unless a clear public health, safety or welfare purpose is served by more restrictive regulation.
- 6.3 Surface water runoff and drainage facilities shall be designed and utilized in a manner which protects against the destruction of private property and the degradation of water quality.

7. Permits

Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

- 7.1 Inter-agency agreements with other agencies to facilitate multi-agency permits shall be pursued to better serve the public.
- 7.2 Upon receipt of a complete application, land use proposals and permits shall be expeditiously reviewed and decisions made in a timely manner.
- 7.3 Variances that would create a policy violation of a jurisdiction's comprehensive plan shall not be permitted.
- 7.4 New implementing codes and amendments shall provide clear regulations to reduce the possibility of multiple interpretations by staff and applicants.
- 7.5 Impact fees shall be imposed through established ordinances, procedures and criteria so that specific developments do not pay arbitrary fees or duplicative fees for the same impact.
- 7.6 Special purpose districts permitted by statute to request impact fees shall to the extent possible utilize similar formulas to calculate costs of new development.

8. Natural Resource Industries

Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

- 8.1 Identified critical areas, shorelands, aquatic resource areas and natural resource lands shall be protected by restricting conversion. Encroachment by incompatible uses shall be prevented by maintenance of adequate buffering between conflicting activities.
- 8.2 Land uses adjacent to agricultural, forest, or mineral resource lands and designated aquatic resource areas shall not interfere with the continued use of these designated lands for the production of food, agricultural and aquatic based products, or timber, or for the extraction of minerals.
- 8.3 Forest and agricultural lands located within urban growth areas shall not be designated as forest or agricultural land of long-term commercial significance unless a program authorizing transfer or purchase of development rights is established.
- 8.4 Mining sites or portions of mining sites shall be reclaimed when they are abandoned, depleted, or when operations are discontinued for long periods.
- 8.5 Long-term commercially significant natural resource lands and designated aquatic resource areas shall be protected and conserved. Skagit County shall adopt policies and regulations that encourage and facilitate the retention and enhancement of natural resource areas in perpetuity.
- 8.6 When plats, short plats, building permits and development permits are issued for development activities on or adjacent to natural resource lands and aquatic resource areas, notice shall be provided to those seeking permit approvals that certain activities may occur that are not compatible with residences.
- 8.7 Fishery resources, including the county's river systems inclusive of their tributaries, as well as the area's lakes, associated wetlands, and marine waters, shall be protected and enhanced for continued productivity.
- 8.8 Skagit County shall encourage sustainable use of the natural resources of the County, including but not limited to agriculture, forestry, and aquatic resources.
- 8.9 Skagit County shall conserve agricultural, aquatic based, forest and mineral resources for productive use by designating natural resource lands and aquatic resource areas where the principal and preferred land uses will be long-term commercial resource management.

9. Open Space and Recreation

Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

- 9.1 Open space corridors within and between urban growth areas shall be identified. These areas shall include lands useful for recreation, fish and wildlife habitat, trails, and connection of critical areas.
- 9.2 To preserve open space and create recreational opportunities, innovative regulatory techniques and incentives such as but not limited to, purchase of development rights, transfer of development rights, conservation easements, land trusts and community acquisition of lands for public ownership shall be encouraged.
- 9.3 The use of Open Space Taxation Laws shall be encouraged as a useful method of land use control and resource preservation.
- 9.4 Expansion and enhancement of parks, recreation and scenic areas and viewing points shall be identified, planned for and improved in shorelands, and urban and rural designated areas.
- 9.5 Property owners shall be encouraged to site and design new construction to minimize disruption of visual amenities and solar resources of adjacent property owners, public road ways, parks, lakes, waterways and beaches.
- 9.6 Development of new park and recreational facilities shall adhere to the policies set out in Comprehensive Plans.
- 9.7 The Skagit Wild and Scenic River System (which includes portions of the Sauk, Suiattle, Cascade and Skagit Rivers) is a resource that should be protected, enhanced and utilized for recreation purposes when there are not potential conflicts with the values (fisheries, wildlife, and scenic quality) of the river system.
- 9.8 Incompatible adjacent uses including industrial and commercial areas shall be adequately buffered by means of landscaping, or by maintaining recreation and open space corridors.
- 9.9 A park and recreation system shall be promoted which is integrated with existing and planned land use patterns.
- 9.10 Indoor and outdoor recreation facilities shall be designed to provide a wide range of opportunities allowing for individual needs of those using these facilities.

