



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

Aviation Division
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June 27, 2014

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

RE: Proposed Revisions to the Bayview Ridge Subarea Plan (2014)

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 proposed revisions to the Bayview Ridge Subarea Plan (2014). WSDOT Aviation Division appreciates the hard work, thoughtful efforts and thorough process the Skagit County staff has undertaken in revising the subarea plan. The plan addresses 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.

The following is a summary of WSDOT's observations and recommendations discussed during Skagit County's June 18, 2014, formal consultation meeting:

- 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.
- RCW 36.70.547 and RCW 36.70A.510 of Washington's Growth Management Act requires towns, cities and counties to discourage development of incompatible land uses adjacent to public use airports through adoption of comprehensive plan policies and development regulations.
- The Aviation Division supports Skagit County's efforts to revise the Bayview Ridge Subarea plan, consistent with best management practices found in the *Airports and Compatible Land Uses Guidebook, January 2011*. These revisions include:

Proposed Revisions to the Bayview Ridge Subarea Plan (2014)

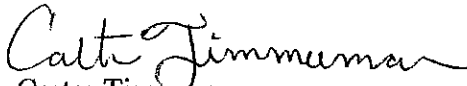
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- Right sizing the urban growth area by removing unused residential zoning
- Encouraging compatible light industrial development
- Updating the airport environs overlay to reflect the anticipated runway extension and WSDOT's 2011 Guidebook
- Promoting infill development consistent with best management practices
- Allowing residential development to move forward at compatible rural densities
- Skagit County should address and prohibit thermal plumes in the update of the airport environs overlay.

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)