

Skagit County Planning and Development Services
Notice of Availability and Planning Commission Public Hearing Notice:
Revised Town of Hamilton Urban Growth Area Expansion Proposal

The Skagit County Planning and Development Services Department will release for public review and comment a **revised** Town of Hamilton Urban Growth Area Expansion Proposal (“the Proposal”) on Thursday, May 22, 2008. The Proposal and supporting documents will be available for review at that time on the Skagit County website www.skagitcounty.net/HamiltonPlan, at the Planning and Development Services Department, and at other locations as indicated below. The Department will accept written comments on the Proposal through Tuesday, June 10, 2008. A public hearing will be held before the Skagit County Planning Commission on Tuesday, June 10, 2008, at the time and location indicated below.

The Proposal

The revised proposal would reduce the size of the Hamilton UGA expansion as originally proposed on December 27, 2007, from 262 acres to approximately 107 acres, while implementing a phased UGA expansion process. The smaller UGA expansion would include the proposed 59 acre Janicki property south of SR 20, intended for industrial development, and the approximately 45 acre Lawson property north of SR 20, plus approximately 3 acres of property at the intersection of Hamilton Cemetery Road and Walders Road with no ownership shown in the Assessor’s records. (See map either attached or at www.skagitcounty.net/HamiltonPlan) The revised UGA would not include the approximately 157 acre Hughes property as originally proposed. This property would instead be designated on the Skagit County Comprehensive Land Use/Zoning map as Hamilton Urban Reserve (H-UR) indicating the likelihood for UGA expansion in the future.

Availability of Documents

The Proposal and related documents are available for public review and comment at the following locations:

1. Skagit County Planning and Development Services, 1700 E. College Way, Mount Vernon, WA 98273, beginning Wednesday, May 28. **Note: Planning and Development Services is moving to this new address for 1 year. Due to the move, the Department will not be open Friday, May 23rd in its old location or Tuesday, May 27th in its new location.**
2. Access Skagit County (Skagit County website), www.skagitcounty.net/HamiltonPlan.
3. Hamilton Town Hall, 584 Maple Street, Hamilton, by appointment - 826-3027.
4. Skagit County Upriver Services Office, 45770 A Main St., Concrete, WA, 9:00 a.m. to 3:00 p.m. weekdays.
5. Lyman Town Hall, 8334 South Main Street, Lyman, WA .
6. City Hall, City of Sedro-Woolley, 720 Murdock Street, Sedro-Woolley, WA.

The documents may also be purchased from the Skagit County Planning and Development Services Department. Please contact Patti Chambers, (360) 336-9410, ext. 3497.

Adoption of Existing Environmental Documents

As the lead agency for this action, the Skagit County Planning and Development Services Department has identified and adopted the following existing environmental documents as being appropriate for this proposal after independent review. Under WAC 197-11-600, these documents meet the Department's environmental review needs for the current proposal and will accompany the proposal to the decision maker:

Draft and Final Environmental Impact Statement (EIS) to Evaluate Sub Area Plan for Expansion of the Urban Growth Area to Accommodate Relocation of Hamilton Residents out of the Floodway, Transfer and Purchase of Floodway Development Rights in the Area, Restoration of the Skagit River Floodway, and Development of Vacant Industrial Lands, Town of Hamilton, Washington and Skagit County. Draft EIS: April 18, 2007; Final EIS: June 6, 2007.

There is no comment or appeals period on the County's adoption of these existing environmental documents.

How to Comment on the Proposal

The Department invites you at this time to submit written comments for or against the Proposal. Written or faxed correspondence may be submitted to: Skagit County Planning and Development Services, c/o Kirk Johnson - Hamilton UGA Proposal, 1800 Continental Place, Mount Vernon, WA 98273-5625, (360) 336-9410 ext. 5916 or fax (360) 336-9416. **Note: mailing address and phone and fax numbers remain unchanged.** Written comments will be received at Planning and Development Services until 4:30 p.m., Tuesday, June 10, 2008. Written comments may also be submitted directly to the Planning Commission at the March 4 public hearing. E-mailed comments will not be accepted.

Written Comment Submittal Requirements

Comments must be submitted on 8½" by 11" paper. Maps must be in black and white and on 8½" by 11" paper for reproduction purposes.

Planning Commission Public Hearing

The Skagit County Planning Commission will hold a public hearing on Tuesday, June 10, 2008, at 6 p.m., or as soon thereafter as possible, to receive public comment on the proposed Hamilton UGA expansion and Comprehensive Subarea Plan. The hearing location is the Skagit County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, WA. **Note: public hearing location remains unchanged.**

For citizens with special needs, the hearing room is accessible. Persons with special needs or disabilities are asked to call the Commissioners' Office at (360) 336-9300 at least 4 days before the hearing to discuss and arrange any needed accommodations.

County Review Process

After consideration of written and spoken public comments, the Skagit County Planning Commission will deliberate on the proposed Hamilton UGA expansion proposal and subarea plan. Planning Commission deliberations are scheduled for Tuesday, June 24, 2008. The Planning Commission will forward a recommendation to the Skagit County Board of County Commissioners for consideration and final action.

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