

Appendix L

Community Planning and Citizen Advisory Committee Information

Resolution No. _____

**Authorizing the Hamilton Public Development Authority to Oversee
Creation of a Community (Subarea) Plan for the
Relocation of the Town of Hamilton**

Whereas more than 50 percent of the Town of Hamilton is located in the Skagit River floodway and has suffered repeated flooding and flood damage. During the past 10 years, the Federal Emergency Management Agency estimates that more than \$10 million in public funds and flood insurance payments has been invested into Hamilton flood response, recovery and reconstruction; and

Whereas for the small community of Hamilton, repetitive flooding and subsequent home removal has significantly eroded the property tax base and is contributing to the community's economic and social decline. The State Auditor's office anticipates the Town will not remain viable for many more years unless a solution to the dire financial situation is implemented promptly; and

Whereas it has been a long-term goal of the Town of Hamilton to relocate businesses, residences, and public offices and facilities out of the floodway and onto higher ground on the north side of Highway 20; and

Whereas in its 1997 Comprehensive Plan and associated land use map, Skagit County approved an expansion of the Hamilton Urban Growth Area to include approximately 120 acres north of Highway 20 to enable the town's relocation. However, on appeal, the Western Washington Growth Management Hearings Board (Hearings Board) found the Urban Growth Area expansion to be out of compliance with the Growth Management Act due to the lack of a specific plan for relocating the Town. As a result, Skagit County reduced the Urban Growth Area boundaries to the Town's corporate limits; and

Whereas on September 14, 2004, the Town of Hamilton created the Hamilton Public Development Authority (PDA), to plan for and coordinate the relocation of the Town from the floodway. With support from Skagit County and other agencies and organizations, the PDA has developed and begun to implement a comprehensive relocation strategy. The PDA has also gained significant financial support from federal and state sources to purchase options on property designated for the Town's relocation, and for other administrative purposes related to this task; and

Whereas in addition to the Town's relocation, the strategy also would enable the removal of additional residences and development rights from the floodway between Sedro-Woolley and Concrete. These development rights could then be transferred to the new town location through a transfer of development rights program under development by the County. Expanding the geographic scope of the project could result in the removal of a total of 400 residences from the floodway, generating a positive benefit-cost ratio for the project; and

Whereas as indicated by the previous Hearings Board non-compliance ruling, the Town's relocation must be guided by a comprehensive land use plan that is consistent with the Growth Management Act; and

Whereas the community planning process established through Chapter 14 of the Skagit County Comprehensive Plan, is the appropriate way to address issues including the location and sizing of the UGA, land use development policies and regulations, community design issues, infrastructure and public utilities, population and employment projections, economic development opportunities, and protection of unique cultural and natural resources; and

Whereas subarea or community plans are allowed under the Growth Management Act, provided the subarea plan is consistent with the locally adopted comprehensive plan [RCW 36.70A.080(2)]; and

Whereas the Board of County Commissioners (BCC) recognizes the importance of initiating a Hamilton Community Plan promptly, but also understands that the County's Planning and Development Services Department has numerous projects underway, including the 2005 update of the comprehensive plan and development regulations. As a result, Planning and Development Services does not have sufficient staff time or resources to oversee an additional community plan at this time.

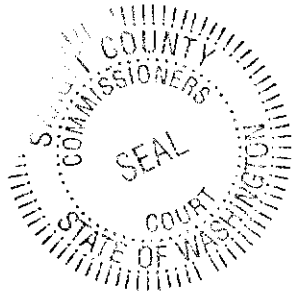
Now, Therefore, Be It Resolved that the Board of County Commissioners hereby authorizes the Hamilton Public Development Authority to oversee a community planning process for the Town of Hamilton. In this role, the Public Development Authority may advertise for and recommend members of a Citizen Advisory Committee (CAC) for approval by the Board of County Commissioners.

Now, Therefore, Be It Further Resolved that in overseeing the Hamilton Community Planning Process, the Hamilton Public Development Authority shall follow the Skagit County Growth Management Act Public Participation Program, specifically Section (1), "Citizen's Advisory and Technical Advisory Committee Input," as adopted by Resolution No. 16519 and amended by Resolution No. 16852. The Community Plan shall also be developed within the framework of the Skagit County Comprehensive Plan and the Growth Management Act.

Now, Therefore, Be It Further Resolved that the Community Plan for the Relocation of the Town of Hamilton will, following development by the Citizen Advisory Committee through the oversight of the Hamilton PDA, be submitted to Skagit County for review and consideration through the normal legislative process as outlined in Skagit County Code 14.08. This includes public hearings and deliberations before the Planning Commission and final review and approval by the Board of County Commissioners.

WITNESS OUR HANDS AND THE OFFICIAL SEAL OF OUR OFFICE this

20th day of June, 2006.



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

Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, CHAIRMAN

Ted W. Anderson
TED W. ANDERSON, COMMISSIONER

Don Munks
DON MUNKS, COMMISSIONER

ATTEST:

JoAnne Giesbrecht
JoAnne Giesbrecht, Clerk of the Board

APPROVED AS TO FORM:

A.O. Denny
A.O. Denny, Civil Deputy
Skagit County Prosecutor's Office

APPROVED AS TO CONTENT:

Gary R. Christensen for
Gary R. Christensen, Director
Planning and Development Services

RESOLUTION 02-06

A RESOLUTION OF THE HAMILTON PUBLIC DEVELOPMENT AUTHORITY

WHEREAS, pursuant to Section 4 of the Town of Hamilton's Ordinance No. 241, amended by 261, and except as otherwise limited by the Constitution of the State, State law, the Hamilton Public Development Authority has, among other powers, the lawful power to acquire, own and sell real and personal property, and control the use and disposition of the property, assets, and credit of the Authority; and

WHEREAS, chartered activities of the Authority include, among others:

- Coordinating with natural resource interests and interested Tribal governments to acquire and restore developed and undeveloped flood-prone areas in eastern Skagit County for flood storage, long-term natural habitat conservation, and conservation-minded recreation purposes,
- Coordinating with natural resource interests and interested Tribal governments on restoring and protecting riverine ecosystems for fish and wildlife,
- Coordinating with natural resource interests and interested Tribal governments on the long-term management of acquired flood prone areas, and

WHEREAS, the Authority has established a technical committee with representation from natural resource interests, tribal governments, Skagit County, the Town of Hamilton, and the Authority, to undertake these chartered activities; and

WHEREAS, the technical committee provides policy recommendations to the Authority for floodway and floodplain property acquisition, disposition, and long-term management that are endorsed by technical committee members; and


WHEREAS, the Authority's Board of Directors may propose amendments to the Charter of the Hamilton Public Development Authority for Hamilton Town Council consideration, and these may be approved by Town ordinance; and

WHEREAS, the technical committee of the Authority hereby recommends the following policy recommendations: acquired floodway lands should be used for fish and wildlife habitat, and activities that maintain natural river functions and processes such as channel migration. Low-impact public access and hunting are acceptable uses for such acquired lands, and river processes should take precedence over other land use activities. No flood protection will be provided upon property sale and title transfer or with easements.

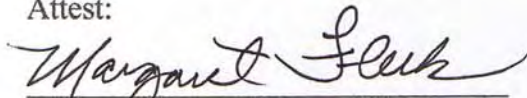
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HAMILTON PUBLIC DEVELOPMENT AUTHORITY approves the policy recommendations made by the technical committee and requests that the Hamilton Town Council amend by ordinance the Charter for the Hamilton Public Development Authority to include:

- Acquired floodway lands be used for fish and wildlife habitat, and activities that maintain or restore natural river functions and processes such as channel migration,
- Low-impact public access and hunting are acceptable, but not required, uses for acquired lands, and
- River processes take precedence over other land use activities, meaning that no flood protection will be provided, and fish and wildlife functions will be maintained through permanent legal mechanisms, following acquisition of the property or appropriate easements.

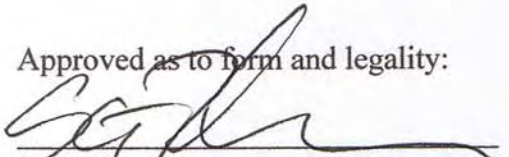
Adopted this 16 day of November, 2006


Ted Anderson, Chairman

Attest:


Margaret Fleek, Secretary Treasurer

Approved as to form and legality:


Scott Thomas, Authority Attorney

HAMILTON COMMUNITY PLANNING WORKSHOP

AGENDA For Saturday, October 7, 2006

- Welcome and Introductions
- Workshop Agenda
- History of the Hamilton Relocation Project
- Project Goals & Objectives
- The Process – How We Get There
- Preference Survey
- Background – Town/Village Planning & Design
- The New Town Site – Opportunities and Constraints
- Breakout – Share your Comments and Ideas
- Wrap-Up & Next Steps

Hamilton Community Planning Workshop
October 7, 2006

Name	Address	E-mail and/or phone
Barbara Dills	PO Box 498 Hamilton	826-3841
Richard Holt	PO Box 252 Lyman	826-6423
Lauren Freitas	1433 South 12 th St. MV	391-0934
Paula Kelley	420 California St Hamilton	-
Alton Fleek	3273 Barrel Springs Bow	840-0559
Andy Hansen	212 South St Hamilton	826-3416
Tony & Jessica Osborn	535 and 580 Hamilton Ave	826-4516
Jan & Dwight Washburn	7632 Cabin Creek S-W	--
John Hunter	1476 Hwy 20 S-W	814-1704
Don Wick	PO Box 40 MV	336-6114 don@skagit.org
Kathy Lipsey	PO Box 436 Hamilton	826-5656
Margie Bates	35936 O;Hara Rd S-W	826-5147
Pat Hayden	PO Box 454 S-W	855-1811
Linda Sanford	1901 22 nd Anacortes	202-3303
Andy Jensen	211 B South St Hamilton	826-4733
Randy Good	25512 Minkler Rd S-W	--
Curt Miller	PO Box 2432 MV 98273	445-4238
Margaret Fleek	PO Box 252 Lyman	755-9717
Susie Price	PO Box 26 Hamilton	anitasuethomas@hotmail.com
Tamara McGrady	PO Box 493 Hamilton	Tmmcglsten12@netzero.net
Michael Thrans	PO Box 493 Hamilton	826-3937
Martin Hodgins	PO Box 444 Hamilton	826-3295
June Anderson	PO Box 468 Hamilton	--

TOWN OF HAMILTON RELOCATION: PROGRAM DESIGN

How do we get there from here?

Phase I – Project Startup, Initial Planning and Community Involvement

<u>Project Initiation</u> <ul style="list-style-type: none"> ➤ Needs Statement ➤ Organizational Structure ➤ Goals and Objectives ➤ Project Framework ➤ Initial Funding 	<u>Project Continuation</u> <ul style="list-style-type: none"> ➤ Project Management ➤ Planning Strategies <ul style="list-style-type: none"> -Land/Property Transfer -Continued Funding 	<u>Project Implementation</u> <ul style="list-style-type: none"> ➤ Same as Previous ➤ Implementation Strategies ➤ Update Comprehensive Plan ➤ Prepare Development Code and Map ➤ Complete environmental review
<u>Information Gathering</u> <ul style="list-style-type: none"> ➤ Project Area ➤ New Town Site ➤ Natural and Cultural Resources ➤ Opportunities & Constraints 	<u>New Town Planning</u> <ul style="list-style-type: none"> ➤ Alternatives ➤ Benefits/Costs <u>Open Space & Restoration</u> <ul style="list-style-type: none"> ➤ Alternatives ➤ Opportunities & Constraints 	<u>Planning & Design</u> <ul style="list-style-type: none"> ➤ Preferred New Town Plan ➤ Preferred Open Space & Restoration Concept
<u>Public Workshop #1</u> <ul style="list-style-type: none"> ➤ Information Exchange ➤ Needs & Desires ➤ Style Preferences 	<u>Public Workshop #2</u> <ul style="list-style-type: none"> ➤ Present Alternatives ➤ Review & Comments ➤ Additional Information Needs 	<u>Public Workshop #3 & Citizen Advisory Committee</u> <ul style="list-style-type: none"> ➤ Present Preferred Plans & Concepts ➤ Review & Comment ➤ Formal Citizen Advisory Committee Meetings & Recommendation

Phase II – Action/Implementation and Funding

<u>Project Implementation</u> <ul style="list-style-type: none"> ➤ Project Management ➤ Implementation Strategies ➤ Continued Funding ➤ Set up Implementation Structure 	<u>Project Continuation</u> <ul style="list-style-type: none"> ➤ Project Management ➤ Same as Previous
<u>Planning and Design</u> <ul style="list-style-type: none"> ➤ New Town Engineering & Design ➤ Restoration & Access Engineering & Design ➤ Construction Documents & Bidding 	<u>Construction</u> <ul style="list-style-type: none"> ➤ Start Construction Process <ul style="list-style-type: none"> -Infrastructure -Commercial -Initial Housing -Restoration & Access
<u>Community Meetings</u> <ul style="list-style-type: none"> ➤ Updates and Discussion 	<u>Community Meetings</u> <ul style="list-style-type: none"> ➤ Updates and Discussion

Rural Town Planning Principles

PLACE

- Respect the land and the natural processes at work
- Remember, this is a rural village/town – not a suburb
- Design so buildings “fit” in

SCALE

- Relate buildings to human proportions
- Relate buildings to existing and proposed structures

HARMONY

- Fitting the pieces together
- Participants understanding the historic context

ENCLOSURE:

- Creating spaces for community activity

COMMUNITY:

- People are not to be planned for – they are to be worked with...
- Bringing it all together

Defining Community Character

1. A defined edge to the town to eliminate long strips of development.
2. Centralize public and commercial buildings, possibly around a town commons, square or park. Range in size from 1 acre to over 5 acres.
3. Reduce visual clutter by locating overhead power lines and other utilities underground, minimizing traffic signs and tall business signs.
4. Shelter the town from heavy through traffic.
5. Quality architecture is represented by a wide range of styles, well-crafted, somewhat traditional, having “personality.”
6. Human scale generally means most buildings (other than larger large institutional ones or churches) are 1½ to 2½ stories high and not wider than a large house.
7. Look to historic styles to avoid incompatible architecture. Harmonize scale, roof shapes, and materials.
8. Include special features such as front porches, balconies, monuments, bandstands, skate park, pond or fountain.
9. Limited, well-designed commercial facilities not set back too far with parking provided to the side or rear (limited parking in front).
10. Sense of enclosure is defined by building placement and use of shade trees lining the streets and public spaces.
11. Landscaping, particularly mature deciduous shade trees, is a major amenity. Planting younger trees is a necessity to maintain the long-term character.



