

Resolution No. _____

APPROVING A WORK PLAN FOR THE GUEMES ISLAND SUBAREA PLAN

WHEREAS, the Skagit County Board of Commissioners adopted Resolution R20030037 on February 10, 2003 recognizing the Guemes Island Planning Advisory Committee (GIPAC) as the community-based representative for purposes of obtaining funds and initiating a Subarea Plan for Guemes Island; and

WHEREAS, GIPAC adopted a work program April 23, 2004 and attached as Exhibit A; and

WHEREAS, GIPAC Chair Joost Businger appeared before the Board of County Commissioners on November 15, 2004 to request endorsement of the work program; and

WHEREAS, the work plan has been reviewed and approved by legal staff.

NOW, THEREFORE BE IT RESOLVED, that the Board of County Commissioners hereby approves the work plan in Exhibit A as the Work Plan for the Guemes Island Subarea Plan.



WITNESS OUR HANDS AND THE OFFICIAL SEAL OF OUR OFFICE
this 24th day of January, 2005.

**BOARD OF COUNTY
COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**



Don Munks, Chairman



Kenneth A. Dahlstedt, Commissioner

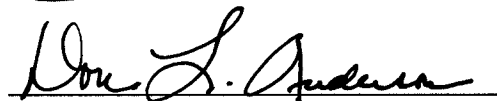


Ted W. Anderson, Commissioner

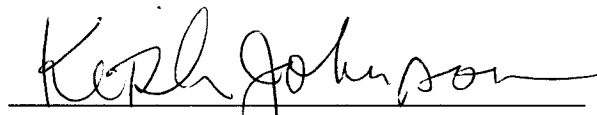
ATTEST:


Joanne Giesbrecht, Clerk of the Board

APPROVED AS TO FORM:


Don L. Anderson, Chief Civil Deputy
Skagit County Prosecutor's Office

APPROVED AS TO CONTENT:


Kirk Johnson, Senior Planner
Planning and Development Services

**Guemes Island Subarea Plan
Work Program
4/23/04**

Task 1 – Current Activity

- ✓ 1. Complete and distribute community survey, covering planning issues listed in Attachment 1.
 - A. Compute survey responses and prepare report on findings.
 - B. Prepare vision statement based on survey results.Continue to identify sources of funds sufficient to support the planning process.
- ✓ A. Apply for CZM grant
- ✓ B. Upon approval of CZM grant or other funding, prepare a Request for Proposals (RFP) for Professional Planning Service, as outlined in Attachment 2.
- 3. Identify other methods of public involvement
 - ✓ A. Post GIPAC meeting minutes
 - ✓ B. Provide access to GIPAC meetings
 - C. Inform stakeholders (See list of stakeholders, Attachment 3)
- ✓ 4. Submit work program for approval by the Board of County Commissioners.
- ✓ 5. Arrange for a project for Guemes Island including a visual survey by Huxley College of Western Washington University.
- ✓ 6. Hold public meetings for visual survey, and on community survey results, vision statement, and visual survey results.

Task 2 – Information Collection (Inventory)

- 1. Acquire and analyze literature, existing studies and reports, and pertinent planning information on:
 - A. items critical to Guemes Island, and
 - B. GMA mandatory elements*(Note: GMA mandatory elements are land use, housing, capital facilities, utilities, rural and transportation.)*
- 2. Describe the following elements of the natural and built environment:
 - Land Use, map and statistical data
 - Lot sizes and ownership patterns (for consolidation needs)
 - Housing and Demographics
 - Capital Facilities and Services, Utilities, Solid Waste, need and locational requirements
 - Rural Uses, Agriculture
 - Transportation systems
 - Critical Areas, including wetlands, steep slopes, shorelines, geologically hazardous areas, geologically sensitive areas, aquifer recharge areas.
 - Soils and geology; suitability for development

- Drainage
 - Noise & light pollution control
 - Commercial Activity
 - Rural commercial uses
 - Home-based businesses
 - Parks & recreation, open space
 - Marine and upland water quality
 - Fish and wildlife habitat
 - Aesthetics, Outdoor storage
3. Summarize
- A. Analyze and synthesize inventory information
 - B. Develop Community Profile
 - C. Identify land use opportunities and constraints

Task 3 - Draft Subarea Plan

1. Develop preliminary goals, objectives and supporting statements for each mandatory plan element and other issues important to Guemes Island, to reflect community values, inventory analysis, and the County Comprehensive Plan (CCP 14A-3.1)
2. Public Meeting on preliminary draft of goals and objectives.
3. Prepare policies on finalized goals and objectives, and recommendations on the following (CCP 14A-2.3):
 - A. Land Use
 - Identify locations for residential, capital facilities, recreation, and other uses that maintain rural character and lifestyles
 - Identify features and characteristics to be retained, developed, preserved, enhanced, or corrected (CCP 14A-2.1 & 14A-3.1)
 - Identify the desired community development and design characteristics compatible with the community vision, rural character and lifestyles.
 - B. Zoning
 - Determine zoning holding capacity
 - Relate existing lots to zoning
 - Impact of existing lots and current aggregation policies on holding capacity
 - Evaluate lot sizes for consolidation needs
 - Relate holding capacity of zoning to goals and objectives
 - C. Housing
 - D. Noise & light pollution control

