

Planning and Development Services

2008 Accomplishments/Achievements

Successes and Celebrations



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"Helping You Plan and Build Better Communities"

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Objectives

- Highlight and Reflect on a Number of 2008 Accomplishments/Achievements
 - Not listed in any order of importance
- Many Participant's – Too Many to Individually Name
 - County Commissioners
 - Planning Commission
 - Planning and Development Services
 - Other County Departments
 - Various Committees/Boards
 - Agencies with Jurisdiction
 - Interested Parties
 - The Public

2008 Accomplishments/Achievements

1. Town of Hamilton Relocation and Urban Growth Area (UGA) Modification

- 107 acre expansion provides an area outside of the floodway for the relocation of its old town center and residential areas currently in the floodway.
- The expansion also adds 59 acres owned by Janicki Industries where the company is building a 160,000 square foot manufacturing facility, which at build out could eventually support 400 upriver jobs.
- 157 acres of "Hamilton Urban Reserve" have been designated adjacent to the UGA for future expansion and growth.

2008 Accomplishments/Achievements

2. Skagit County Critical Areas Ordinance (CAO) Legislative Update

- WA State Growth Management Act (GMA) requires the protection of 5 critical areas (wetlands, fish & wildlife habitat, aquifer recharge areas, frequently flooded areas, geologic hazardous areas)
- Preserve natural areas and protect public health and safety
- Skagit County's first CAO was adopted in 1996
- WA Legislative required local governments to update their CAOs on "best available science"
- The CAO update utilized extensive public participation, involving a citizen advisory committee, agencies/departments, consultants, and the planning commission
- The CAO addresses two important GMA goals by balancing property rights and protecting critical areas.

2008 Accomplishments/Achievements

3. Bayview Ridge Subarea Plan Update

- Addressed: school location criteria, capital facilities, new planning horizon – 2025, heavy industrial/light industrial zoning map redesignations.
- WWGMHB noncompliance issues – 1 issue remains: an assessment of park needs and identified park facilities to meet those needs.
- Implementation Plan (Phase 1 & 2) – HDR is conducting a review of Bayview Ridge subarea plan documents and identifying components in need of further refinement and development. Capital Facility Plans will be reviewed along with their financing options, and propose alternatives of providing urban services.

2008 Accomplishments/Achievements

4. 2007 Skagit County Comprehensive Plan Amendment (CPA) Docket

- Annual docket cycle.
- (7) map amendment proposals.
- Comprehensive plan text, definitions, list of community plans, urban growth area modification policies.
- Capital Facilities Element and Profile amendments.
- The Alger Subarea Plan.

2008 Accomplishments/Achievements

5. Alger Subarea Plan

- The County's first "rural" subarea plan.
- A community plan or subarea plan seeks to ensure community values and assure sensible growth and development.
- The plan was developed by a "citizen advisory committee."
- The subarea is 22 square miles.
- Rural design features are encouraged.
- Protects rural character and future economic development activity at the village center.

2008 Accomplishments/Achievements

6. 2008 Skagit County Comprehensive Plan Amendment (CPA) Docket
 - Annual docket cycle.
 - (4) map amendment proposals.
 - Master planned resort policy and associated regulatory amendments.
 - The Guemes Island Subarea Plan.

2008 Accomplishments/Achievements

7. US Environmental Protection Agency (EPA) Grant for Alternative Futures Study (\$625,000)

- A comprehensive alternative scenario analysis and planning effort to develop a broadly supported vision and implementation plan for the Skagit Watershed – 50 years forward.
- Project completion date is 2012
- Objective is to develop support from a diverse set of stakeholders, regulatory agencies, and the wider community, which would address the needs of agriculture, growth, and ecosystem conservation in the watershed.