What is a green home?



Today's green building practices allow for far healthier, energy efficient and environmentally responsible spaces than could have been imagined in years past. Products such as lead paint, single-pane windows, asbestos and vinyl siding, inefficient appliances, in-window air conditioners and more have been replaced with a new breed of products, technologies and practices that are quickly becoming adopted as the preferred way of building in the Northwest. As more builders are going green, more green homes are becoming available locally every day. Green homes offer a multitude of benefits including:

cleaner indoor air quality . Most conventional homes are built with materials that off-gas pollution inside a home for years. Some gasses aggravate respiratory problems or even contain known carcinogens. Green homes use of less harmful materials such as low VOC paints and non-formaldehyde treated woods that offer healthier air in your home.

energy efficiency . Green homes are designed and built to conserve electricity and other energy sources through the use of passive solar and photovoltaics, localized heat sources, efficient windows and insulation, and energy efficient appliances.

water conservation . Green homes use appliances that conserve water and are often landscaped for minimal use of water.

fight global warming . The energy efficiency of a green home reduces energy demands, green house gasses and air pollution.

more sustainable materials . Many green homes use a range of green materials such as sustainability harvested wood products, bamboo, natural marmoleum, salvaged wood and other recycled resources.

reduces costs over time . Energy efficient design and durable materials save on the cost of living and home maintenance.

smaller construction impact . Green building methods strive to minimize waste and environmental impact from site development.

GreenWorks Realty is a full-service real estate company that specializes in healthy green homes, community-focused developments, and innovative properties. We provide a comprehensive range of services for buying and selling homes, land, multi-family dwellings, and commercial properties. Our team actively works to enhance the livability of our communities. GreenWorks is a proud member of Sustainable Connections.



HAMILTON CURRENT

Edition 2 ~ Autumn 2005
 A Hamilton Public Development Authority Publication

MAYOR'S MESSAGE

It's that time of year again...flood season is approaching. I'd like to encourage renters and property owners that don't have flood insurance to GET IT! Renters insurance is cheap and will cover your losses. Homeowners should get coverage for building and contents. Read on for more flood insurance tips, and let's all pray that we have a good and safe winter. Best wishes to you and your family for a happy Thanksgiving and Christmas.

Timothy A. Bates

HAMILTON PDA
 c/o Burlington Planning Department
 901 East Fairhaven Avenue
 Burlington, WA 98233

WATER WAKE UP CALL

Hamilton uses nearly twice the amount water of an average community. We need to get our water waste under control! To do so, Kyle will be installing water meters on all connections during the next couple of months.

Meters will allow the town to monitor water use and bill according to the water consumed. As of January, we hope to start a new billing system that charges a base fee, plus a rate per amount of water used. This is a standard billing system used most everywhere. The Town's Water System Task Force is developing a rate schedule for the Council to consider in December. The intent is not to overcharge users, but to encourage conservation and earn the revenue that it takes to manage the water system. Right now, the

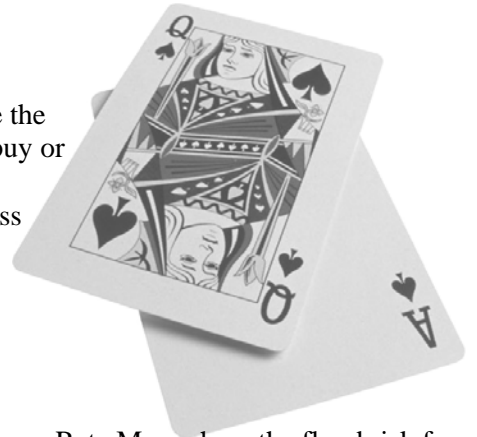
water fund is running at a loss and this puts a strain on other town funds.

Hamilton Water Bill					
Customer #: _____			Date: _____		
Service Period		Meter Reading		Usage*	Rate
1/1/05	2/28/05	293	310	17	\$1.75
*Per hundred cubic feet					
Use Charge		\$29.75	(Usage x Rate)		
Base Charge		\$20.00	(Residential Charge)		
Total Due		\$49.75			
Mail Payment to:					
<i>Sample Only</i>					
Thank You!					

FLOOD INSURANCE: BEFORE YOU “ANTE UP”

Flood insurance policies are standardized by FEMA, however not all agents have the same experience with the NFIP program. Ask some basic questions before you buy or renew your policy because in the crisis of a flood, you want a knowledgeable advocate helping to navigate the complex post-flood inspection and claims process so that you receive your maximum insurance benefits.

- How many residential flood claims have you processed?
- Who will help me through a flood claim, someone local or out of area?
- What’s my flood hazard area?
- What is ICC?



Flood Hazard Area: Every home is in a flood hazard area. FEMA Flood Insurance Rate Maps show the flood risk for all areas of Skagit County. Risk is measured with a system of zone designations. For example, Zone A-12 is the most severe flood hazard area. Your flood hazard zone affects your policy rate. It is also important to know if your home is located in a floodway (the river channel plus bank flooded with deep, fast moving water during typical flood). State law prohibits repair or replacement of a floodway home that has flood damage of 50% or more of the pre-flood market value. Owners of floodway homes are at the greatest risk, and contribute the most in losses for FEMA and the NFIP.

ICC is a flood insurance benefit to help homeowners reduce their risk of loss. ICC stands for Increased Cost of Compliance and will pay policyholders up to \$30,000 to elevate a home above the flood danger or to demolish a damaged floodway home that is not allowed to be repaired. Most policyholders are unaware of this valuable benefit, and few insurance agents help homeowners to pursue this additional source of funds. ICC can be requested up to 2-years after a flood, giving homeowners time to assess their recovery options.

MAYOR’S TIPS

Warning Sirens

- ✓ One long siren means water has reached our levies.
- ✓ Two long sirens mean start to evacuate by way of Petit Street, Cumberland, or Railroad.
- ✓ Three long sirens mean evacuate immediately.

Property Preparation

- ✓ Keep photos of your home before a flood, both inside and out.
- ✓ Before evacuating, shut off propane tanks, electricity, and remove important possessions, including your flood policy and agent information.
- ✓ Take pictures of flood damage, inside and out.
- ✓ Remember to apply for ICC after a flood to elevate your home (if you are allowed) or demolish your flood damaged home.

Horses

Ripley's Horse Aid Foundation is a program based out of Sedro-Woolley that can help remove horses from the floodway in a time of need. For more information, contact Wilma Tronstad at: (360) 424-8250, (360) 826-3402, ripleyshaf@fidalgo.net www.freewebs.com/rhaf

During Flood

- ✓ Stay on high ground, out of the way so that you don’t risk both your life and that of rescuers.
- ✓ The church keeps coffee hot and news available.
- ✓ When finished, the new Community Resource Center & Food Bank being built at the Hamilton Fire Hall will provide relief services.
- ✓ Get rest so that you are ready for flood clean up.

Flood Recovery

- ✓ Call your flood insurance agent to open a flood claim.
- ✓ Don’t return until local damage assessment teams have determined that your home is safe (a green placard).
- ✓ Have before and after photos and your own list of damaged items ready for a flood claims adjuster.
- ✓ Separate damaged items from those you can salvage and remove wet rugs and furniture that can mold and mildew. Wipe surfaces to speed drying.
- ✓ Get contact information for the claims adjuster. Be satisfied with their figures and get your questions answered BEFORE you sign the Proof of Loss form for benefits payout.

HAMILTON CURRENT

Edition 3 ~ Spring 2006

A Hamilton Public Development Authority Publication

MAYOR'S MESSAGE

The Hamilton town relocation project has recently made headlines with coverage in the Courier Times, Skagit Valley Herald, and KING 5 news. The short story is that we are making real progress with planning and fund development. Our Washington State Legislature has committed \$150,000 this year, to match the \$200,000 that Congressman Rick Larsen secured for us late last year. These funds will be used to purchase option agreements on prospective relocation site land, once appraisals are complete this summer. This is the first step in negotiating the purchase of a site for floodway residents and businesses to move to. With this in place, our historic community will be on the road to permanent recovery!

Timothy A. Bates

The Relocation Concept

Losses from floodwaters are not limited to Hamilton's boundaries. Thirty percent of Skagit County residents live in the floodplain, and 680 residential properties are at-risk between Sedro-Woolley and Concrete.

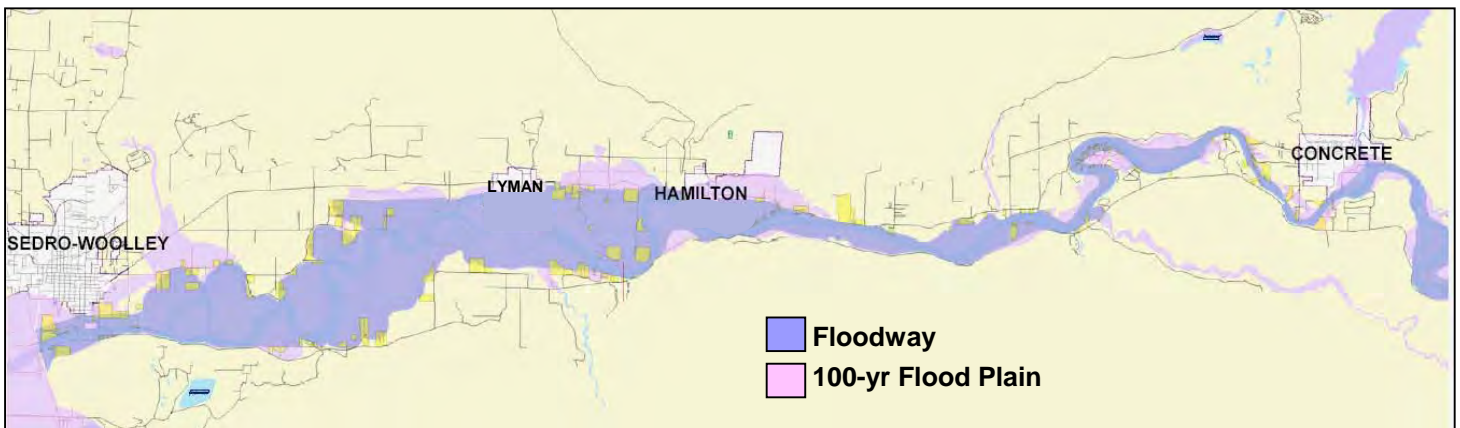
Rent and mortgages on floodway homes are often much cheaper than other areas. For example, rent in Hamilton is 55% less than elsewhere in the county. Residents are attracted by low housing costs, and lenders enable this by extending mortgages on flood-affected homes.

This relocation plan seeks to establish a 200-acre new town site, out of the flood plain, that will support 400 new housing units and a small business district. Floodway residents in Hamilton and surrounding areas of Skagit County will have the opportunity to voluntarily participate in relocation in several ways.

Property owners may choose to sell their property and home to the Hamilton Public Development Authority (PDA) and either build at the new town site or take the sale proceeds and move elsewhere. In all cases, however, every new housing unit at the new site must coincide with removal of a floodway residence.

Once land for the new town site is committed, town and floodway residents will be encouraged to participate to design of the new site layout. This will be undertaken through community meetings, design workshops, and with help from urban and landscape planning graduate students from the University of Washington.

Another element of the concept is to partner with conservation agencies on restoration and management of floodway properties for habitat, flood storage, and recreation uses.



Monitor Your Meter

Kyle has just about finished installing water meters on all town connections, so chances are you have a new water meter outside of your home or business.

Take a look at the meter reading. This should only be moving when your water is on. If you see it spinning, then you have a leak that Kyle needs to know about right away. Report all leaks to Mayor Bates at the Hamilton Market, (360) 826-3141.

If you are leak-free, then you are ready to monitor your daily and monthly water use. Do this before the new water rates and use-based billing start, so you don't get sticker shock! Here's how:

1. Today, write down the number you see on your water meter. Wait a week, and then write down the number you see.

A week is good because you are likely to have done most of the usual water-using things, like laundry, dishes, animals, car wash, etc.

2. Subtract these numbers to get your weekly water use in cubic feet. Then, divide this by seven to estimate your daily use.

Average daily family use is about 33.4 cubic feet. This equals about 250 gallons each day because 1 cubic foot = 7.48 gallons). Using way above this will get costly.

Before the new billing starts, the town will finish installing meters, and add a Pressure Reducing Valve to the main line. This should be done by summer.

Before real bills go out, customers will get a sample bill that shows their water use and what it would cost under the new system.



Water Rate Changes

Until now, the town has charged a flat rate of \$20 per month for unlimited water use. Revenue generated under this system is not sufficient to pay for water system operation and maintenance. Access to unlimited water for one rate also encourages waste of this important resource

At the March Town Council meeting residents were presented water rate and management changes during a public hearing. Proposed changes were well received and discussion is being carried over to the April 11th Council meeting.

