



**Washington State  
Department of Transportation**

Lynn Peterson  
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June 25, 2013

Dale Pernula  
Director  
Skagit County Planning & Development Services  
1800 Continental Place  
Mount Vernon, WA. 98273

RE: Bayview Ridge PUD and Development Standards Draft, April 2013

Dear Mr. Pernula:

Thank you for the opportunity to review the draft Bayview Ridge PUD and Development Standards. The PUD and development standards address approximately 4,011 gross acres that includes the Skagit Regional Airport. The airport serves as an important employment center for the Puget Sound region and is used for business, commercial and recreational aviation activity.

The Washington State Department of Transportation (WSDOT) Aviation Division's Airport Land Use Compatibility Program is charged with formally consulting with, and providing technical assistance to, jurisdictions so they can meet the requirements of Washington state law. Its goal is to avoid, minimize, and resolve potential land use conflicts with airports through the development and adoption of comprehensive plans and development regulations.

Upon our initial review of the draft, we noted that many of the land-use decisions are based on WSDOT's 1999 *Airports and Compatible Land Use Guidebook*. In September 2011, the Aviation Division updated the guidebook to incorporate best management practices and tools to better assist local jurisdictions with meeting requirements of the Growth Management Act (GMA). Provisions of GMA (RCW 36.70.547 and RCW 36.70A.200) require counties, cities and towns to:

- Adopt comprehensive plan policies and development regulations that discourage the siting of incompatible uses adjacent to public use general aviation airports.
- Formally consult with aviation interests prior to adopting comprehensive plan policies or development regulations that may affect property adjacent to public uses airports.

WSDOT strongly recommends Skagit County review the updated guidebook and initiate formal consultation with aviation stakeholders and the Aviation Division. Formal

consultation should be initiated as early as possible in the planning process to assure that all parties have an opportunity to work together to find mutually beneficial solutions that fulfill the intent of the legislation. Jurisdictions are encouraged to provide supporting information and notification of the proposal at least ten days in advance.

A recommended consultation process may be found in Appendix A of our 2011 guidebook. WSDOT's comments will be based on best management practices found in the guidebook.

We thank you again for the opportunity to review the draft Bayview Ridge PUD and Development Standards, and look forward to providing consultation and technical assistance. WSDOT will provide recommendations prior to the close of the draft's comment period. Please don't hesitate to contact me at 360-651-6312 or [timmerc@wsdot.wa.gov](mailto:timmerc@wsdot.wa.gov) if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Carter Timmerman". The signature is written in a cursive style with a large initial 'C' and a long, sweeping underline.

Carter Timmerman  
Aviation Planner / GIS Analyst

cc: