

GROWTH MANAGEMENT ACT TECHNICAL ADVISORY COMMITTEE (PLANNERS) MEETING

Thursday, August 8, 2019
2:30 p.m. to 4:00 p.m.

Skagit Council of Governments Conference Room
315 South Third Street, Suite #100, Mount Vernon, WA 98273

AGENDA

1. Welcome and Introductions – *All*
2. Countywide Planning Policies – *Mark Hamilton*
3. 2020 Work Program – *Kevin Murphy*
4. Next Growth Management Act Steering Committee Meeting – *Mark Hamilton*
5. Roundtable (Planning Updates from Members) – *All*
6. Other – *All*

Please contact [Kevin Murphy](#) at (360) 416-7871 if there are any other items that need to be brought up for discussion.

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Skagit County

**Countywide
Planning
Policies**

June 30, 2016

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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”)~~ countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan. 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.~~
- iv ~~All Elements of the Comprehensive Plans, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive Comprehensive plan Plans shall conform to these policies.~~
- iii ~~As required by RCW 36.70A.120, all implementing regulations, including zoning maps and zoning regulations, shall be consistent with and implement these policies. Amendments to the implementing regulations shall conform to these policies.~~
- iv ~~As required by RCW 36.70A.120, all planning, land use permitting actions and 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~~ 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.

~~viii~~ viii ~~Skagit County~~ Local governments shall pursue methods of collecting and displaying statistics, maps and other information necessary for government.

~~viii~~ viii Upon adoption of ~~the county-wide~~ Comprehensive Plans, sub-area plans will be considered to address homogeneous natural features and communities.

~~ix~~ ix ~~A definition section will be incorporated into the final Comprehensive Plan document. Some definitions are clearly articulated in state statutes and local government implementing ordinances or regulations. Other words which are undefined at this time will be clarified through the Element development process.~~

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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 ~~those~~ 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. ~~Strip commercial development shall be prohibited.~~

- 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 ~~Memorandum of Understanding 2002 Framework Agreement between the County and the cities~~ 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 ~~the~~ Skagit County's development regulations established for the protection of critical areas; and

9. An inventory of developable land has been conducted and ~~the~~ 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 ~~The Transportation Element elements of the 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 ~~of the Comprehensive Plan~~; be based upon an inventory of the existing Skagit County transportation network and needs; and encourage the conservation of energy.
- 3.5 ~~Comprehensive Plan provisions~~ 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 ~~Comprehensive Plan~~ 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 ~~The Senior Citizen and Handicapped transportation~~ Transportation system services for seniors and individuals with disabilities shall be provided ~~with an adequate budget 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.

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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 ~~Local governments shall allow~~ 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 ~~The 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 ~~Comprehensive Plan provisions~~ 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 ~~boundary~~ 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 ~~The~~ Comprehensive Plans shall support and encourage economic development and employment to provide opportunities for prosperity.

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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 which would allow for a policy violation of any of the Comprehensive Plans ~~policies~~ 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

~~Encourage the retention of~~Retain open space ~~and development of,~~ 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 ~~this~~ Comprehensive Plan ~~document.s~~.
- 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, ~~Skagit County shall take into~~ 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.

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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 ~~The County shall reduce~~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 ~~Skagit County shall recognize~~Recognize the river systems within ~~the Skagit~~ County as pivotal freshwater resources and ~~shall~~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 ~~a Comprehensive Plan~~s 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 ~~affeteffect~~ 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, ~~Skagit County~~local governments shall consider threatened or endangered wildlife.
- 10.12 ~~Skagit County shall enter~~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 ~~Skagit County and Cities and Towns, in cooperation~~Cooperate with appropriate local, ~~state~~ and Federal agencies, ~~shall 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 ~~Skagit County and Cities and Towns shall work~~Work together to provide ongoing public education about flooding in a coordinated and consistent program, ~~and shall~~ 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 ~~Skagit County shall maintain~~ 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 ~~the Comprehensive Plan~~ locally adopted comprehensive plans.
- 11.2 ~~Skagit County shall continue~~ Continue to encourage public awareness of ~~the~~ Comprehensive Plans by providing for public participation opportunities and public education programs designed to promote a widespread understanding of the Plan's' 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 ~~Skagit County shall provide~~ Provide regular and ongoing opportunities for public review and comment throughout the ~~Comprehensive Plan~~ development process of Comprehensive Plans.
- 11.5 ~~Skagit County shall e~~ Encourage citizen participation throughout the planning process as mandated by Washington state statute and codes for environmental, land use, and development permits.
- ~~11.6~~
- ~~11.7~~ 11.6 ~~Skagit County shall u~~ Utilize broad based Citizen Advisory Committees to participate and assist in the Element development of the Comprehensive Plans-~~Elements~~, 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. ~~The~~ 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 ~~and~~, 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. ~~The~~ 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 ~~this~~ 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 ~~the county~~ Skagit County should be developed and coordinated to assure the delivery of comprehensive services throughout the County, with ~~the county~~ Skagit County, cities and towns fairly sharing the burden.
- 12.13 A county-wide recycling program shall be ~~developed~~ maintained.
- 12.14 Public drainage facilities shall be designed to control both stormwater quantity and quality impacts.
- 12.15 ~~Skagit County shall provide~~ Provide results of the required ~~six-six~~-year capital facilities plan, including a financing plan, and ~~these shall be consistent~~ ensure consistency with land use designations.
- 12.16 Citizens shall have the opportunity to participate in and comment on ~~on~~-proposed capital facilities financing.
- 12.17 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 ~~Skagit County shall cooperate~~ Cooperate with local historic preservation groups to ensure coordination of plans and policies by the ~~State Washington state Office~~ Department of Archeology and Historic Preservation.