E. Commercial Activity

Rural commercial uses
Home-based businesses

F. Capital Facilities and Services

Consult with appropriate agencies to determine need, location requirements, availability and cost
List/prioritize capital improvement needs
Financing Capital Facilities and Services
Relate to GMA Concurrency Requirements

G. Transportation

- Speed limits
- Road widths
- Roadside maintenance
- Corridor protection/enhancements
- Impacts to private roads by construction
- Trails
- Ferry, in cooperation with ferry committee
- Other, as indicated by community survey

H. Parks & recreation, open spaces (vistas)

- Protection/restoration of open spaces,
- Identify approaches to preserving open spaces in the development process
- Review County Agriculture plan as it relates to open spaces

I. Aquifer

- Describe the condition of the aquifer from available information.
- Evaluate impacts of extended drought (2 or more consecutive years, needed for GMA concurrency and SEPA).
- Analyze the potential impacts of pollutants, including wastewater, on groundwater quality.
- Identify ways to conserve water supplies.
- Identify approaches to protecting the quality and quantity of groundwater.
- Provide recommendations on continuance of Seawater Intrusion Policy.

J. Critical Areas

- Develop any additional policies needed to protect wetlands, steep slopes, shorelines, woodlands, other critical areas.
- Address signing public shoreline access.

4. Prepare Land use alternatives (including no-action alternative)

A. Include environmental impacts

B. Address the County Comprehensive Plan update per RCW 36.70A.130.

- C. Address subarea plan GMA amendments to Rural Element per RCW 36.70A.070(5).
- D. Address Comprehensive Rural Land Use Element [Chapter 4, Rural Area Policy 4A-7.15(c)].
- E. Hold community meeting(s) on alternative land use plans
- F. Identify preferred land use
- 5. Develop policies for other issues:
 - A. Determine role of GIPAC in review of future development proposals.
 - B. Identify year of next update (at least once every seven years)
- 6. Prepare SEPA documents

Task 4 – Community Involvement

- 1. Initiate community involvement in the plan process according to CCP14A-2.4
 - A. Take the following steps when issuing the draft plan and SEPA checklist:
 - Publish notice that the preliminary subarea plan and SEPA checklist are available for public review and comment.
 - Circulate the plan to stakeholders.
 - Conduct a community meeting on all documents.
 - Revise draft plan and checklist.
 - County issues SEPA Determination on whether plan creates significant environmental impacts.

Task 5 – County Review of Proposed Subarea Plan

- 1. Planning Commission
 - A. Conducts public hearing, consider public comment
Forwards recommendation to the Board of County Commissioners.
- B. County Commissioners
 - Reviews Planning Commission recommendation
 - Adopts, rejects, or remands to the Planning Commission for further consideration.

Task 6-- Implementation

- 1. Draft implementing regulations based on policies.

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Attachments

Attachment 1: Community Survey

- a. Prepare a survey to gather public views on range of planning

issues including the following topics:

- attitudes toward growth
- density issues
- desirable neighborhood characteristics
- transportation preferences
- capital facility/service improvements
- protection of critical areas
- financing facility and service needs
- general demographics & land ownership characteristics
- other?

b. Distribute survey by mail

Attachment 2: Request for Proposals (RFP)

A Request for Proposals (RFP) for Professional Planning Services would include the following tasks, unless already completed by GIPAC:

- Prepare a community survey or other mechanisms to involve the community in the update process and gather public opinion
- Compile survey results and report findings to GIPAC, the community, and the County
- Assemble and analyze planning data and physical features, including items in Task 2
- Develop & analyze alternative growth scenarios that protect natural resources, rural character, and critical areas (CCP14A-4.1)
- Draft supporting information for the goals, objectives and policies of all elements
- Provide GIPAC with policy guidance in preparing the plan update
- Prepare programmatic SEPA compliance documents (checklist or SEIS to the County Comprehensive Plan EIS).

Attachment 3: Stakeholders

The following is a preliminary list of key stakeholders who have been informed that the subarea plan is being prepared, and were asked for input regarding their area of interest:

- Guemes Island Property Owners Association
- Guemes Island Community Center Association
- Guemes Island Ferry Committee
- Evergreen Islands
- Anacortes School District
- Skagit County Fire District No.17

- Skagit County Parks and Recreation
 - Skagit County Public Works
 - Skagit County Health
 - Skagit County Emergency Management
 - Skagit County Housing Authority
 - Skagit County Public Utility District
 - Skagit County Sheriff
 - Other agencies with jurisdiction
 - Washington State Department of Ecology
 - Washington State Office of Community Development
 - Washington State Department of Natural Resources
 - Washington State Department of Fish and Wildlife
 - Water/utility purveyors
 - Interested individuals
 - Affected Tribes
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