Rates were developed using national standards, system costs, and with insight from local residents and the town's consulting engineer. The goal of this rate change is to make the water system more financially self-supporting and to encourage water conservation. Here are some highlights:

Residential connections will pay a \$ 20 per month base rate (for a 3/4-inch meter), plus the following usage rates:

Use Rate (per hundred cubic feet)	Water Used (cubic feet)
\$ 1.20	1 – 300
\$ 1.75	301 – 600
\$ 2.50	601 – 1,000
\$ 3.50	> 1,000

For example, my family of four used 750 cubic feet of water last month, equaling a **\$32.60 bill** calculated as follows: Base Rate = **\$20.00** plus Use Rates of

$$3 \text{ hundred cubic feet} \times \$1.20 = \mathbf{\$3.60}$$

$$3 \text{ hundred cubic feet} \times \$1.75 = \mathbf{\$5.25}$$

$$1.5 \text{ hundred cubic feet} \times \$2.50 = \mathbf{\$3.75}$$

The example here does not include utility tax, or a proposed \$5 per month general facilities charge.

Commercial and Industrial base and usage rates are determined by meter size, as follows:

Meter Size	Base Rate	Use Rate	Water Used (cubic feet)
3/4-inch	\$ 20. ⁰⁰	Same as Residential	
1-inch	\$ 38. ⁰⁰	\$ 1.80 \$ 3.50	Up to 5,000 > 5,000
1½-inch	\$ 68. ⁰⁰	\$ 1.80 \$ 3.50	Up to 1,000 > 1,000
2-inch	\$ 80. ⁰⁰	\$ 2.00 \$ 3.50	Up to 5,000 > 5,000
3-inch	\$248. ⁰⁰	\$ 2.00 \$ 3.50	Up to 1,000 > 1,000

MAYOR'S MESSAGE

Water meters have finally been installed on all connections in town, and we will begin billing for water used shortly. Along the way, we have also fixed many private water lines as a courtesy. The time has come now for property owners to assume full responsibility for fixing leaks and lines to both save water, and save money on your bill. Kyle is ready to offer tips on what materials to use and how to make repairs, but the work is up to you and your plumber!

Timothy A. Bates

Sample Water Bills

The July and August water bill also includes a sample bill that shows your August water use and what the cost would be with the new use-based billing system.

DO NOT PAY THE SAMPLE BILL YOU GET.

Beginning this fall, residents and businesses will be charged for the water they use, instead of just the flat monthly rate. This will generate the revenue needed for the town to pay for water system operation and maintenance, and encourage water conservation.

Start conserving now to avoid "sticker shock" with your first bill. Here's an example of what you'll see.

- A. Water meters will be read monthly to calculate the water consumed between readings.
- B. Water rates, approved with Ordinance #206, are used to calculate the account balance, based on consumption.
- C. A 6% utility tax is being considered by the Council.
- D. 10% is added to late bills, water is shut off 30 days after an account becomes delinquent, and it costs \$75.00 to have the water turned back on.

The billing is all computerized, there are no exceptions, and prompt payment is expected.

If you are concerned that your bill seems too high, check for any leaks, a slow running toilet or dripping sink can add up. Read on for more water saving tips.

Water will be shut off for accounts with an unpaid bill of more than 60 days. To reconnect, there is a \$75 nonrefundable charge, plus a \$150 deposit that shall be refunded after two years of payment history.

Town of Hamilton

P.O. Box 528 584 Maple Street
Hamilton, WA 98255 360-826-3027

Billing Date	Due Date	Account Number
7/29/2006	8/28/2006	

Service Adr: 000 Shiloh Lane		
From:	6/29/2006	154671
To:	7/28/2006	155268
Consumption:		597

Prior Account Balance	\$0.00
Current Account Balance	\$8.80
Late Payment Fee	\$0.00
3/4" - Residential	\$20.00

Tax Rate 6% Total Taxes \$1.73

Total Amount Due	\$30.53
-------------------------	----------------

SAMPLE BILL ONLY

A.

B.

C.

D.

Please Return This Portion With Payment

Billing Date	Account Number	Amount Due
7/29/2006		\$30.53
If paid after due date:		\$33.58

Sample, Bill
000 Shiloh Lane
Sedro-Woolley, WA 98284

Waste Not, Want Not Water

Monday, July 31st Hamilton residents woke up to bone-dry water pipes. While some folks thought their water had been shut off for nonpayment, the culprit turned out to be the end blowing off of the 6-inch main line that runs behind the old gymnasium. In just four hours, this break managed to drain the town's entire 299,000-gallon storage tank!

"That's a lot of water to loose," commented Mark Spahr, infrastructure-engineering consultant for the town. "We've only had a break of this size once before, in 2003" reports Mayor Tim Bates "and I collected a handful of late water bills that day, as well!"

Kyle, Tom, and Mayor Bates worked all day to fix the break. The inconvenience to everyone of that dry day serves as a reminder of how precious our water is. To help preserve this resource, please:

**Report All Suspected Leaks
&
Call Before You Dig
Town of Hamilton 826-3416
Mayor Bates 826-3141**

Also, a "Citizen Request/Notification" form is being developed to report problems, file complaints, etc.

Under Pressure

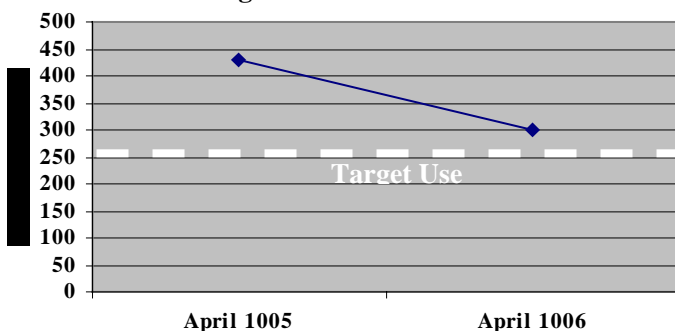
Since the town's well was moved up the hill, residents have been able to pressure wash their homes and walkways with garden hoses! Kidding aside, the town does have higher than normal water pressure because the storage tank is at a higher elevation.

The town has contracted with the PUD #1 of Skagit County to install a main line pressure-reducing valve in the 8-inch main on Petit Street. This will be located "downstream" of the line that serves the Crown Pacific industrial site. By doing this, pressure to the downtown area can be reduced to an "ideal" range while keeping high pressure available to serve the Crown Pacific site, and the higher ground on the prospective town relocation site across Highway 20.

Conservation Counts

A typical home in Western Washington has an average demand of about 250 gallons of water per day (91,250 gallons per year) according to the WA Department of Ecology and the Department of Health. This is the town's target. Based on the amount of water pumped, users were averaging about 429 gallons per day last year. This has come down a lot with Kyle fixing leaks and line breaks. The town now averages about 300 gallons per day, and conservation will get the town to its target!

Average Hamilton Water Use



Water-Saving Ways

Start in the bathroom, where 74% of our household use goes down the drain.

- Shorten shower time. Limiting showers to five minutes saves about 1,000 gallons a month.
- A low-flow showerhead saves about 2,300 gallons a month.
- Leaky toilet? Check by adding food coloring to your toilet tank. If it seeps through to the bowl, you have a leak. A leak loses about 600 gallons per month, so get it fixed.
- Low flow toilets save more water with every flush.
- Turn off the tap while brushing teeth and washing hands.
- A dripping faucet loses about 560 gallons per month.

Water saving elsewhere around the house and yard.

- Run the dishwasher and washing machine only when they are full.
- Keep a water jug in the fridge, instead of running the tap for a cold drink!
- Fill the kitchen sink for dish washing, instead of letting the water run.
- Use a hose with a shut-off sprayer. This will save about 100 gallons every time you wash your car.
- Pull cars onto the lawn to wash, watering the grass, as well.
- Collect rainwater in a barrel from downspouts for landscaping. To keep mosquitoes from breeding, use a lid, mesh fabric, or add several drops of baby oil to the barrel every now and then.
- Use more native and drought tolerant plants in gardens.
- Water in early morning or evening with a soaker hose, and having mulch on garden beds keeps more moisture in.

floodway PLANNER

edition 1 ~ fall 2006

Hamilton Public Development Authority Project Update

The Hamilton Public Development Authority (PDA) is a partnership of regional interests working toward the relocation of residents from flood-prone areas in Hamilton and surrounding Skagit County, and restoration of floodway habitats along the Skagit Wild and Scenic River.

the CONCEPT



The PDA relocation plan involves securing a 200-acre new town site, located out of the flood plain that supports 400 new housing units and a small business district. Floodway property owners will be invited to sell their home and development right and relocate elsewhere. Properties will be purchased and homes removed with money from FEMA buyout programs, flood insurance, and revenue from the sale of lots at the new town site.

Some property owners may choose to purchase or lease a lot at the new town site and build with financing from a USDA low-interest loan or conventional mortgage. Others may take the balance from their sale and move elsewhere. No matter where property owners choose to move, every residential unit built at the new town site must be accompanied by the permanent removal of a residence from the floodway between Sedro-Woolley and Concrete.

IDEAS TO PLAN BY

What do you envision for a new town site? How would you like neighborhood look and feel? Here are some design ideas for discussion that aim to create a close sense of community.

- Locate public buildings (town hall, post office, library) and some retail around a town square or park to invite interaction and conversation.
- Architecture should reflect the “personality” of the community.
- Detail work and accents add appeal, such as porches, a bandstand, clock tower, benches, ornamental lighting and sidewalks
- Places to socialize are key for people of all ages.
- Size buildings less than three stories high and no wider than a large home for a more welcoming feel.
- Shade trees lining streets and storefronts are friendly appealing, and encourage shoppers to linger.
- Putting most parking behind businesses keeps streets and storefronts attractive and walk-able.
- Underground power lines, and keeping signs smaller create a tidy, uncluttered look that always appeals

DEVELOPING WITH CARE

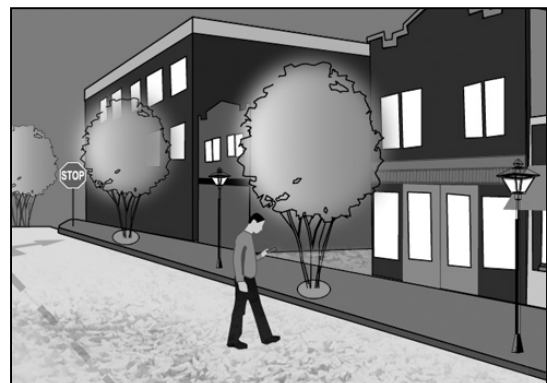
The natural beauty of this area is highly valued by many long time east county residents. Honoring this value is an important part of town relocation and floodway planning. “Green” development includes such things as low impact surface and wastewater systems, energy and material efficient building designs, environmentally sound construction practices, and landscape and forest management decisions. Green development is increasingly accepted, available, and cost effective. Residents benefit from lower utility costs, a more pleasing community feel, and often attract higher property values.



“Green” development includes environmentally responsible ways to floodway remove homes, such as deconstruction practices where most of the building materials are recycled.

The PDA is also working with natural resource agencies, sportsman groups, and local tribes to identify appropriate uses for floodway land once houses are removed. Collective planning promotes creative solutions to common goals, and identifies resource-sharing opportunities that can do more environmental good.

In 20-years, what would you like to see Hamilton’s flood prone areas restored as? Farming, seasonal camping, hunting, trails for hiking, horses and bicycles, wildlife habitat, salmon hatchery, other ideas.



asking QUESTIONS

At the new town site, will I get the same lot size that I have now?

Do I have to sell my floodway land or can I keep this for grazing?

How much money will I get for my floodway home?

How will I afford to build a house at the new town site?

Can my existing home be moved instead of building new?

I have not qualified for FEMA buyouts in the past, how will I qualify for this?

To participate, do I need to have flood insurance or proof of repeated flooding?

My home is elevated, can I still participate?

Will I own my land at the new town site?

I want to stay where I am, do I have to move?

I rent, will I lose my home and be out of luck?

Floodway property owners and renters, you have the biggest stake in how these and many other questions are answered. You also have power to influence layout and design decisions for the new town site, and how floodway areas should be used. Get involved with the Community Sub Area Planning process this fall.



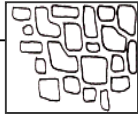
Community Planning Workshop
Saturday, October 7th
9:00 am - 12:00 pm
Hamilton Town Hall

Landscape architect, Curt Miller, will present some town layout concepts and share images of small town Main Streets, housing styles, and other ideas for participants to ponder. This is a great opportunity to share your ideas and opinions with Curt and the other project planners about how the new town site should look and feel. Come be part of this community planning Kick-Off event!

Curt has three decades of experience in land planning, natural resource management and design, and takes an active interest in environmentally sound land use practices in Skagit County.

meet THE PDA BOARD

The PDA vision is to develop and implement a permanent flood mitigation solution that restores the Town of Hamilton as a viable and desirable municipality in and around which to live and work, and reduces repetitive losses from flood-prone areas of Skagit County. PDA Board members serve four years and represent a range of community, economic development, and environmental interests that share this vision.



- Ted Anderson, Chair – Skagit County
- Andy Hansen, Vice Chair – Hamilton
- Margaret Fleek, Secretary Treasurer - Hamilton
- Chal Martin – City of Burlington
- Ian Munce – S.C. Community Action Agency
- Larry Wasserman – Skagit River Systems Coop.
- Larry Soderberg – Whatcom Skagit Housing
- Bob Carey – The Nature Conservancy



your TWO CENTS!

PDA meetings are open to the public. Join the discussion each month on the 3rd Thursday from 8:30-9:30 am County Commissioner's Hearing Room 1800 Continental Place, Mount Vernon.