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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(OFM).

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 ~~Growth Management Act Steering Committee~~(GMASC) will review and, if necessary, recommend adjusting the population and employment growth allocations to be included in the CPPs.
 - a. ~~The 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 ~~the 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, ~~and~~ 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 ~~GMA Steering Committee~~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.

Potential Future CPP Work Program Items

Subject	Subject Related "Potential Flags" by SCOG Staff	Subject Related Suggestions, Comments & Questions Received from Planners
Shorelines	A "14th Goal" was added to GMA in 1995 (see RCW 36.70A.480) regarding shorelines of the state. This GMA revision created a linkage between GMA and the Shoreline Management Act, which predates GMA by nearly 20 years. Though not a requirement to have as a CPP, the current CPPs track the 13 other planning goals in GMA.	While shoreline issues could certainly involve countywide coordination (think flood control, water rights, and water quality), If we add a chapter heading now I think the contents will have to wait until later. Maybe it can be revisited during the upcoming round of SMP updates? Work plan item? There should at least be a reference to this and recognition that our Comp Plans need to reflect our shoreline plans.
Administration	Page 5 of the 2002 Framework Agreement includes "establish mechanism to systematically and logically update the CPPs as necessary" as a primary function of the planning organization (GMA Committee). This mechanism could be included in the CPPs, but isn't currently. WAC 365-196-305(5)(a) recommends that CPPs include procedures by which CPPs will be reviewed and amended.	Agree - CWPPs should include amendment procedures. CWPPs should reflect the terms of the framework agreement and readers should not have to consult the text of the actual agreement. Should we consider adding an "administration" section to address applicability, amendments, and other administrative matters discussed in the framework agreement? Periodically evaluating the effectiveness of the Countywide Planning Policies is key to continuing their value to the region and local jurisdictions...to monitor and benchmark the progress of the Countywide Planning Polices towards achieving the goals set on in the Comprehensive Plans. The parties may jointly identify corrective actions that may be taken if progress toward benchmarks is not being achieved. Mechanism to systematically and logically update the CPPs as necessary. Maintain the currency of the Countywide Planning Policies through periodic review and amendment. Initiate and review all amendments at the Growth Management Steering Committee through the process described below: (a) Only the Growth Management Steering Committee may propose amendments to the Countywide Planning Policies; (b) Growth Management Steering Committee recommends amendments to the Skagit Couny Board of Commissioners for consideration, possible revision, and approval; proposed revisions by the Growth Management Steering Committee that are of a substantive nature shall be sent to the technical committee for their consideration and revised recommendation based on the proposed revision; (c) A majority vote of the Skagit County Council both constitutes approval of the amendments and ratification on behalf of the residents of Unincorporated Skagit County; (d) After approval and ratification by the Skagit County Council, amendments are forwarded to each city and town for ratification. Amendments cannot be modified during the city/ town ratification process. Amendments will not be effective unless unanimously approved by all cities and towns; (e) Amendments must be ratified within 90 days of Skagit County approval. Ratification is either by an affirmative vote of the city's or town's council or by no action being taken within the ratification period.
Boundary Review Board	The Skagit County Board of Commissioners has the authority to disband the boundary review board (BRB) per RCW 36.93.230 after GMA-compliant comprehensive plans and development regulations have been adopted. A number of tasks, in excess of what RCW requires, have been included in CPP 12.17 that must be accomplished prior to BRB dissolution. Have all these tasks been achieved? Is this being tracked anywhere?	This raises a substantive issue regarding the annexation process if the BRB is dissolved. If the BRB is dissolved the policies for annexation should be included in the CWPPs so local governments have an appeal avenue if they disagree with County actions regarding annexations/development of unincorporated land. Future work plan item? The BRB needs to go!
Fiscal Analysis of CPPs	RCW 36.70A.210(3)(h) requires an analysis of the fiscal impact of the CPPs. It is unclear if and when this analysis occurred.	My notes say that the fiscal impact analysis was prepared by ECONorthwest in 2012, see Evaluation of Fiscal Implications of Growth Management Options in Skagit County, WA Did this ever get answered?
Fully Contained Communities		Recommended CPPs Received: "Review and revise criteria and regulations to avoid new fully contained communitis outside of the designated urban growth area because of their potential to create sprawl and undermine local, countywide, state, and regional growth mangement goals" and "New fully contained communities shall contain a mix of dwelling units to provide for the affordable and moderate-income housing needs that will be created as a result of the development, as well as helping to accommodate a share of the county's overall affordable housing need."
Affordable Housing		Recommended CPP Received: "The Comprehensive Plans shall support and encourage affordable housing within urban growth areas."
Historic Preservation		If we get to pick areas where we would like more focus in the future this is one I would like for us to spend some time on. It will likely be a bigger deal in the future. I think a coordinated effort to deal with the topic is due.

