

**RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS
TUESDAY, MARCH 18, 2014**

The Skagit County Board of Commissioners met in regular session on Tuesday, March 18, 2014, with Chair Ron Wesen, Commissioner Kenneth A. Dahlstedt, and Commissioner Sharon D. Dillon present.

I. CALL TO ORDER:

Chairman Wesen called the proceedings to order at 9:03 a.m.

II. PLEDGE OF ALLEGIANCE:

Chairman Wesen led the gallery in the salute to the flag.

III. AGENDA:

a) 9:00 a.m. - 10:00 a.m. Planning and Development Services - Dale Pernula, Director:

1. Presentation/Possible Action: Resolution of the Port of Skagit County Endorsing Airport Protection Measures, Encouraging Skagit County to Consider Areas of Bayview Ridge Urban Growth Area (UGA) for Additional Industrial Development, and Expressing Continued Support for an Urban Growth Area Surrounding Skagit Regional Airport

Dale Pernula, Director, was present to introduce the agenda item and answer questions. Mr. Pernula introduced Sara Young, Port of Skagit Director of Planning and Facilities. Ms. Young provided an overview of the Port of Skagit's operations. She stated that the Port of Skagit had developed a conceptual plan for the future of the airport and that the Port Commissioners had approved Resolution No. 14-01 to expand the safety zone dimensions recommended by the Washington State Department of Transportation (WSDOT). Ms. Young indicated that the next step in the process would be to work with the County to develop code revisions; new airspace protection contours; and to update the Airport Environs Overlay (AEO).

Port District 1 Commissioner Kevin Ware explained that over the past twelve (12) to fourteen (14) years, several factors had affected the operations of the airport, including the September 11th attacks. He said that Skagit Regional Airport was a business, commercial, and recreational aviation airport and provided a great deal of economic benefit to the community. Commissioner Ware requested the Board of County Commissioners endorse the Port of Skagit's Resolution No. 14-01 which he said endorsed protection measures encouraging Skagit County to consider areas of the Bayview Ridge Urban Growth Area (UGA) for additional industrial development, and expressed continued support for an urban growth area surrounding Skagit Regional Airport. Commissioner Ware discussed the possibility of extending the runway.

There was a discussion about the development of future businesses that may locate to the County; improving the economic environment; the safety overlay; implementing the WSDOT Guidebook; eliminating the residential component of the Subarea Plan; and eliminating the need for a school to be built at Bayview Ridge.

Mr. Pernula pointed out that if the Commissioners supported the Port of Skagit's Resolution No. 14.01, the County would need to update the AEO; amend the language of Skagit County's Code; and where appropriate, adopt additional industrial land use designations for land in the UGA between Skagit Regional Airport and existing urban density residential development on Bayview Ridge. Mr. Pernula noted that if these conditions were fully implemented, the direction of the residential component of Bayview Ridge Subarea Plan would be changed.

Chair Wesen noted the purpose of moving forward with the Port's request would be to provide Planning and Development Services staff with direction from the Board of County Commissioners as to whether the Subarea Plan modifications would be docketed with the 2013

Comprehensive Plan amendments and, if docketed, the general direction the plan amendments should take.

Commissioner Dahlstedt said that it was important that the public and any private property landowners be notified of any modifications to the Bayview Ridge Subarea Plan. He indicated that the County had spent a significant amount of taxpayer money on the Bayview Ridge Plan and urged caution in moving forward.

Mr. Pernula discussed the components of the Planning and Development Services memo to the Board of County Commissioners, dated March 13, 2014, and provided a map depicting the current Bayview Ridge Subarea Plan and the new AEO zones.

A motion was made by Commissioner Dillon to include modifications of the Bayview Ridge Subarea Plan necessary to implement the Port of Skagit Resolution No. 14-01 with the 2013 Comprehensive Plan Amendments docket and to pursue developing a new subarea plan that would rezone undeveloped, relatively flat land to the north and east of the airport BR-LI and would remove the sloped area to the northwest from the UGA. Chair Wesen seconded the motion.

The vote passed unanimously.