For additional information or to volunteer, please contact Lauren Freitas, Grants Coordinator, at (360) 391-0934 lauren.freitas@verizon.net, or mail comments to the address below. **We want to hear from you!**

fall LINEUP

The PDA has three major activities underway this fall:

1. Negotiate agreements with owners of the property identified as best suited for town relocation. This would allow time for purchase money to be pulled together from government and other sources, and enable the area to be brought into the Hamilton Urban Growth Area.
2. Lobby representatives from local, state, and federal government for money to buy the town relocation site. The PDA solution is cost effective, saving millions of public dollars in avoided flood response, recovery, and reconstruction costs, and town development densities of 4 homes per acre enable relocation using only one tenth the area needed for relocation in the county.
3. Undertake a Community Sub Area Planning process to engage residents in long-term planning, and build the case for a request to expand the Hamilton Urban Growth Area and transfer population from the county to town.

property VALUE GAME

Deciding the worth of property is a very subjective exercise, ruled by the principle of supply and demand, and largely at the mercy of market conditions. The housing demand across Skagit County has outstripped supply, which is driving prices up, while low interest rates and favorable employment and income figures contribute to competitive market activity.

The real estate agent mantra is “location, location, location”. For owners of residential property in the Skagit River floodway, this “location” can be both a blessing and a curse when it comes to fair market value. Closer proximity to river views and access lends aesthetic appeal that adds to property value. This is countered to some degree, however, from the ongoing flood risk that structures are subject to. Yet, the availability of federally subsidized, affordable flood insurance increases consumer confidence in making a floodway purchase.

With housing demands driving prices up, floodway properties are increasingly the more affordable option for low-to-moderate income earners, and those seeking rental property. Also, property owners are frequently taking advantage of their home’s increasing market value by refinancing to take out cash, mortgaging themselves to the hilt.

Valuation Challenge

The Hamilton PDA must develop a formula for valuing properties that balances these mixed market messages, and the realities of over-mortgaged homeowners. For the PDA program to succeed, the PDA must offer floodway homeowners a price that induces them to sell. Likewise, with buyout funds primarily coming from state and federal grants, the PDA has significant restrictions on what they may cost effectively offer as “fair market value”.

Understanding Fair Market Value

So, what is “fair market value” anyway? This is simply the price an interested buyer will pay and an interested seller will accept on the open market, assuming neither is desperate, and that a reasonable period of time has been given to market the property. This ambiguous definition leaves lots of room for interpretation of the bottom line amount!

Residential appraisals use two standards for estimating fair market value: 1). cost approach, and 2). sales comparison analysis. With both approaches the value of the land is estimated by comparing the recent sale price for similar, undeveloped lots in the area. The flood zone is noted, however land value is not necessarily adequately adjusted for this. At a minimum, appraisers try to compare floodway lots with other floodway lots,

With the cost approach, building value is decided based on what it would cost to reproduce the structure. Standard industry guides, such as the Marshall & Swift Residential Cost Handbook, are used for this calculation. Age and condition of the building are used to estimate the depreciated value. Likewise, replacement value is estimated for improvements such as driveway, septic, garage, barn, and amenities such as decks, landscaping, and custom finish work. These individual values are combined as the Total Market Value.

The sales comparison analysis looks at recent sale prices for usually three residences of similar building and lot size, age and condition, and overall amenities. Appraisers have formulas for adjusting specific elements to account for property differences and arrive at a reasonable and acceptable Fair Market Value figure. A

standard appraisal report will include both calculations, however the sales comparison estimate is usually favored

Assessed vs. Appraised Values

The County Assessor’s Office periodically estimates land and building market values for property tax purposes. Standard appraisal principles are used, and these figures may be adjusted annually, however, individual property assessments occur less frequently. This infrequency, along with changing market demands, makes assessed market value often lower than its appraised market counterpart.

The Hamilton Public Development Authority (PDA) is a partnership of regional interests working to relocate residents from flood-prone areas in Hamilton and surrounding Skagit County, and restore floodway habitats along the Skagit Wild and Scenic River.

property survey

VALUE GAME

What Do You Know About Your Property Value & Flood Insurance?

Information you share will remain confidential, but only share what you wish!

Property Address: _____

Parcel # (if known): _____

Estimated Home Size: _____ square feet, _____ # bedrooms, _____ #
bathrooms

Estimated Land Size: _____ acres (1/4 acre, 1/2 acre, 1 acre, 2 acres, 20 acres, etc)

What do you think your property (land and home) is worth if you wanted to sell it today?
\$ _____

What is the County's Assessed Value for your property (land and home), if known?
\$ _____

Flood insurance is NOT homeowners insurance:

Do you have flood insurance? Yes _____ No _____ Don't know _____

If you have flood insurance,
how much is your policy for Building Coverage? \$ _____
for Contents Coverage? \$ _____

Have you ever been flooded? Yes _____ No _____ Don't know _____

Would you like more information on flood insurance? Yes _____ No _____ Don't know _____

Would you like more information on the Hamilton Public Development Authority program to
buyout flood-prone properties? Yes _____ No _____ Don't know _____

If YES, how can we contact you? _____

Thank YOU!

MAIL TO:

Hamilton PDA c/o 901 East Fairhaven Avenue, Burlington, WA 98233

PURCHASE & TRANSFER DEVELOPMENT RIGHTS

Development rights is just one of many sets of rights associated with ownership of a parcel. Like mineral rights and water rights, development rights, may be separated out, and sold or transferred to other parcels.

This ability to purchase and transfer development rights will enable the PDA to relocate residents from flood prone parcels. The concept is that homes built at the new town site, outside of the flood plain are linked with the permanent removal of homes inside the flood plain.

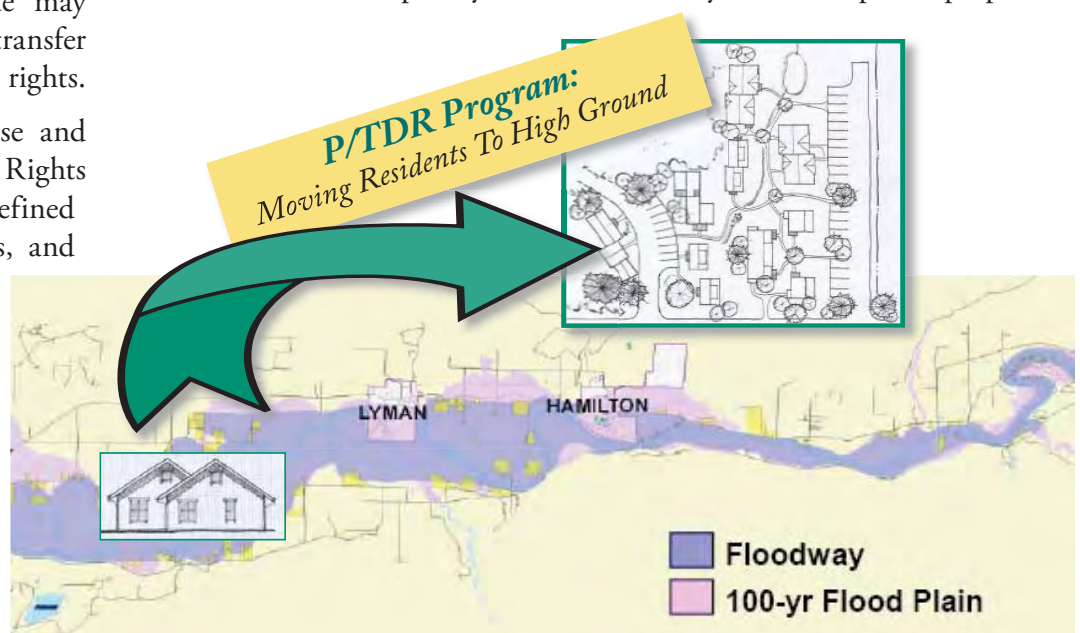
This may be accomplished in a number of ways. For example, the PDA may use FEMA mitigation funds to buy flood-prone homes, purchasing the development rights for those parcels and saving them for use at the new town site. This stock of development rights may later be sold to a developer, say for construction of a multi-family, affordable housing complex at the new town site. Also, floodway property owners who want to build at the new town site may negotiate with the PDA a transfer of their existing development rights.

Details of the PDA Purchase and Transfer of Development Rights (P/TDR) program will be defined over the coming six months, and public input is sought in this process. Certain right now, however is the need for program flexibility, enabling the PDA to meet flood plain property owner needs on a case-by-case basis, and take advantage of relocation funding opportunities as they arise.

Here are some proposals for P/TDR program design. These are in no way comprehensive, or decided upon. Tell us what you think about these, and share your ideas by contacting Lauren Freitas, PDA Grants Coordinator at 360-391-0934, lauren.freitas@verizon.net, or by mail addressed to the Hamilton PDA c/o 901 East Fairhaven Avenue Burlington, WA 98233.

1. Require that homes in the relocated town site replace residences in the Skagit River floodplain or floodway. This may or may not always be on a one-to-one ratio.
2. Start the PDA with an stock of development rights to be used for houses at the relocated town site. These might equal the number of residences already removed from the Hamilton or Skagit River floodway through FEMA buy-out programs, or possibly be tied to home substantially damaged by flood, whether or not the PDA purchased the properties
3. Don't require homes at the relocated town site to have a flood plain P/TDR until the original Office of Financial Management population forecast for Hamilton is reached.
4. Use the P/TDR program only to relocate population from unincorporated Skagit County to the new town site, not for residences located inside the Hamilton Town limits.
5. Allow commercial floodway property to qualify for the P/TDR program.
6. Require a pre-determined amount of PDA revenue from the sale of lots at the relocated town site (e.g. \$25,000) to go into a fund to help buy future floodway or floodplain properties.

Tell us
what
you think



EXAMPLES

illustrate some creative funding and property rights packaging options

#1 The target property is an older, owner-occupied house in the Hamilton floodway. The Town is aggressively using FEMA mitigation funds to buyout homes such as this, before the next big flood. The home and land recently appraised for \$110,000. The owners have a \$90,000 mortgage. FEMA can offer \$80,000 which is \$30,000 less than the appraised Fair Market Value. The PDA contributes \$30,000 by selling the family a \$50,000 lot at the new town site for \$20,000. This provides the family with \$30,000 in equity. Their bank uses this equity to loan them the \$10,000 needed to pay off their existing mortgage, and another \$20,000 down payment on a construction mortgage. The family builds their new home through a self-help housing program managed by Whatcom Skagit Housing, and partly funded by Dept. of Agriculture and the Wells Fargo Bank community investment program. The PDA removes the floodway home and transfers that lot to an appropriate entity for restoration to natural habitat.

#2 The target property is a lot with a renter-occupied, 1970s, single-wide mobile home of no value. The lot has an assessed value of \$5,000, but the rental income of \$250 per month results in an income-based Fair Market Value appraisal of \$25,000. The PDA pays the property owner \$25,000, using revenue from a previous lot sale at the new town site. The mobile home is removed and the floodway property is transferred to an appropriate entity for restoration to natural habitat. The tenants

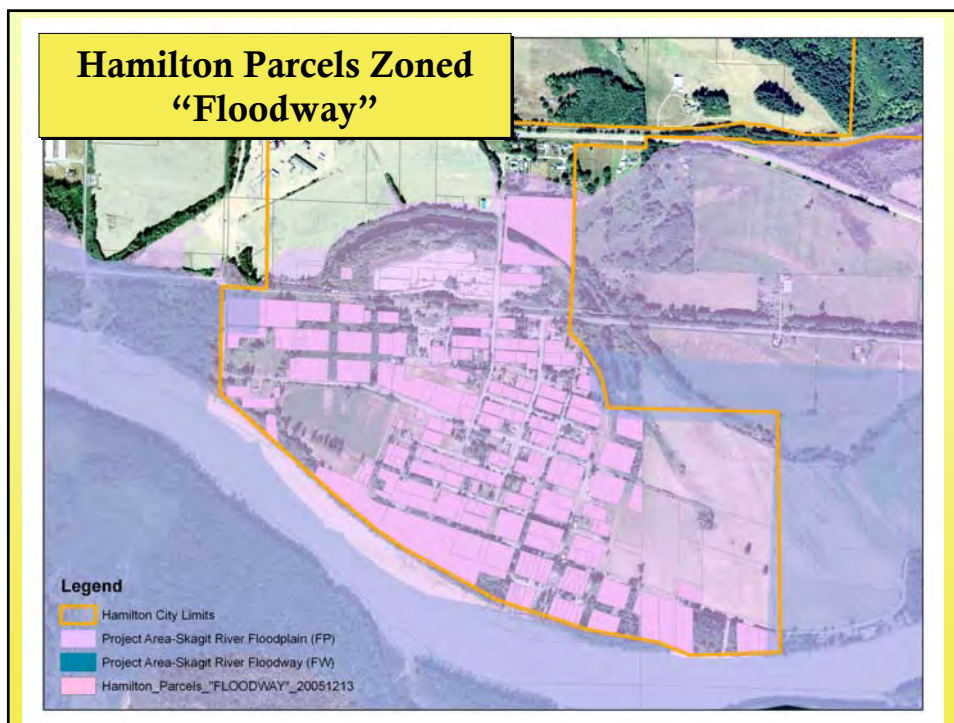
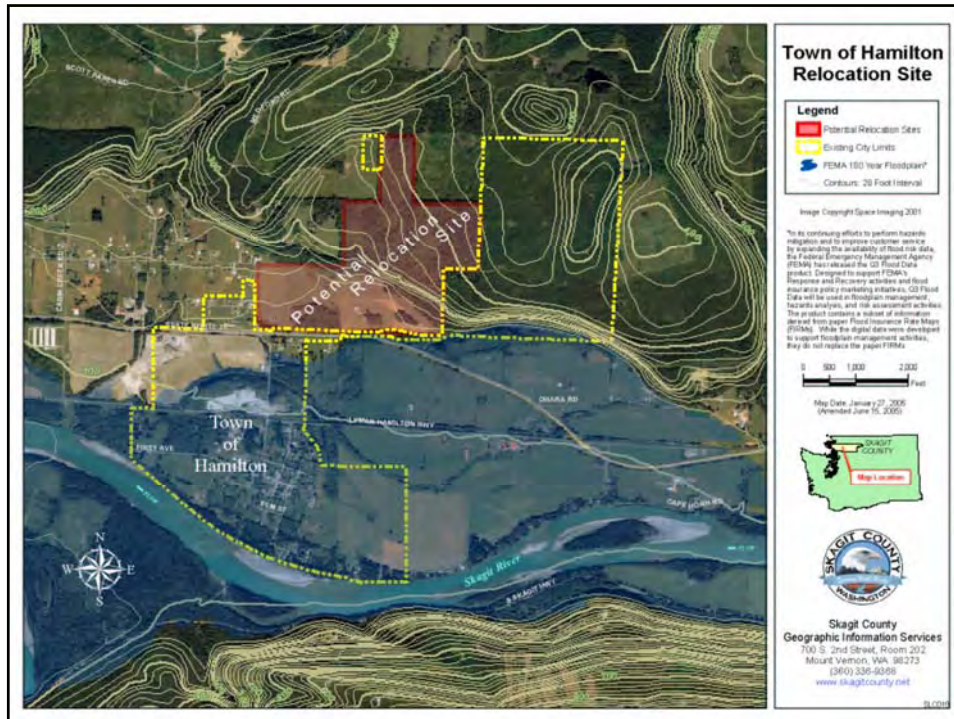
choose to move into a small cottage development at the new town site that offers them subsidized rent of \$250 per month, and an option to purchase the cottage if they qualify through a federal low income homeownership program. The 12 unit cottage development was designed for low income occupants, and financed by the Washington State Housing Finance Commission, a Dept. of Agriculture grant, and the sale of three PDA lots at market value.