July 3, 2019

Draft - 2020 Growth Management Act (GMA) Support Work Program and Budget

As per the GMA support agreement, SCOG will continue to provide administrative support and coordinate Growth Management Act Steering Committee (GMASC) activities and work program. Staff has estimated the work to include administrative and technical support. Annually the GMASC will establish a work program and budget. The following tasks are proposed to the GMASC by the Growth Management Act Technical Advisory Committee (GMATAC) for the 2020 work program and budget with a total estimated cost of \$108,000.

Note this level of effort would require hiring an additional planner likely at the Associate Planner level and may require a change in billing processes from the current reimbursement method of SCOG to payment upfront of all or a portion of the annual work program budget.

GMA Task 1 - Administrative Support:

Provide administrative support and coordinate efforts of the Growth Management Act Steering Committee. Provide administrative support as needed to conduct meetings of the GMASC and the GMATAC. Anticipated activities include preparing agendas, minutes of the GMASC, resolutions and maintaining related supporting materials.

Estimated cost \$10,000

GMA Task 2 - Technical Support:

Task 2.1 - Growth Monitoring

Review local jurisdictions land capacity analysis methods and results. Participate in and coordinate with the TAC regarding growth allocations and reconciliation process if needed. SCOG staff will coordinate and provide an objective review of the methods, assumptions and coordinate the reconciliation process.

Prepare the annual Growth Monitoring Report based on the methodology agreed to in 2018 as described in Countywide Planning Policies. Coordinate with jurisdictions on collection and reporting of data. Focus for 2020 will be on updating the baseline report and adding trend analysis

Estimated cost \$18,000

Task 2.2 – Land Consumption (NEW for 2020)

Develop and implement a land consumption and monitoring methodology focused on urban growth areas (UGAs) in conjunction with Cities, Towns and Skagit County. The 2020 work would establish methodologies and related business practice recommendations (if needed) and produce a baseline report for 2019. The methodology would address questions, such as:

- a. How many acres of land is available for development by type for each jurisdiction and UGA by comprehensive plan and zoning designation?
- b. How many acres of residential and employment uses were “consumed” (developed/redeveloped) by comprehensive plan and zoning designation during the reporting period?
- c. What was the activity level of that development (housing units/acre, employment or square footage/acre)?
- d. What is the amount of vacant and developable urban land remaining? If the amount remaining is less than 50%, that could trigger a proposal to adjust the UGA as per Skagit County Code 14.08 and require GMASC discussion and recommendation to Board of County Commissioners.
- e. Could also include factors/questions such as what is the amount of development with specific restrictions? For example, affordability or age (i.e., 55+) requirements.

The information would be reported in the annual growth monitoring report and would be input into jurisdictions’ land capacity analyses required as part of GMA plan updates. The methodology would be established to support the GMASC role in recommending establishments and adjustments to Urban Growth Boundary or population and employment allocations in CPP 1 to the Board of County Commissioners as per the 2002 Framework Agreement. The methodology would strive to collect data from existing business practices of the permitting agencies and consistently report the data annually. This work would review existing practices by jurisdictions and build upon those where appropriate.

Also anticipated in this task is review and outreach beyond the GMATAC members, such as builders and other stakeholders/interest groups with input from the GMASC and GMATAC.

Estimated cost \$80,000

Cost Allocation: As per the interlocal agreement regarding staffing service for GMA support costs are to be share among the 2002 Framework Agreement participates based on their respective share of population annual reported by the Office of Financial Management (OFM), see table.

DRAFT Allocation based on 2019 population estimates from the OFM.

DRAFT 2020 GMA Work Program Budget					
Total Draft Budget	\$108,000				
	OFM Population		2020	2019	Change from
	2019	%	Cost Allocation	Cost Allocation	2019 to 2020
Skagit County	52,565	40.68%	\$43,939.78	\$12,220.99	\$31,718.79
Anacortes	17,610	13.63%	\$14,720.43	\$4,028.61	\$10,691.82
Burlington	9,140	7.07%	\$7,640.25	\$2,139.98	\$5,500.27
Concrete	745	0.58%	\$622.76	\$175.47	\$447.29
Hamilton	300	0.23%	\$250.77	\$71.14	\$179.64
La Conner	960	0.74%	\$802.48	\$222.89	\$579.59
Lyman	450	0.35%	\$376.16	\$107.89	\$268.27
Mount Vernon	35,740	27.66%	\$29,875.54	\$8,341.76	\$21,533.78
Sedro-Woolley	11,690	9.05%	\$9,771.83	\$2,691.27	\$7,080.55
Total	129,200	100%	\$108,000.00	\$30,000.00	\$78,000.00