



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

TIM DEVRIES, CBO, ACO, CFM
Building Official & Floodplain Manager

MEMORANDUM

To: Board of County Commissioners
From: Gary R. Christensen, AICP, Director
Date: March 6, 2012
Re: Department Work Program, Projects, and Priorities

Dating back to 2006, the Department has met with the Board to discuss, seek direction and confirmation as to the Department's long-term work program, projects and priorities.

Recently, the Department met with the County Administrator and discussed the Department's work program, budget, and desired level of service standards. When reviewing the work program there are many choices to make and the decisions are not easy. Some projects are "mandatory, requiring action" while others are "discretionary, would like to take action."

For your review, discussion and action, here is a drafted Resolution which adopts the Department and the Planning Commission's 2012 work plan for proposed legislative land use plans, policies, and regulations (see Attachment A). The recommended work plan was based on a separate list of *major* projects that were reviewed, discussed and prioritized by Department, civil legal counsel, and the County Administrator (see Attachment B). This business model has worked well in previous years. Periodic "status reports" will be provided so that the Board can monitor projects, resources and timelines. When major projects are completed, then new projects can be added to the work program provided that the necessary resources exist or are allocated. If the Board seeks to add to, remove items, or otherwise modify the work plan, the Department recommends amending the resolution approving the plan. This will ensure that staff, the Planning Commission, the Board, and the public are on the same page regarding the Department's priority work items.

ATTACHMENT A

A Resolution Adopting a 2012 Work Plan for Legislative Land Use Plans, Policies, and Regulation Proposals

Whereas SCC 14.08.060 prescribes that the Board of County Commissioners may initiate review of development regulations;

Whereas plans and policies require regular updates to adapt to changing circumstances and comply with new federal and state mandates;

Whereas the Planning & Development Services Department, as lead department on most land use legislative proposals, has limited resources for both legislative and permit processing;

Whereas the County anticipates hiring a new director for the Planning & Development Services Department in the near future who will help set a new strategic plan;

Now Therefore Be It Resolved, That the Board of County Commissioners: Authorizes and directs the department to proceed with the development of legislative proposals for the plans, policies, and regulations projects listed below for adoption on or before the expected adoption date.

Item	Start	Expected Release	Expected Adoption
2011 Comprehensive Plan Amendments	2011	4/2012	2012
Shoreline Master Program update	2010	various	5/2013
CRS rating ordinance (interim + permanent)	1/2012	3/2012	2012
Bayview Ridge PUD ordinance and design guidelines	9/2011	6/2012	2012

Now Therefore Be It Further Resolved, That this resolution replaces any existing resolution establishing a legislative land use work plan.

Witness Our Hands and the Official Seal of Our Office this ____ day of March, 2012.

**Board of County Commissioners
Skagit County, Washington**

Kenneth A. Dahlstedt, Chair

Sharon D. Dillon, Commissioner

Ron Wesen, Commissioner

ATTEST:

Linda Hammons, Clerk
Skagit County Board of Commissioners

APPROVED AS TO CONTENT:

Gary R. Christensen, AICP, Director
Planning & Development Services

APPROVED AS TO FORM:

Ryan Walters, Civil Deputy
Skagit County Prosecutor's Office

ATTACHMENT B
(Yellow shading depicts “Priority Projects”)

2012 Major Projects	Description
2011 Comprehensive Plan Amendments (CPA)	Process 2011 CPA docket, including: 3 citizen-initiated map amendments; and, 2 county-initiated policy amendments.
Shoreline Master Program Update	Shoreline Master Programs must be updated to be consistent with the Department of Ecology guidelines. Local master programs regulate new development and use of shorelines along rivers and larger streams, lakes over 20 acres, and marine waters within their jurisdictions.
Bayview Ridge Subarea Plan Implementation	Development of a Planned Unit Development (PUD) code and design guidelines. Amendments to the Bayview Ridge Subarea Plan to provide consistency between the PUD and development regulations.
Amendments to Skagit County Code 14.34, Flood Damage Prevention	To maintain the County’s Community Rating System (CRS) Level 4 rating, a minor amendment to the floodplain development regulations is needed to ensure construction of duct work at least one foot above the base flood elevation.
Annual Code Amendments	Process development regulation amendments to update the code and minimize ambiguities and address legal issues.
Envision Skagit 2060 Implementation	A comprehensive alternative scenario analysis and planning effort to develop a broadly supported vision and implementation plan for the Skagit River watershed – 50 years forward. Consideration of implementation measures.
Transfer of Development Rights (TDR)	The TDR program seeks to study, develop and consider adoption and implementation of an interjurisdictional Transfer of Development Rights (TDR) Program in Skagit County. The TDR program has two integral phases—Phase 1 explores establishment of a the TDR program itself and Phase 2 focuses on an in-depth site-specific analysis of redevelopment opportunities in the City of Burlington’s commercial core as a means to stimulate demand for TDRs.
Legislative Process Reform	Amendments to Skagit County Code to create and clearly articulate the statutory requirements for legislative planning and policies, standard operating procedures, and procedural processes.
Wind Power Regulations	Amendments to Skagit County Code to address the siting and development of renewable energy generation that would support community wind power.

2012 Major Projects	Description
Clean Samish Initiative	Participation in the Clean Samish Initiative effort to address and deal with non-point pollution and to enhance Skagit County's water quality. It consists of a myriad of activities directed at educating the public, controlling storm water pollution, developing water quality monitoring plans, conducting field inspections, and restoring habitats among many other goals.
Voluntary Stewardship Program (VSP)	Participation in the Voluntary Stewardship Program to address a statutory requirement to protect and conserve fisheries habitat and long-term, commercially viable agricultural land.
FEMA/NMFS BiOp Code Amendments	Amendments to Skagit County Code to address comments from the Federal Emergency Management Agency regarding the National Marine Fisheries Service (NMFS) Biological Opinion (BiOp) and the County's effort to protect Chinook salmon and Orca whale, both of which are protected under the federal Endangered Species Act.
Low Flow Stream Watersheds	The Fisher, Carpenter and Nookachamps basins are subject to in-stream flow requirements. Water usage and withdrawals for domestic, commercial, and agricultural purposes are limited.
Periodic Review of Special Purpose District Utility Plans	Functional plans (i.e., water and sewer district comprehensive plans) when amended or updated require review to assure consistency with Skagit County's Comprehensive Plan.
Major Projects for Future Consideration	Item
	<ul style="list-style-type: none"> - Capital Facilities Plan (CFP) 6-year update - NPDES and LID permit requirements – action required in 2013 - Guemes Island subarea plan implementation - Countywide Regional Planning Policies update - Comprehensive Economic Development Strategy (CEDS) update – only if SCOG takes the lead - FEMA buyout properties - Department website redesign and update - CaRD analysis, effectiveness, and design guideline - RFS study at I-5 interchanges

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**Board of County Commissioners
Skagit County, Washington**

Kenneth A. Dahlstedt
Kenneth A. Dahlstedt, Chair

Sharon D. Dillon
Sharon D. Dillon, Commissioner

Ron Wesen
Ron Wesen, Commissioner



ATTEST:

Amber Kloppin, Asst.
Linda Hammons, Clerk
Skagit County Board of Commissioners

APPROVED AS TO CONTENT:

Gary R. Christensen
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