- 9.11 School districts, public agencies and private entities should work together to develop joint inter-agency agreements to provide facilities that not only meet the demands of the education for our youth, but also provide for public recreation opportunities that reduce the unnecessary duplication of facilities within Skagit County.
- 9.12 In planning new park and recreation facilities, consideration shall be given to natural features, topography, floodplains, relationship to population characteristics, types of facilities, various user group needs and standards of access, including travel time.

10. Environment

Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

- 10.1 Natural resource lands, including aquatic resource areas and critical areas shall be classified and designated, and regulations adopted to assure their long-term conservation. Land uses and developments which are incompatible with critical areas shall be prohibited except when impacts from such uses and developments can be mitigated.
- 10.2 Land use decisions shall take into account the immediate and long-range cumulative effects of proposed uses on the environment, both on- and off-site.
- 10.3 Reduce the loss of critical aquatic and terrestrial habitat by minimizing habitat fragmentation.
- 10.4 Wetlands, woodlands, watersheds and aquifers are essential components of the hydrologic system and shall be managed to protect surface and groundwater quality.
- 10.5 Recognize the river systems within Skagit County as pivotal freshwater resources and manage development within the greater watershed in a manner consistent with planning practices that enhance the integrity of the aquatic resource, fish and wildlife habitat, and recreational and aesthetic qualities.
- 10.6 Rural character shall be preserved by regulatory mechanisms through which development can occur with minimal environmental impact.
- 10.7 Development shall be directed away from designated natural resource lands, aquatic resource areas and critical areas.
- 10.8 The conversion of tidelands to uplands by means of diking, drainage and filling shall be prohibited, except when carried out by a public body to implement Comprehensive Plans for flood plain management or to respond to a natural disaster threatening life and property.
- 10.9 Septic systems, disposal of dredge spoils and land excavation, filling and clearing activities shall not have an adverse significant effect on Skagit County waters with respect to public health, fisheries, aquifers, water quality, wetlands, wildlife habitat, natural marine ecology and aquatic based resources.
- 10.10 Usual and accustomed activities on natural resource lands and aquatic resource areas shall be protected from interference when they are conducted in accordance with best management practices and environmental laws.

- 10.11 When evaluating and conditioning commercial, industrial or residential development, local governments shall consider threatened or endangered wildlife.
- 10.12 Enter into inter-agency agreements with appropriate state and local agencies and Native American Tribes for compliance with watershed protection, including but not limited to, the cumulative effects of construction, logging and non-point pollution in watersheds.
- 10.13 Cooperate with appropriate local, state and Federal agencies, to develop and implement flood hazard reduction programs, consistent with and supportive of the Corps Feasibility Study.
- 10.14 The Skagit River Floodway and the Skagit River Floodplain shall be regulated to protect human life, property and the public health and safety of the citizens of Skagit County; minimize the expenditure of public money; and maintain flood insurance eligibility while avoiding regulations which are unnecessary restrictive or difficult to administer.
- 10.15 Work together to provide ongoing public education about flooding in a coordinated and consistent program, and adopt a flood hazard reduction plan, that works together with the natural and beneficial functions of floodplains.

11. Citizen Participation and Coordination

Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

- 11.1 Maintain procedures to provide for the broad dissemination of proposals and alternatives for public inspection; opportunities for written comments; public hearings after effective notice; open discussions; communication programs and information services; consideration of and response to public comments; and the notification of the public for the adoption, implementation and evaluation of locally adopted comprehensive plans.
- 11.2 Continue to encourage public awareness of Comprehensive Plans by providing for public participation opportunities and public education programs designed to promote a widespread understanding of the Plans' purpose and intent.
- 11.3 For land use proposals, including those within the marine environment, all applicants shall bear the costs for public notification, by mail, and by posting of signs. Affected neighbors and surrounding shoreline owners shall be notified as prescribed by ordinance.
- 11.4 Provide regular and ongoing opportunities for public review and comment throughout the development process of Comprehensive Plans.
- 11.5 Encourage citizen participation throughout the planning process as mandated by Washington state statute and codes for environmental, land use, and development permits.
- 11.6 Utilize broad based Citizen Advisory Committees to participate and assist in the Element development of the Comprehensive Plans, sub-area plans and functional plans.