#3 The target property is a substantially flood damaged, owner-occupied home located in the floodway outside Hamilton. Relocation is mandatory because repair or reconstruction of the home at this site is illegal. The home owner has a flood insurance policy for the pre-flood appraised Fair Market Value of \$120,000, and another \$20,000 in contents coverage. The home was purchased by its present owner for \$80,000 with \$50,000 still owing over twelve years on a private sales contract. To buy this property, the PDA sells a lot at the new town site on the market, and uses this revenue to purchase the sales contract for \$30,000 cash; a \$20,000 discount. The person financing the contract agrees to this, rather than take the risk that the current property owner will foreclose. Flood insurance pays the current owner \$40,000 for building damage, plus \$20,000 for contents damage, which the family uses to relocate to Mount Vernon. Flood insurance will also pay up to \$30,000 of the cost to remove the damaged building. The current owner signs this insurance benefit over to the PDA, who takes care of

home demolition. The cleared land is then conveyed to an appropriate entity for restoration to habitat.

#4 The target property is a mobile home in Hamilton, owned by an elderly couple of limited income. The land alone appraises at \$15,000. The older, single wide mobile home is worth \$7,000, and there is no mortgage debt. Living conditions, however, are below average, and the owners cannot afford to relocate to another community. The PDA trades a life estate in a small cottage at the new town site for the mobile home and lot. This provides a permanent housing solution for the elderly couple that is out of the floodway. Upon their deaths, the cottage reverts to PDA ownership, or to that of a separate non-profit housing corporation working with the PDA.

#5 The target property is a rental residence located in the Hamilton floodway that was substantially damaged in a recent flood. Aggressively enforcing the floodway "no-rebuild" law, the Town offers the landlord/property owner Fair Market Value for the lot of \$20,000. The landlord received an insurance settlement of unknown value. Town attributes no value to the damaged building. The owner declines this offer, and attempts to rebuild without a permit. The Town takes enforcement action, and the matter ends up in court. The tenants, on the other hand, had a renters flood insurance policy, received their payment, qualified with a self-help housing program, and have since relocated to the new town site.



Town Relocation: How do we get from here to there?

Phase I – Project Startup, Initial Planning and Community Involvement

<u>Project Initiation</u> <ul style="list-style-type: none"> ➤ Needs Statement ➤ Organizational Structure ➤ Goals and Objectives ➤ Project Framework ➤ Initial Funding 	<u>Project Continuation</u> <ul style="list-style-type: none"> ➤ Project Management ➤ Planning Strategies <ul style="list-style-type: none"> -Land/Property Transfer -Continued Funding 	<u>Project Implementation</u> <ul style="list-style-type: none"> ➤ Same as Previous ➤ Implementation Strategies ➤ Update Comprehensive Plan ➤ Prepare Development Code and Map ➤ Complete environmental review
<u>Information Gathering</u> <ul style="list-style-type: none"> ➤ Project Area ➤ New Town Site ➤ Natural and Cultural Resources ➤ Opportunities & Constraints 	<u>New Town Planning</u> <ul style="list-style-type: none"> ➤ Alternatives ➤ Benefits/Costs <u>Open Space & Restoration</u> <ul style="list-style-type: none"> ➤ Alternatives ➤ Opportunities & Constraints 	<u>Planning & Design</u> <ul style="list-style-type: none"> ➤ Preferred New Town Plan ➤ Preferred Open Space & Restoration Concept
<u>Public Workshop #1</u> <ul style="list-style-type: none"> ➤ Information Exchange ➤ Needs & Desires ➤ Style Preferences 	<u>Public Workshop #2</u> <ul style="list-style-type: none"> ➤ Present Alternatives ➤ Review & Comments ➤ Additional Information Needs 	<u>Public Workshop #3 & Citizen Advisory Committee</u> <ul style="list-style-type: none"> ➤ Present Preferred Plans & Concepts ➤ Review & Comment ➤ Formal Citizen Advisory Committee Meetings & Recommendation

Town Relocation: How do we get from here to there?

Phase II – Action/Implementation and Funding

<u>Project Implementation</u> <ul style="list-style-type: none"> ➤ Project Management ➤ Implementation Strategies ➤ Continued Funding ➤ Set up Implementation Structure 	<u>Project Continuation</u> <ul style="list-style-type: none"> ➤ Project Management ➤ Same as Previous
<u>Planning and Design</u> <ul style="list-style-type: none"> ➤ New Town Engineering & Design ➤ Restoration & Access Engineering & Design ➤ Construction Documents & Bidding 	<u>Construction</u> <ul style="list-style-type: none"> ➤ Start Construction Process <ul style="list-style-type: none"> -Infrastructure -Commercial -Initial Housing -Restoration & Access
<u>Community Meetings</u> <ul style="list-style-type: none"> ➤ Updates and Discussion 	<u>Community Meetings</u> <ul style="list-style-type: none"> ➤ Updates and Discussion



Hamilton

*100 years
Living & Working
On The **Land***

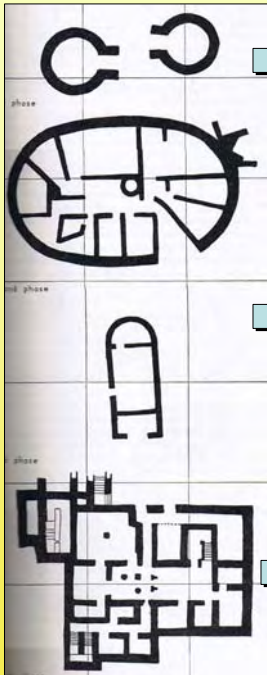


Hamilton

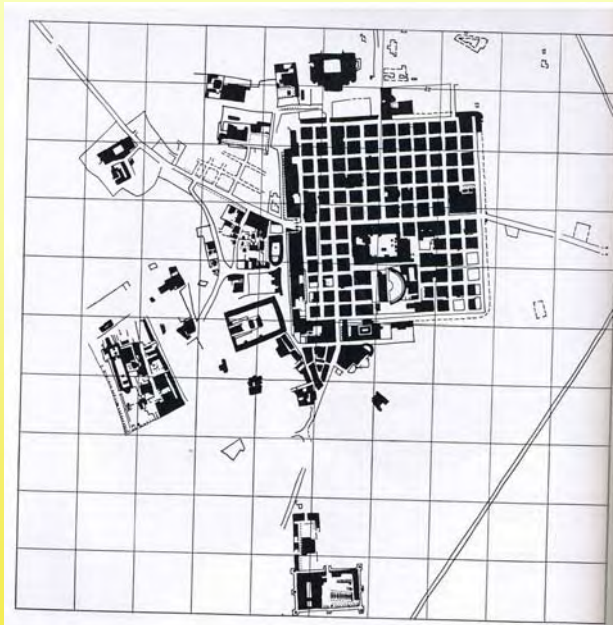
100 years
Living & Working
On The **River**



