



Skagit County Planning & Development Services

DALE PERNULA, AICP *Director*

JACK MOORE, CBCO *Building Official*

Memorandum

December 31, 2013

TO: Skagit County Planning Commission

FROM: Dale Pernula, Director

SUBJECT: 2014 Work Program

Attached for your review and comment is a list of potential projects to be considered for inclusion in the 2014 Work Program. The first 7 items are required and/or are currently underway. Items 8 through 18, listed in no particular order, are all matters that should be considered for inclusion but we cannot complete them all given the number of projects on the list. There may be additional projects you would like the Board of County Commissioners to consider, so please feel free to make suggestions at the meeting.

I have also attached a copy of the memorandum that went to the Board last year as well as the Resolution adopted by the Board establishing legislative priorities and the actual detailed Work Program.

Potential Projects List
2014 PDS Work Program

1. 2013 Comprehensive Plan Amendments
 - a. Application by Anacortes to amend UGA (Request to terminate submitted by applicant)
 - b. Bayview Ridge (possible amendments to subarea plan)
 - c. Three applications:
 - i. City of Sedro-Woolley
 - ii. Yong Ho Kim (property at Highway 20 and La Conner-Whitney Rd)
 - iii. Harold Mehrer (IF to SF request)
2. Shoreline Master Program Update
3. Industrial Lands Survey – in coordination with other jurisdictions
4. Begin 2016 Comprehensive Plan Update
5. Transfer of Development Rights (TDR)
6. Bayview Ridge Subarea Plan Implementation – review and potential adoption of PUD Ordinance
7. Capital Facilities Plan Annual Update

8. Rural Forestry Initiative
9. Annual code amendments
10. Wireless Facilities
11. NPDES/Low Impact Development – required by 2016
12. Stormwater Manual
13. FEMA BiOp compliance work
14. Guemes Island Subarea Plan implementation
15. South Fidalgo Island Subarea Plan
16. Hazard Mitigation project
17. Review of CaRD standards
18. Review of accessory uses in agricultural lands



PLANNING & DEVELOPMENT SERVICES

DALE PERNULA, AICP, DIRECTOR

JACK MOORE, CBCO
Building Official & Floodplain Manager

MEMORANDUM

To: Board of County Commissioners
From: Dale Pernula, AICP, Director
Date: May 10, 2013
Re: Department Work Program, Projects, and Priorities

For the last several years, the Skagit County Planning and Development Department has met with the Board to discuss, seek direction and confirmation as to the Department's long-term work program, projects and priorities. 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." New projects for 2013 are very limited due to the need to complete projects begun in 2012 and because of limited staff resources. Added were the 2012 docketed Comprehensive Plan Amendments, the required Capital Facilities Plan Update and adoption of the 2012 International Building Codes. Scheduled to begin this year will be the Rural Forestry Initiative. The 2016 Comprehensive Plan update by necessity will be a major effort during 2014; therefore, it is imperative that the work items on the priority lists be completed this year.

For your review, discussion and action, here is a drafted Resolution which adopts the Department and the Planning Commission's 2013 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). 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 2013 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;

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
2012 Comprehensive Plan Amendments	2012	5/2013	2013
Shoreline Master Program update	2010	various	2014
Capital Facilities Plan (CFP) 6-year update	1/2013	8/2013	12/2013
Bayview Ridge PUD ordinance and design guidelines	9/2011	6/2013	2013

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 May, 2013.

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

Sharon D. Dillon, Chair

Kenneth A. Dahlstedt, Commissioner

Ron Wesen, Commissioner

ATTEST:

Linda Hammons, Clerk
Skagit County Board of Commissioners

APPROVED AS TO CONTENT:

Dale Pernula, 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”)

2013 Major Projects	Description
2012 Comprehensive Plan Amendments (CPA)	Process 2012 CPA docket, including: four County-initiated amendments and one applicant-initiated amendment.
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	Continued development of a Planned Unit Development (PUD) code and design guidelines through adoption. Amendments to the Bayview Ridge Subarea Plan to provide consistency between the PUD and development regulations.
Adoption of 2012 International Building Codes	Every three years the International Code Council prepares updates to a variety of building codes, the most recent editions of which were published in 2012. Ordinance proposing adoption anticipated in June, 2013.
Capital Facilities Plan Update	Capital Facilities Plans are required by the Growth Management Act to be updated at least every two years, including 2013. (CFP for 2014-2019).
Rural Forestry Initiative	The proposal would result in certain open space not being subject to the provisions of the Critical Areas Ordinance if several criteria are met, including that timber harvests are conducted in accordance with DNR forest practices rules.
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. Completion of tasks including GIS mapping model and 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. Planning Commission is currently preparing comments for consideration by the Board of County Commissioners.

Wind Power Regulations	A model ordinance to address the siting and development of renewable energy generation that would support community wind power will be prepared and reviewed. Adoption by County is optional.
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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.
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"> - NPDES and LID permit requirements – action required by 2016 - Countywide Regional Planning Policies update - Guemes Island Subarea Plan Implementation (some portions may be included in the Shoreline Master Program update) - Comprehensive Economic Development Strategy (CEDS) update – only if SCOG takes the lead - Department website redesign and update - CaRD analysis, effectiveness, and design guideline - RFS study at I-5 interchanges - Annual Code Amendments - Code updates related to wireless communications facilities - South Fidalgo Island Subarea Plan - Review of accessory uses in agricultural lands - Begin work on the 2016 Comprehensive Plan update