12. Public Facilities and Services

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

- 12.1 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.
- 12.2 All communities within a region shall fairly share the burden of regional public facilities. (The GMA defines regional public facilities as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks, recreational facilities and schools.)
- 12.3 A process shall be developed for identifying and siting essential public facilities. Comprehensive Plans may not preclude the siting of essential public facilities. (The GMA defines essential public facilities as those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local corrections facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities.)
- 12.4 Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfill, sewage treatment facilities, recreation, schools, and other public uses. Skagit County shall work with the state, cities, towns, communities and utility providers to identify areas of shared need for public facilities.
- 12.5 Lands designated for urban growth by Comprehensive Plans shall have an urban level of regional public facilities prior to or concurrent with development.
- 12.6 Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by regional public services without reducing levels of service elsewhere.
- 12.7 Public facilities and services needed to support development shall be available concurrent with the impacts of development.
- 12.8 The financing for system improvements to public facilities to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.

- 12.9 New development shall pay for or provide for its share of new infrastructure through impact fees or as conditions of development through the environmental review process.
- 12.10 Public water supply for new development shall conform to or exceed the Coordinated Water System Plan for public water systems.
- 12.11 Future development of land adjacent to existing and proposed schools and other public facilities shall be compatible with such uses.
- 12.12 Library services within Skagit County should be developed and coordinated to assure the delivery of comprehensive services throughout the county, with Skagit County, cities and towns fairly sharing the burden.
- 12.13 A county-wide recycling program shall be maintained.
- 12.14 Public drainage facilities shall be designed to control both stormwater quantity and quality impacts.
- 12.15 Provide results of the required six-year capital facilities plan, including a financing plan, and ensure consistency with land use designations.
- 12.16 Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.
- 12.17 Cities and towns are the appropriate purveyors of urban services. In the interest of facilitating the cost effective and orderly provision of urban services, the annexation of urban growth areas shall be encouraged and facilitated. The following policies are intended to promote municipal annexation, discourage urban growth in advance of annexation, and ensure that urban services can be provided in a logical cost-effective manner:
 - 1. On or before June 30, 2025 the Board of County Commissioners shall, as authorized by RCW 36.93.230, take action to disband the Washington State Boundary Review Board for Skagit County. Subsequent to the disbandment of the boundary review board, municipal annexations shall be subject to the following:
 - a. Annexations of land recently included in an urban growth area shall not be final until any appeal periods, or any proceedings associated with the urban growth area change, have lapsed or concluded;
 - b. With the exception of existing non-municipal urban growth areas, Skagit County shall ensure that urban growth does not occur in advance of municipal annexation;
 - c. The area(s) to be annexed shall be contiguous with existing municipal boundaries and shall avoid irregular boundaries by following existing features such as parcel lines or roadways, provided that such boundaries remain consistent with Chapter 36.70A RCW;

- d. Consistent with Washington state law, the annexation should include consideration of services and applicable infrastructure, as well as providing for the assumption of assets and obligations affected by the transfer of governance within the annexation area(s);
- e. If a public hearing is required by Washington state law on the proposed annexation, it shall be held at least 60 days prior to the effective date of the annexation. Notice of the hearing shall be provided to Skagit County and any affected special purpose districts; and
- f. Annexations shall be consistent with the Skagit County Countywide Planning Policies.

~~The Washington State Boundary Review Board for Skagit County should be disbanded pursuant to RCW 36.93.230 provided that the following tasks are accomplished: (a) that ALL cities and the County have adopted comprehensive plans and development regulations consistent with the requirements of these Countywide Planning Policies and RCW 36.70A, including appropriate urban levels of service for all public facilities and services; (b) that ALL cities and the County have adopted a concurrency ordinance that requires the adopted urban levels of service addressed in (a) above be accomplished in time frames that are consistent with RCW 36.70A.; (c) that special purpose districts that serve UGAs have adopted urban levels of service standards appropriate for their service areas; (d) that ALL cities and the County have an adopted capital facility plan for urban levels of service that indicates sources of revenue and a timeline for meeting such service; and (e) that ALL cities and special purpose districts have in place adopted "interlocal agreements" that discuss arrangements for transfer of assets and obligations that may be affected by transference of governance or annexation of the service area consistent with the requirements of applicable RCWs.~~

13. Historic Preservation

Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

- 13.1 Cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington state Department of Archeology and Historic Preservation.

