



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

Aviation Division
18204 59th Drive NE, Ste. B
Arlington, WA 98223-8701
360-651-6300 / FAX: 360-651-6319
Toll Free: 1-800-552-0666
TTY: 1-800-833-6388
www.wsdot.wa.gov

October 1, 2013

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

RE: Bayview Ridge PUD and Development Standards Formal Consultation

Dear Mr. Pernula,

This correspondence is to confirm that Skagit County staff has formally consulted with the Washington State Department of Transportation (WSDOT) Aviation Division regarding the proposed Bayview Ridge PUD and Development Standards draft. The PUD and development standards address approximately 3,944 acres adjacent to the Skagit Regional Airport.

RCW 36.70.547 and 36.70A.510 requires local jurisdictions to formally consult with airport owners, managers, private airport operators, general aviation pilots, ports, and the WSDOT Aviation Division prior to adoption of comprehensive plan policies or development regulations that may affect property adjacent to public use airports. The main goals of formal consultation are to avoid, minimize, and resolve potential land use conflicts with airports through comprehensive plans and development regulations. WSDOT strongly recommends that local jurisdictions initiate formal consultation as early as possible in the planning process. This is to assure that all parties have an opportunity to work together to find comprehensive, mutually beneficial solutions that fulfill the intent of the legislation, consistent with local jurisdictions' land use planning authorities and obligations under law.

The following is a summary of WSDOT's observations and recommendations discussed during Skagit County's September 18, 2013 formal consultation meeting:

- Skagit Regional Airport is identified as part of the National Plan of Integrated Airport Systems (NPIAS). This means the airport is significant to national air transportation system and eligible to receive federal funds.
- The Aviation Division supports Skagit County's decision to re-designate 110 acres from residential and community center to light industrial.
- RCW 37.70.547 of Washington's Growth Management Act requires towns, cities and counties to discourage development of incompatible land uses adjacent to public use

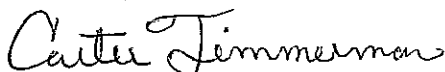
Bayview Ridge PUD and Development Standards Consultation
October 1, 2013
Page 1

airports through adoption of comprehensive plan policies and development regulations.

- The proposed Bayview Ridge development falls within the airport influence area for Skagit Regional Airport.
- Uses within the airport influence area will be impacted from a variety of aviation activities. Such activities may include, but are not limited to noise, light, vibration, odors, hours of operation, low overhead flights and other associated activities. These activities could have adverse impacts on the residents' quality of life and contribute to conflict between neighbors and the airport.
- Encroachment of incompatible development is cumulative and temporal in nature. This slowly erodes the utility of the aviation facility.
- *WSDOT's Airports and Compatible Land Uses Guidebook, January 2011* recommends that new K-12 elementary, and middle and senior high schools be sited outside zone 6 of the airport overlay.
- Solar panels should be reviewed to ensure that they will not create glare.
- Onsite hazardous waste treatment and storage facilities storage should be reviewed to ensure that they will not create a wildlife attractant.
- Recreational racetracks allowed within the heavy industrial zoning designation should be reviewed to ensure that they will not create be a high intensity use.
- Stormwater facilities should be consistent with best management practices found in *WSDOT's Aviation Stormwater Manual, December 2008*.
- WSDOT Aviation is available for further consultation.

The importance of the Skagit Regional Airport to the region and state's transportation system and economy cannot be overstated. It is critical that every effort be made to discourage incompatible land uses that impair the airport's ability to operate as an essential public facility. We thank you again for the opportunity to formally consult, and remain available to provide technical support and assistance. Please don't hesitate to contact me at 360-651-6312 or timmerc@wsdot.wa.gov if you have any questions.

Sincerely,



Carter Timmerman
Aviation Planner
WSDOT

C.C. Les Smith, President Washington Pilots Association (WPA)

John L. Collins, Airport Policy Manager, Aircraft Owners & Pilots Association (AOPA)

Tim Rosenhan, Skagit Airport Support Association (SASA)