*Ferry at Hamilton on river Berdeville
Car belongs to R. L. Ramsey*

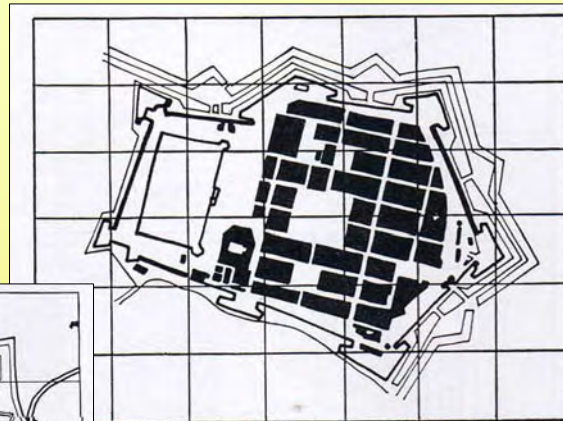


History of Urban Planning

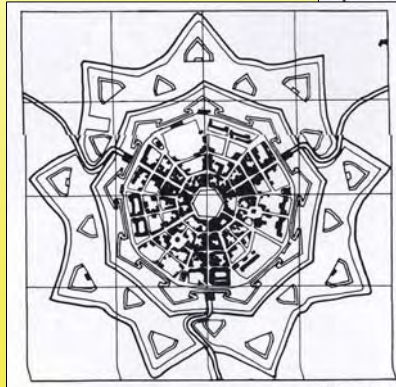


History of Urban Planning

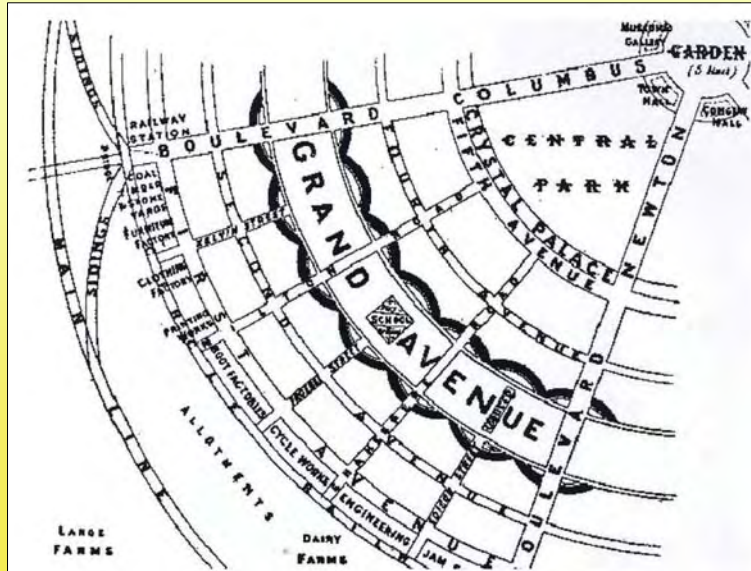
History of Urban Planning



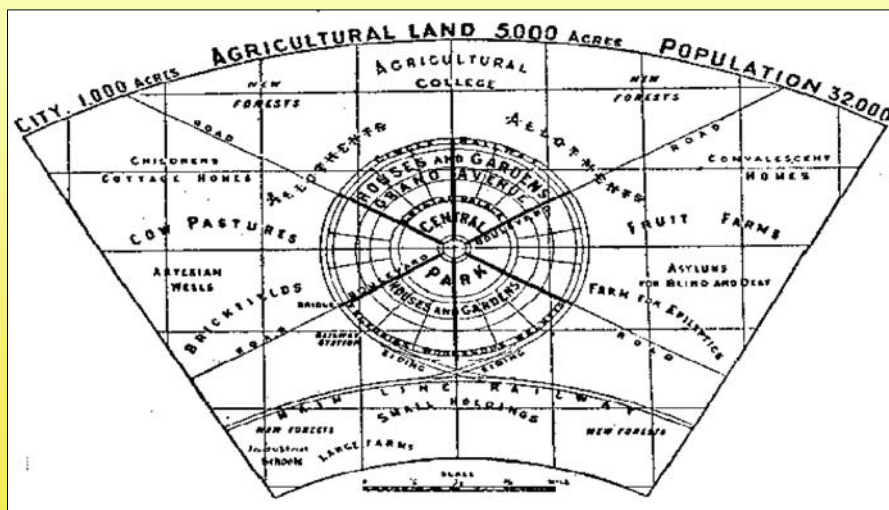
approximate grid 100 x 100 metres



History of Urban Planning



History of Urban Planning



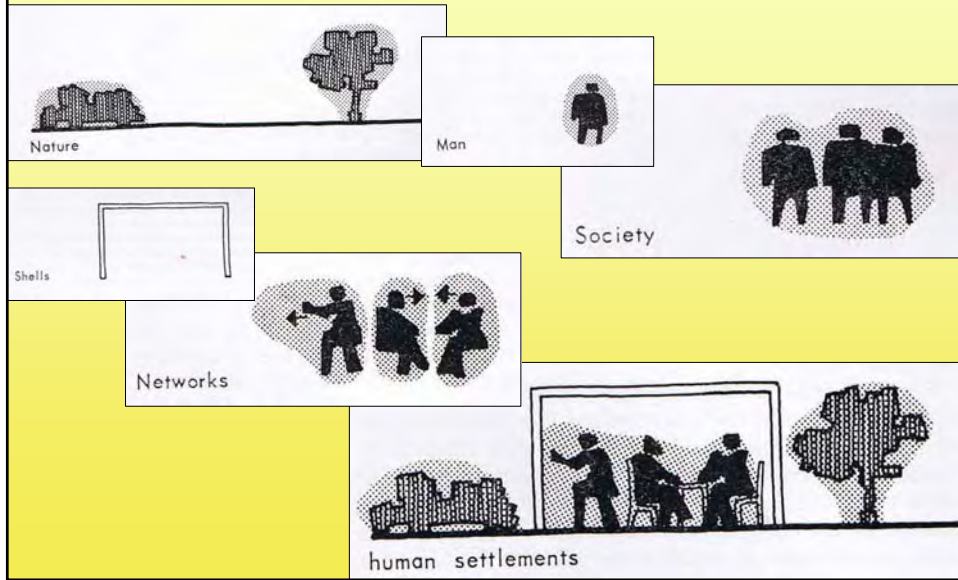


***History
of Urban
Planning***

History of Urban Planning



History of Urban Planning



RURAL TOWN

Planning Principles

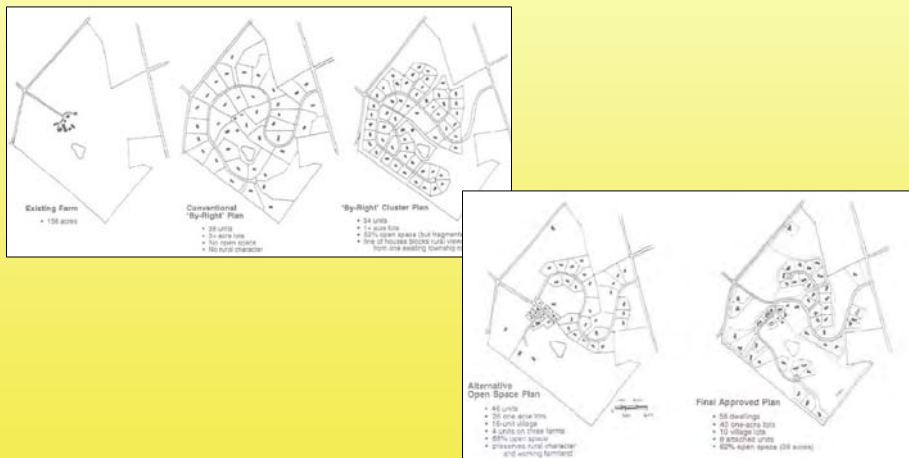
#1 PLACE: respect the land and the natural processes at work



RURAL TOWN

Planning Principles

#1 PLACE: this is a rural village/town – not a suburb



RURAL TOWN

Planning Principles

#1 PLACE: design so buildings “fit” in



RURAL TOWN

Planning Principles

#2 SCALE: relate buildings to human proportions



Set commercial facilities close to the street with parking at the side or rear

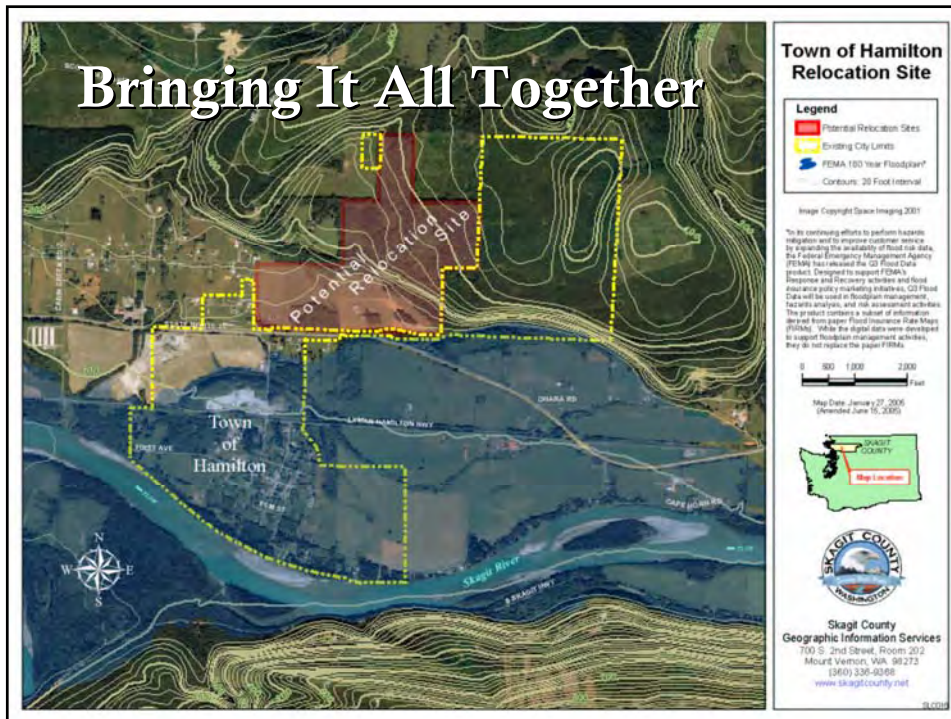


Place buildings to create a sense of enclosure, and line streets and public spaces with shade trees



Landscaping and mature deciduous shade trees add character and charm

Bringing It All Together



RURAL TOWN

Planning Principles

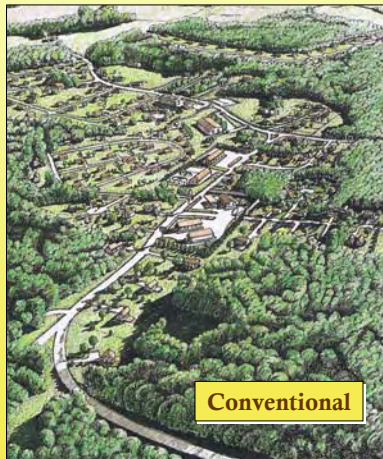
#2 SCALE: relate buildings to existing and proposed structures



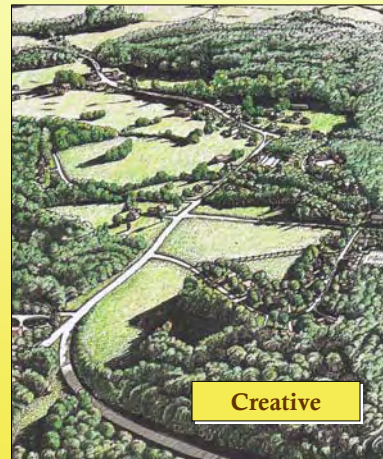
RURAL TOWN

Planning Principles

#3 HARMONY: fitting the pieces together



Conventional

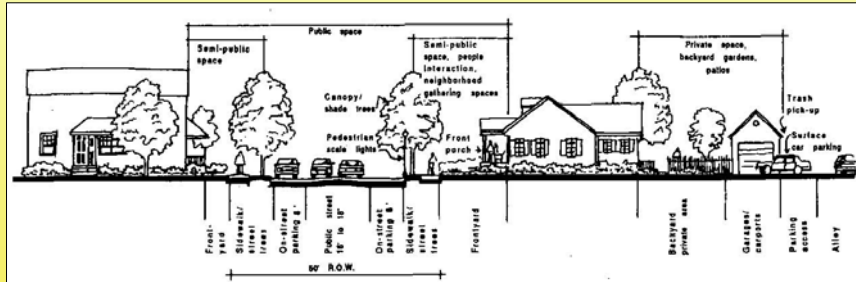


Creative

RURAL TOWN

Planning Principles

#4 ENCLOSURE: creating spaces for community activity



RURAL TOWN

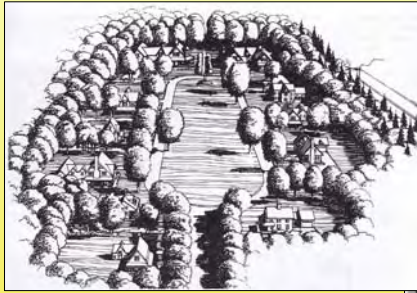
Planning Principles

#5 COMMUNITY: people are not to be planned for, they are to be worked with...



RURAL TOWN ***Planning Principles***

#3 HARMONY: participants understanding the historic context



RURAL TOWN ***Planning Principles***

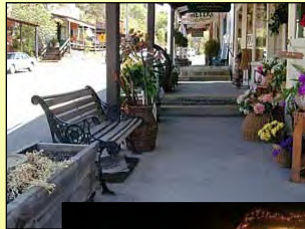
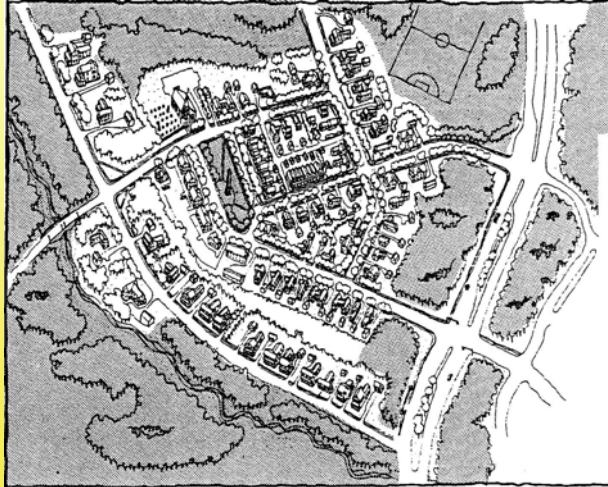
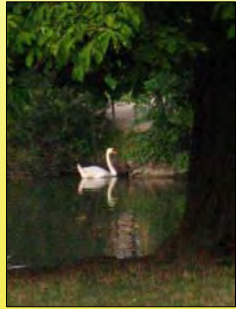
#4 ENCLOSURE: creating spaces for community activity