2008 Accomplishments/Achievements

8. Amendments to Skagit County Code Addressing Kennel Regulations

- Developed to protect public health, safety, and welfare; and, property, peace of citizens and for the welfare of animals.
- Created 3 kennel definitions: day use; limited; overnight.
- Specific criteria: acreage, building setbacks, perimeter screening, parking; lighting; limit the number of animals; exercise plan; emergency evacuation plan; operators can not have a criminal record of animal cruelty.
- Kennel operations must satisfy several humane treatment of animal standards, operational requirements, and monitoring and enforcement provisions.

2008 Accomplishments/Achievements

9. Environmental Assessment/SEPA Review of Guemes Island Ferry Schedule

- Addressed the general “island-wide” impacts of providing expanded ferry service on the island.
- Also, addressed the indirect and cumulative impacts.
- 3 alternative schedules considered, including maintaining the existing ferry schedule.
- The environmental assessment of the alternatives addressed land use and growth; surface water; and ground water impacts.

2008 Accomplishments/Achievements

10. Shoreline Master Plan Map Amendment (Young Island)

- Located on Burrows Bay, west of the City of Anacortes, 6.75 acres.
- Shoreline area redesignation from Natural to Conservancy.
- Natural shoreline designation is typically reserved for public lands.
- The island is privately owned.
- Redesignation to Conservancy allows for development of a single primary residence.

2008 Accomplishments/Achievements

11. 2005 Growth Management Act (GMA) Skagit County Comprehensive Plan/Implementing Regulations Update (WWGMHB GMA Compliance Issues)

- Skagit County's first state mandated update to its comprehensive plan and implementing regulations.
- Initially, 12 issues were identified and appealed to the Western Washington Growth Management Hearings Board (WWGMHB).
- 5 issues were determined to be noncompliant with GMA.
- The County adopted new measures, briefed the issues, and presented its case at a WWGMHB hearing.
- Recently, the WWGMHB ruled that the County had "cured" the noncompliance issues and found the County's Comprehensive Plan and development regulations to be in compliance with the requirements of GMA, and the case closed.

2008 Accomplishments/Achievements

12. Skagit Countywide Urban Growth Area Open Space Plan

- Purpose is to identify open space corridors and greenbelts within and between urban growth areas.
- The goal is to provide a continuous system of open spaces, linking those from within the cities into the edges and rural areas.
- Benefits include: flood control measures, water supply protection, air quality, separation from hazards, wildlife habitat and fisheries conservation, farmland and forest protection, improved quality of life, preservation of natural features, promote healthy lifestyles, and preserve historic and cultural amenities.

2008 Accomplishments/Achievements

13. Significant Current Planning / Natural Resource Management projects

- Clear Valley Environmental Wetland Mitigation Bank

Project will restore and enhance wetlands on 396 acres of land in order to operate a wetland mitigation bank. The site will be used for growing and harvesting native plant seeds and cuttings.

- Hillside Motel

Project is to redevelop and expand the existing Hillside Motel with a new three-story building (plus basement) containing 78 units.

2008 Accomplishments/Achievements

14. South Fidalgo Island Drainage Study and Community Meetings

- Several community neighborhood meetings.
- Primary goal is to effectively manage stormwater on the island,
- Correct existing drainage deficiencies,
- Plan for future stormwater system infrastructure consistent with the anticipated growth,
- Provide adequate drainage passage,
- Reduce flood hazards, and maintain slope stability.

2008 Accomplishments/Achievements

15. Washington State Boundary Review Board (BRB) for Skagit County

- Big Lake Sewer District Comprehensive Plan and Service Boundary Expansion. The District proposed expanding its service boundary to provide public sewer.
Issues: Contrary to Skagit County's Comprehensive Plan.
- Chuckanut Metropolitan Park District. The formation of the district included a land area of about 65.5 square miles, in both Whatcom and Skagit Counties.
Issues: taxation, representation, duplication of services

2008 Accomplishments/Achievements

16. Administration

- Department Relocation to College Way (PSE Building)
- 2009 Department Reorganization

