



# PLANNING & DEVELOPMENT SERVICES

DALE PERNULA, AICP, DIRECTOR

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October 10, 2012

Ryan C. Larsen, Director  
Planning, Community & Economic Development  
City of Anacortes  
PO Box 547  
Anacortes, WA 98221-0547

**RE: City of Anacortes UGA Boundary Modification Petition, CPA-PL12-0258**

Dear Mr. Larsen,

This correspondence is in response to the above referenced petition and your letter dated September 26, 2012, regarding the City of Anacortes proposal (CPA-PL12-0258) to expand its Urban Growth Area (UGA) to include approximately 11 acres of land (hereinafter, the "petition").

Skagit County's review of the petition will be conducted pursuant to Skagit County Code (SCC) 14.08 as a non-project, legislative action, following the requirements of the 2002 GMA Framework Agreement and the Urban Growth Area (UGA) modification criteria. The framework agreement and UGA modification criteria are the results of multi-year collaborative processes with the Growth Management Act Steering Committee (GMA SC), a committee comprised of elected officials from both the county and the major cities within Skagit County. The UGA modification criteria were adopted unanimously by the GMA SC by Resolution in 2007, and adopted into Skagit County Code in 2009.

While the petition materials reference the Tethys project, please understand that the merits and impacts of the Tethys proposal are not within the scope of the County's review.

Skagit County's review of the petition is limited to determining consistency with the Skagit County Comprehensive Plan (CP), Skagit County Code, and state law. Capital facility and functional plans will need to be addressed and a "buildable lands inventory and analysis" will need to be prepared.

The burden of demonstrating consistency rests with the municipality seeking to modify its UGA. Accordingly, the City's petition must provide information demonstrating that the relevant UGA modification criteria are met. In other words, a jurisdiction must "show its work" and "make its case" for a UGA boundary modification based on the Growth Management Act (RCW 36.70A), Growth Management Hearing Board decisions, and Washington State case law. Skagit County's Comprehensive Plan and Skagit County Code reaffirm these requirements.

Based on Skagit County's initial review of the petition, the following additional items are requested in order to continue processing the petition:

1. A statement of anticipated impacts to be caused by the change, including geographic area affected and issues presented. SCC 14.08.020(4)(a)(ii);
2. A statement of how adopted functional plans and Capital Facilities Plans support the change. SCC 14.08.020(4)(a)(v);
3. A statement of how the change affects implementing development regulations in SCC Title 14 and the necessary changes to bring the implementing development regulations into compliance with the plan. SCC 14.08.020(4)(a)(vi);
4. A summary of any public review of the recommended change. SCC 14.08.020(4)(a)(vi);
5. Any proposed urban growth area boundary changes shall be supported by and dependent on population forecasts and allocated urban population distributions, existing urban densities and infill opportunities, phasing and availability of adequate services, proximity to designated natural resource lands and the presence of critical areas. SCC 14.08.020(4)(b)(ii);
6. Information demonstrating compliance with SCC 14.08.020(5)(b)(i-vi); and
7. Executed resolution demonstrating municipal legislative request for UGA modification. SCC 14.08.020(2).

Each of the items set forth above is a requirement of Skagit County Code, which you can review in its entirety at <http://www.codepublishing.com/wa/skaqitcounty/>.

Attached are a number of relevant materials for your reference and review.

Ryan Larson  
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In order to continue processing the petition, please furnish information responsive to this request within 120 days from the date of this letter. Should you have questions or need further assistance, please contact Gary Christensen, Skagit County Planning and Development Services, at (360)336-9410.

Sincerely,



Dale Pernula, Director

CC: Gary Christensen

Attachments