RURAL TOWN

Planning Principles

#5 COMMUNITY: Bringing it all together

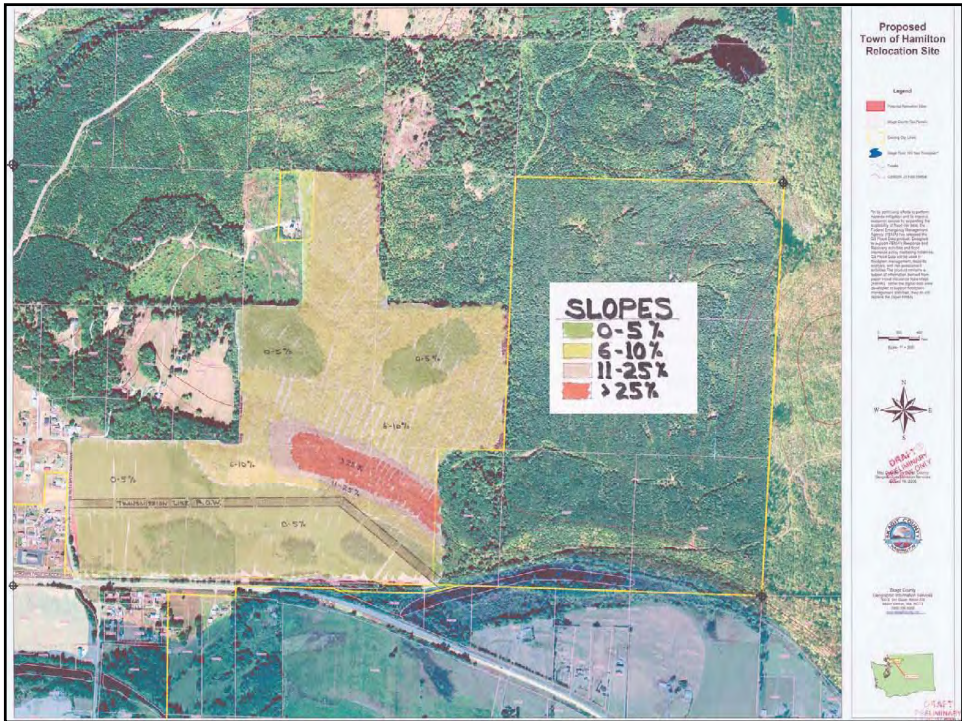


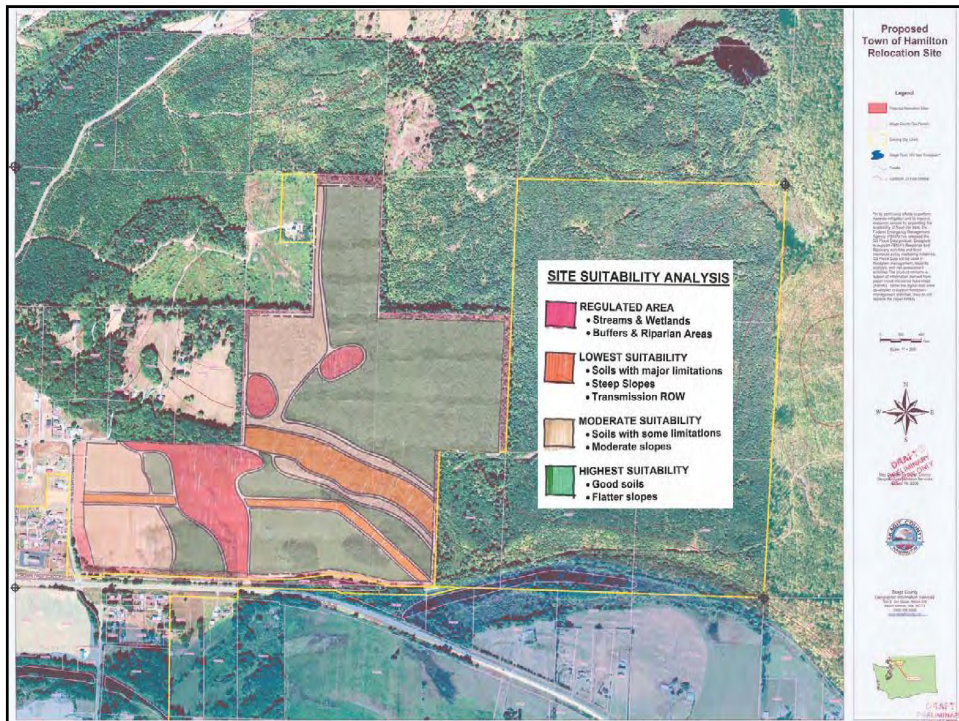
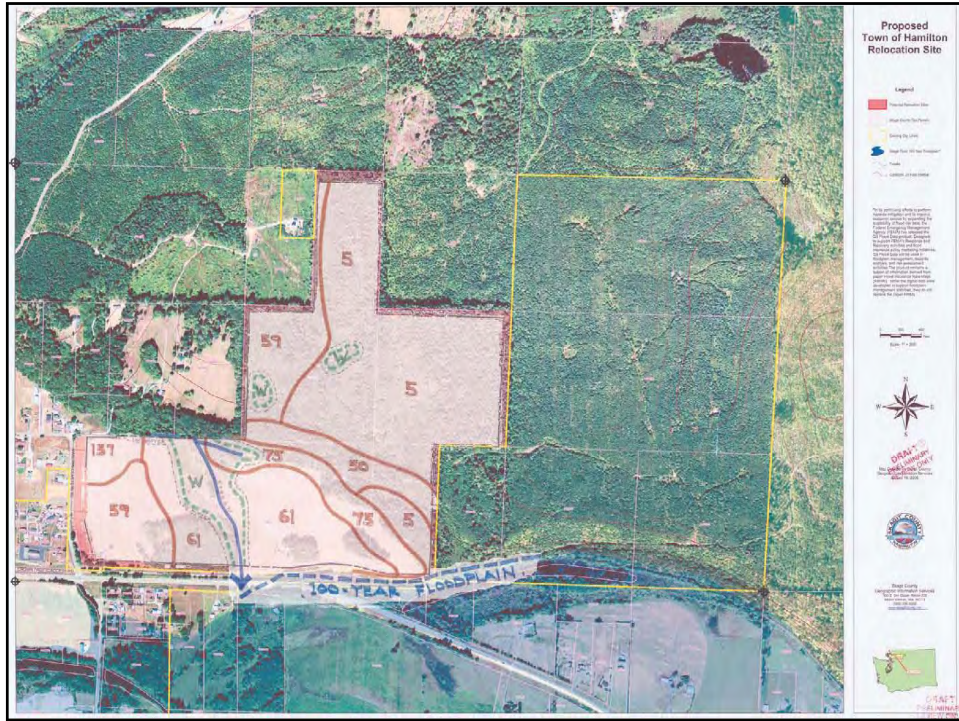
Look to historic local architecture, avoiding incompatible styles, harmonize building scale, roof shapes, and materials

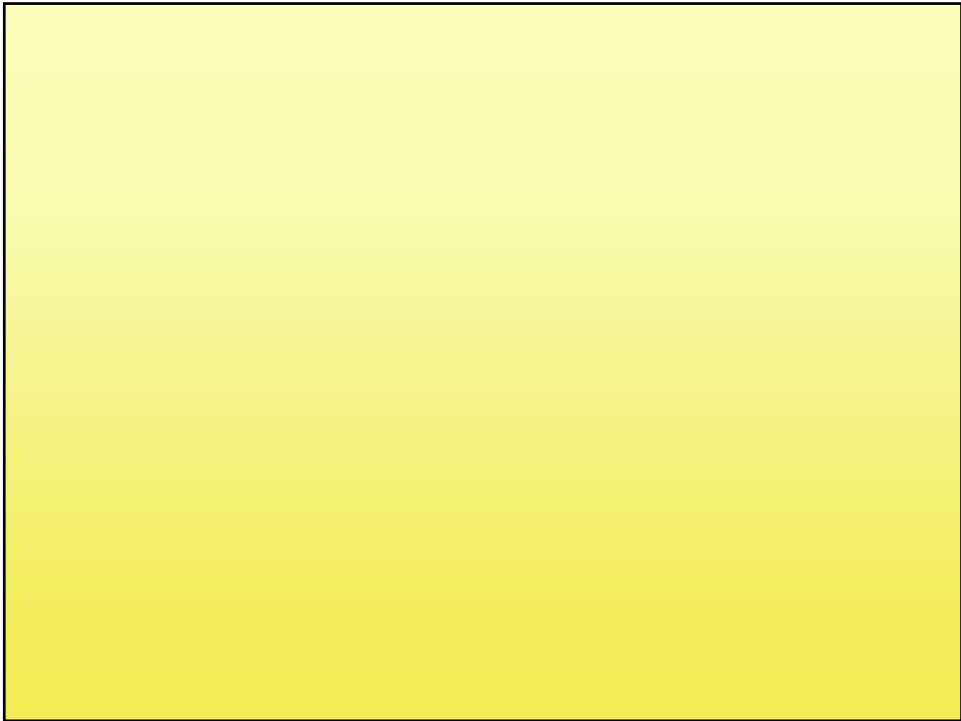


Special features
such as porches,
lighting, balconies,
seating, monuments
bandstands, skate
park, pond, fountain









Defining Community Character

Define the edge to the town to eliminate long strips of development



Defining Community Character

Centralize public, and commercial buildings on 1 ~ 5 acres, possibly around a town commons, square, or park



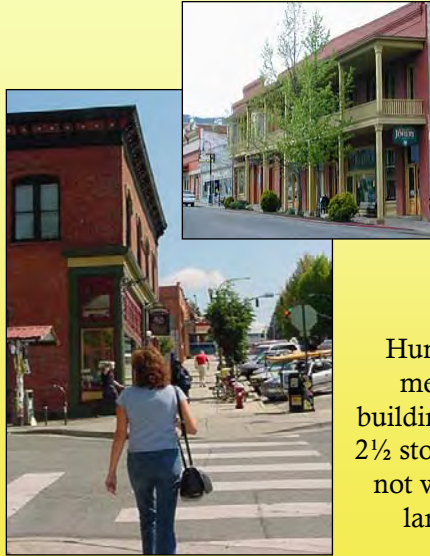
Defining Community Character

Reduce visual clutter by keeping utility lines underground, and minimizing traffic and tall business signs



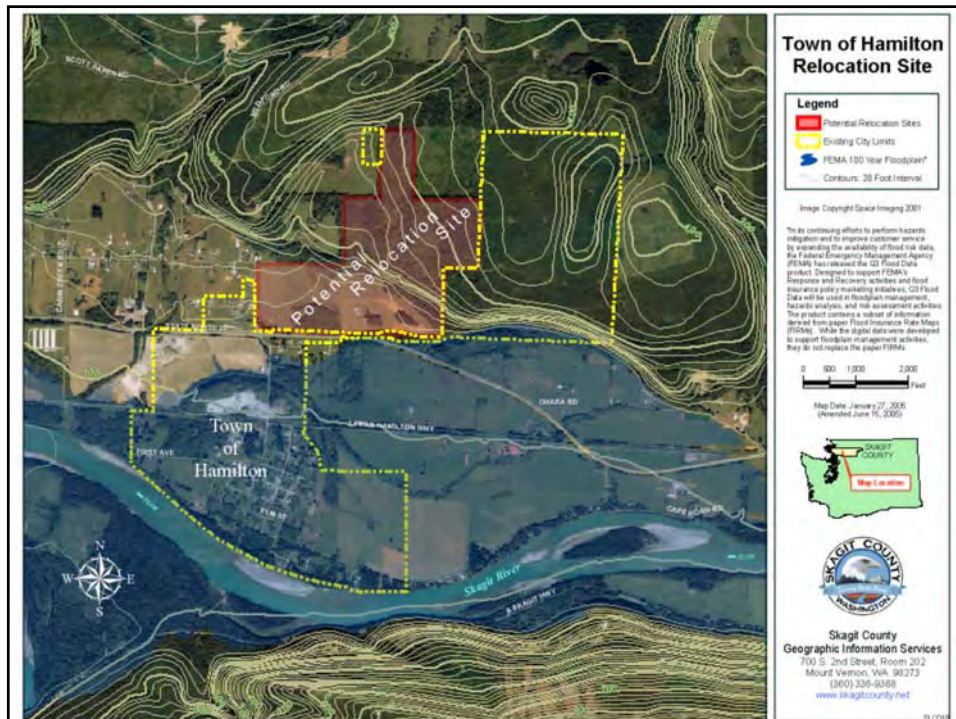
Narrower streets to reduce heavy through traffic

Defining Community Character



Quality architecture includes a wide range of styles, well-crafted, somewhat traditional, with “personality”

Human scale - means most buildings are 1½ to 2½ stories high and not wider than a large house



TOWN OF HAMILTON

SUBAREA PLAN

Citizen Advisory Committee and Community Meeting

**Saturday
January 20, 2007**

**Hamilton Town Hall
10:00 a.m.-12:00 a.m.**

AGENDA

1. Introductions
2. Discussion of results of Visual Preference Survey and design ideas for new town site.
3. Present and Discuss Concept Plan and alternatives for new town site.
4. Discuss more detailed concept proposal for new town center.
5. Proposed Comprehensive Plan Map
 - New town site
 - Proposed approach to existing town site
6. Other discussion as desired.

If you have questions or would like more information, please call Town Planner Margaret Fleek at 755-9717.

Community Preference Survey Results

The Community Preference Survey is a visioning technique used to help define the desired character of a planned community.

Ninety-four slides were presented that represent different residential, commercial, and public and open space land uses.

These were scored by participants, and the most positive and negative characteristics and features for each land use type are presented here.

Community Preference Survey Results SINGLE FAMILY RESIDENTIAL - POSITIVE RESPONSES



Community Preference Survey Results
SINGLE FAMILY RESIDENTIAL - NEGATIVE RESPONSES



Community Preference Survey Results
MULTI-FAMILY RESIDENTIAL - POSITIVE CHARACTERISTICS



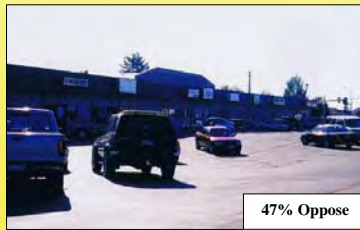
Community Preference Survey Results
MULTI-FAMILY RESIDENTIAL - NEGATIVE CHARACTERISTICS



Community Preference Survey Results
COMMERCIAL/RETAIL - POSITIVE RESPONSES



**Community Preference Survey Results
COMMERCIAL/RETAIL – NEGATIVE RESPONSES**



**Community Preference Survey Results
ROADS AND STREETS - POSITIVE RESPONSES**



Community Preference Survey Results
ROADS AND STREETS - NEGATIVE RESPONSES



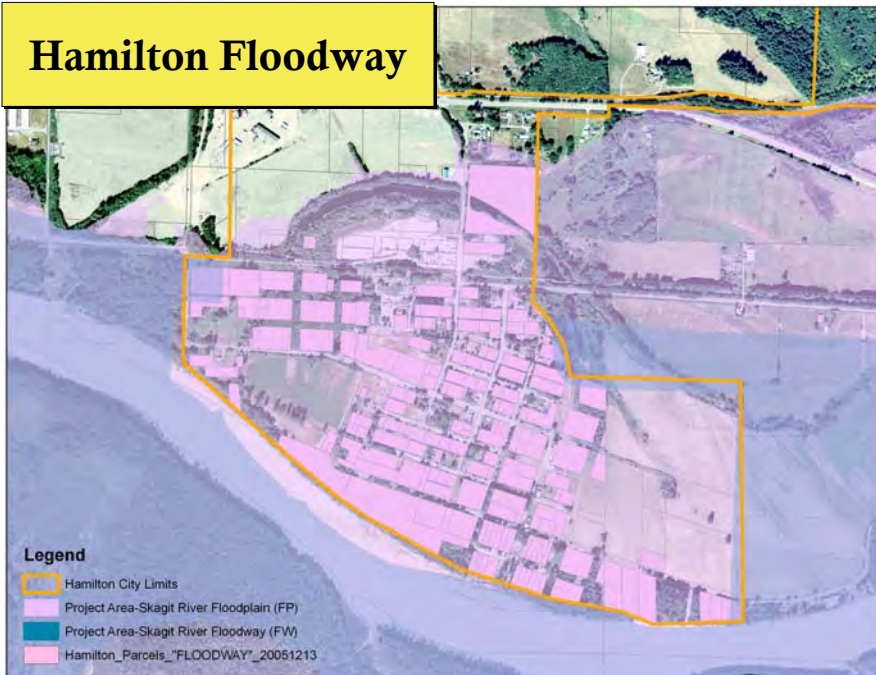
Community Preference Survey Results
COMMON AND OPEN SPACES - POSITIVE RESPONSES