Commissioner Dahlstedt abstained from voting.

Chair Wesen recessed the proceedings at 10:05 a.m.

2. Miscellaneous

There were no miscellaneous items to discuss.

b) 10:00 a.m. - 11:00 a.m. Planning and Development Services - Dale Pernula, Director:

Dale Pernula, Director, was present to introduce the agenda item and answer questions.

1. Presentation: Transfer of Development Rights (TDR) Market Analysis

Kirk Johnson, Senior Planner, said that the County had contracted with Heartland, LLC to conduct a Transfer of Development Rights (TDR) market analysis.

Mr. Johnson introduced Heartland, LLC's Project Manager Doug Larson. Mr. Larson introduced Heartland staff Ian Loveless and Matt Hoffman and explained that if Skagit County were to implement a TDR program, the program would be a voluntary, incentive-based, and market-driven approach to preserve land and steer development growth away from rural and resource lands. Rural landowners would realize economic return through the sale of development rights to private developers who would be able to build more compactly in designated unincorporated urban areas. There was a brief discussion about how the Farmland Legacy Program could coexist with a TDR program.

There was a discussion about the formula used to determine whether a property owner on the receiving end had the ability to pay for additional density. Heartland, LLC, had determined that the dataset of sales in Skagit County was not sufficient for a strictly sales-based analysis but there could be an advantage to have a program in place for future use.

Mr. Johnson provided the current schedule for the TDR project. He noted that the final TDR Advisory Committee meeting would be held on April 10, 2014. On May 1, 2014, the final TDR recommendations report would be transmitted to the Board of County Commissioners. In May or June, the Board of County Commissioners would make a decision on whether and how to move forward on the TDR Program.

2. Miscellaneous

There were no miscellaneous items to discuss.

Chair Wesen recessed the proceedings at 11:12 a.m.

c) 11:00 a.m. - 11:15 a.m. Skagit County Historical Museum:

Chair Wesen reconvened the proceedings at 11:15 a.m.

1. Presentation: Historic Home Tour

Jo Wolfe, Skagit County Historical Museum Fundraising Publicity Coordinator, presented the Historic Home Tour brochure. She noted that this year marked the fourth year of the tour and that the tour was designed as a walking tour through the Town of Edison and will take place on Saturday, April 5, 2014, from 10:00 a.m. to 5:00 p.m. Ms. Wolfe thanked the Edison Women's Club for their partnership in the event.

Chair Wesen recessed the proceedings at 11:23 a.m.

a) 11:30 a.m. - 11:45 a.m. Board of County Commissioners:

Chair Wesen reconvened the proceedings at 11:30 a.m.

1. Public Comment Period

Ed Stauffer of Alger thanked the Commissioners for appointing him to Transfer of Development Rights Citizen's Advisory Committee. He spoke about his work on the TDR Committee; the concept of TDR and the marketing study. Mr. Stauffer noted that the market analysis performed by Heartland had not been presented to the TDR Advisory Committee. He stressed that the Growth Management Plan was working well and urged the Commissioners to carefully consider the need for a TDR Program in Skagit County.

2. Miscellaneous Announcements

Commissioners Dillon announced the following upcoming events.

Friday, March 21, 2014, 5:30 p.m. - Meals on Wheels Dinner and Auction (Swinomish Casino and Lodge, 12885 Casino Drive, Anacortes)

Monday, March 24, 2014, 11:00 a.m. - To Consider Testimony Regarding an Application for a Community Development Block Grant (CDBG) Application

Tuesday, March 25, 2014, 9:15 a.m. To Consider Testimony Regarding Amending the 2014 Skagit County Budget

Tuesday, March 25, 2014, 10:30 a.m. -To Consider Testimony Regarding an Application for Franchise Agreement with Olympic Pipe Line Company

IV. ADJOURNMENT:

Chair Wesen adjourned the proceedings at 11:45 a.m.

**BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Ron Wesen, Chair

Kenneth A. Dahlstedt, Commissioner

Sharon D. Dillon, Commissioner

ATTEST:

Clerk of the Board