Appendix A. Growth Allocations

Table 1: 2036 Initial Growth Allocations				
Urban Growth Areas	2015 – 2036 Forecast Population Growth	Total 2036 Population	2015 – 2036 Forecast Employment Growth	Total 2036 Employment
Anacortes	5,895	22,293	2,076	10,480
Burlington	3,808	14,272	3,516	13,412
Mount Vernon	12,434	47,403	4,785	21,288
Sedro-Woolley	4,555	17,069	4,427	9,179
Concrete	320	1,193	109	467
Hamilton	114	427	66	288
La Conner	329	1,226	329	1,420
Lyman	162	605	9	38
Bayview Ridge	72	1,883	1,799	3,455
Swinomish	912	3,416	290	1,247
UGAs Subtotal	28,601	109,787	17,406	61,274
Rural (outside UGAs)	7,150	45,665	1,447	9,343
County Total	35,751	155,452	18,853	70,617

Appendix B. Growth Allocations Procedures

The process of setting and reviewing growth allocations shall be consistent with the 2002 Framework Agreement among Skagit County, the cities and towns as currently adopted or amended.

1. **Initial Growth Allocations:** The Planners Committee will develop initial population and employment allocations for review and adoption by the GMASC.
 - a. The initial allocations will be based on the most recently published official 20-year population projections for Skagit County from the Office of Financial Management.

Jurisdictions shall use these initial allocations for at least one of the plan alternatives they evaluate for their GMA plan updates.

2. **Reconciliation:** Once the GMA comprehensive plan updates of jurisdictions have identified a preferred growth plan with sufficient detail to determine if the population and employment allocation can be accommodated, the GMASC will review and, if necessary, recommend adjusting the population and employment growth allocations to be included in the CPPs.
 - a. Skagit County, the and cities and towns shall jointly review the preferred growth alternatives proposed in local comprehensive plans for discrepancies with the allocation associated with Skagit County's preferred plan alternative.
 - b. Based on the land supply, permitted densities, capital facilities, urban service capacities and other information associated with the preferred growth alternatives of proposed local comprehensive plans, the Planners Committee shall recommend to the GMASC a reconciled 20-year population and employment allocation.
 - c. The GMASC shall review and recommend to the Board of County Commissioners a reconciled 20-year population and employment allocation. Substantial consideration shall be given to the plan of each jurisdiction, and the recommendation shall be consistent with the GMA and the CPPs.
 - d. The Board of County Commissioners shall consider the recommendation of the GMASC and shall replace the allocations in the CPPs with a reconciled 20-year population and employment allocation.
3. **Long Term Monitoring:** Subsequent to reconciliation, the GMASC shall maintain a long-term monitoring process to review annually the population and employment growth allocations contained in the CPPs.
 - a. Skagit County, the cities and towns shall jointly monitor the following:
 - i. Estimated population and employment growth;
 - ii. Annexations and incorporations; and
 - iii. Residential and non-residential development trends.
 - b. Results of the monitoring program shall be published in a growth monitoring report developed by the Planners Committee and recommended to the GMASC.
 - c. The GMASC shall review and approve the annual report by resolution.

4. **Allocation Adjustment:** The GMASC may consider adjustments to the population and employment growth allocations contained in Appendix A of CPPs in the years between Washington state-required updates. The following steps shall be used:
- a. Based on the results of the long-term monitoring process, the Planners Committee may review and recommend to the GMASC an adjustment to the population and employment allocations.
 - b. The GMASC shall review the Planners Committee recommendation to adjust growth allocations and may recommend to the Board of County Commissioners an adjustment to the population and employment allocations. Adjustments to the growth allocations shall be based on the results of the monitoring program and shall be consistent with the GMA and the CPPs.
 - c. The Board of County Commissioners shall consider the recommendation of the GMASC and may amend the CPPs with adjusted population and employment allocations for cities and towns, UGAs, and rural areas.

Any disputes regarding the roles and responsibilities of the Board of County Commissioners, the GMASC, and individual jurisdictions in reviewing and approving amendments to the Countywide Planning Policies shall be resolved in accordance with the procedures established by the 2002 Framework Agreement.