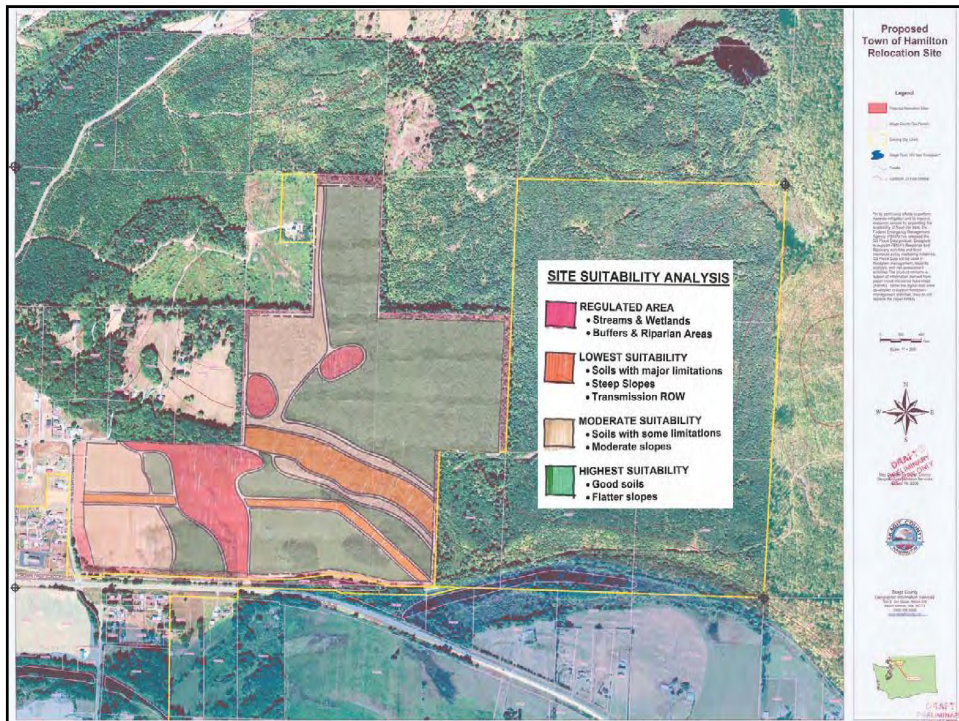
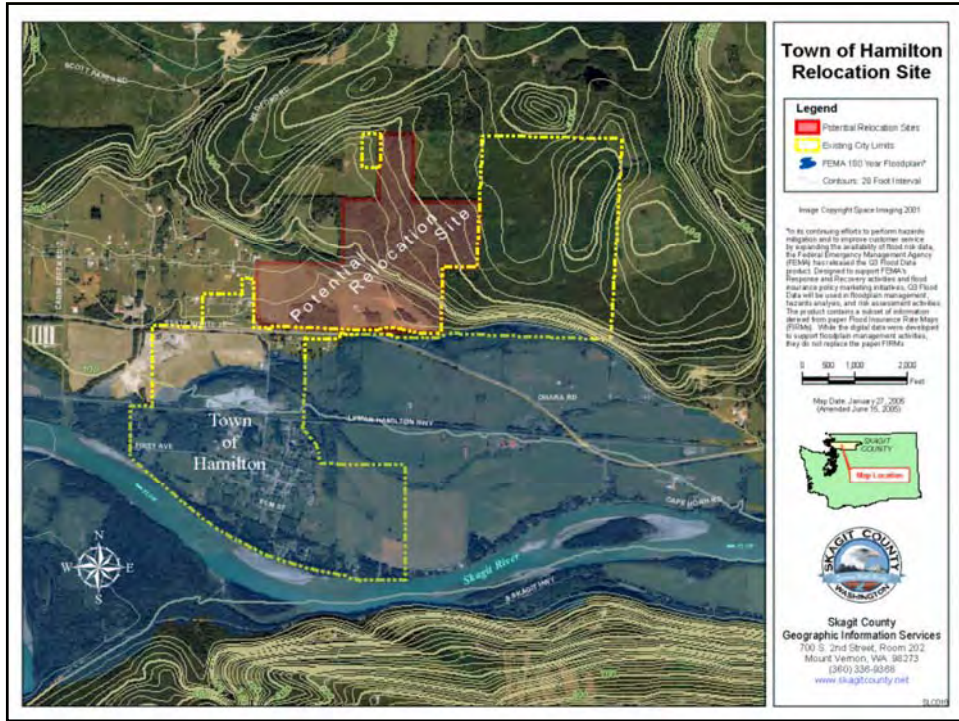


Community Preference Survey Results COMMON AND OPEN SPACES - NEGATIVE RESPONSES



Hamilton Floodway





HAMILTON COMMUNITY PREFERENCE SURVEY RESULTS

(December 2006)

The Community Preference Survey is a visioning technique used to help define the desired character of a planned community. Ninety-four slides were presented that represent different residential, commercial, and public and open space land uses. These were rated by participants, and the most positive and negative characteristics and features for each land use type are presented here.

SINGLE FAMILY RESIDENTIAL - POSITIVE RESPONSES

Neighborhood Scene - Positive Characteristics

- Human scale - structures are 1 to 2 stories high
- Harmonizing of structures - traditional and new structures having similar, but not identical characteristics
- Similar housing types - mostly single-family
- Sidewalks, at least on one side and separated from road and curb by trees and planting strip
- Street parking minimized - on one side
- Tree planting strips between street and sidewalk with mature and smaller trees creating semi-private front yards.
- Lack of clutter - overhead power lines and other utilities minimized by being placed underground or in alley, also minimal traffic signs evident.



Residential Structures - Positive Characteristics

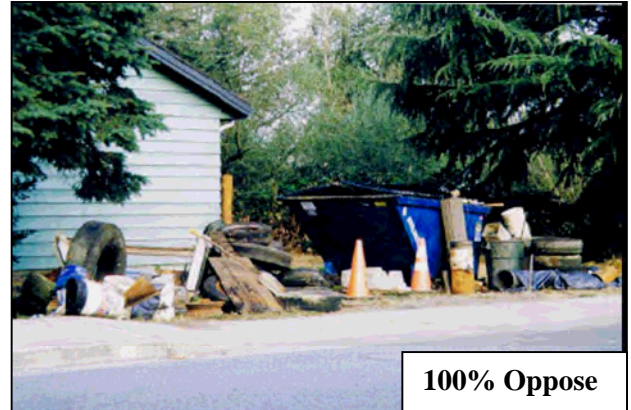
- Traditional style, even with new construction
- Variety of color and texture schemes, wood and rock
- Some overhanging eaves and canopies over decks
- Framed windows, some with shutters
- Roof pitches steep and some with dormers
- Quality architecture (well-crafted)
- Landscaping - mature shade trees
- Front yard setbacks not always the same
- Fences and low hedges
- Overhanging roof on home fronts
- Garage or parking located at rear of lot
- House fronts face the street



SINGLE FAMILY RESIDENTIAL - NEGATIVE RESPONSES

Neighborhood Scene - Negative Characteristics

- Human scale - wide setbacks, and lack of space-defining elements.
- No harmonizing of structures (incompatible architecture – lack of character to structures, no commonality in shape, roof line and materials)
- Housing mixed with industrial/manufacturing
- Absence of sidewalks, also no curbs or gutters
- On-street parking - many autos present in the yard, storing of RVs
- Absence of vegetation, particularly street trees
- Clutter - overhead power lines on one or both sides of street, tall grass, unkempt appearance, outdoor storage



Residential Structures - Negative Characteristics

- Undefined style (neither traditional, modern, historic)
- Plain, undistinguished boxy form
- Haphazard grouping of structures - little regularity
- Mostly white or light color and little noticeable texture changes
- Trailers and mobile homes with no special features such as eaves, canopies, decks, porches, shutters
- Lack of framing around windows
- Low roof pitches
- Little landscaping around house (mostly just lawn)
- Lack of special features (e.g. front porches, balconies, shutters)
- Poorly defined yard setbacks, or varied and large (>50')
- Garages dominate house or parking located on streets in front of houses



MULTI-FAMILY RESIDENTIAL - POSITIVE CHARACTERISTICS

Neighborhood Scene - Positive Characteristics

- Most development is at a human scale - most buildings are 1½ to 2½ stories high, particularly positive about side-by-side townhouses of one story.
- Harmonizing of structures (no incompatible architecture – some use of historic styles.) Integrated into the landscape
- Intimate spaces and scale – use of courtyard for autos and pedestrians – no separate sidewalks inside the courtyard.
- No apparent uniform lot widths, sizes, shapes.
- Parking in front of units, some street parking, also use of auto courts (no RVs present)
- Use of landscaping in planting areas, small and large trees lining the streets
- Lack of clutter (overhead power lines and other utilities are underground or in alley, minimal traffic signs)



Multi-family Residential Structures - Positive Characteristics

- Traditional or modern style
- Modulated forms – no blank walls
- massing of structures to enclose courtyards, separate areas
- Coordinated use of colors and textures – not overdone
- Some use of eaves, overhangs, covered entry, decks, porches
- Framed windows
- Varied roof pitches - use of dormers
- Quality architecture (well-crafted)
- New or well landscaped around houses (diversity of types and sizes)
- Front yard setbacks (20 – 25 feet preferred)
- Some garages, driveways and parking in front
- Houses face the street, except in the courts



MULTI-FAMILY RESIDENTIAL - NEGATIVE RESPONSES

Neighborhood Scene - Negative Characteristics

- Negative responses to a trailer court, larger structures (3-story) and “skinny” houses
- Trailer court - no trees, no sidewalks, haphazard arrangement
- Modern, square building with no style or special features
- Sidewalks next to curbs,
- Street parking - parked cars dominate scene, many cars parked along road (storing RVs)
- Little use of landscaping or street trees
- Overhead power lines and other utilities and signs are present and add clutter



Multi-family Residential Structures - Negative Characteristics

- Modern (60's) style, block-like or tall rectangular shape, flat-faced, no modulation
- Mono-color or stucco finish
- Little to no special features such as eaves, porches or balconies
- No framing around windows
- Flat roofs or roofs with minimal pitch, no dormers
- Minimal to no landscaping around structures (no diversity) - mostly given over to parking
- Presence or lack of special features (e.g. front porches, balconies, shutters)
- Fences separate neighbors at side yard
- Garage or parking dominates yard or ground plain

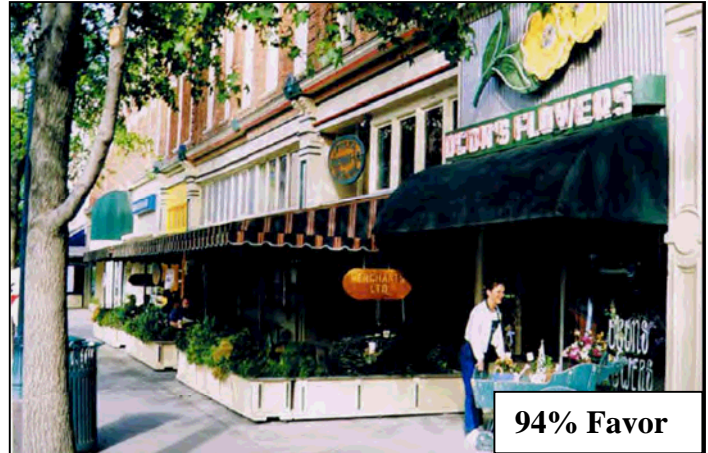


COMMERCIAL/RETAIL - POSITIVE RESPONSES

Detailed Criteria - Positive

Highest rated slides presented old, more established commercial buildings with specialty (small) shops. The area appears pedestrian friendly, providing streetscape amenities/elements (lamp poles, benches, garbage receptacles, pavers, tree grates, etc.) coordinated.

- Modest-sized stores dominate (no chain or box stores present)
- Mostly there is a common building language that defining massing, shapes, forms, materials
- Spacious sidewalks 10 - 14 feet wide with texture, pattern and color. Actively used by stores and pedestrians.
- Some mixed uses with offices and/or apartments above shops
- Storefront awnings and planters define spaces, particularly at restaurants and deli's.
- Streetlamps of interesting design and in scale with pedestrian standards
- Discreet, modest signing – relating specifically to commercial activity of store. (suggested maximum of 8% of façade area used for sign)
- Street and shade trees are present as well as other landscaping and planter boxes that help define pedestrian space on sidewalks.
- Curbside parking with additional parking at rear



COMMERCIAL/RETAIL - NEGATIVE RESPONSES

Detailed Criteria - Negative

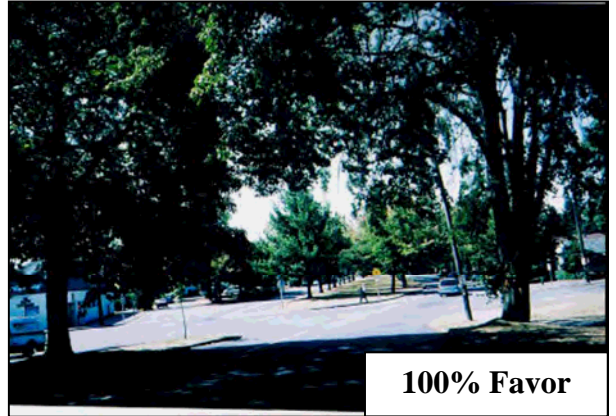
- Strip development with large, boxy stores with no mixed uses
- Structures with little variety in shape, style, and materials
- Sidewalks absent, absence of pedestrian amenities such as storefront awnings, pedestrian oriented streetlamps, and benches
- Signing is large and overpowering
- Landscaping and trees are minimal or absent
- Parking and paved areas are overwhelming and generally unorganized and ill-defined, with commercial building dwarfed by pavement
- Little space between paved parking areas and commercial building



ROADS AND STREETS - POSITIVE RESPONSES

Detailed Criteria - Positive

- Street width minimized, with generally only two travel narrow lanes and bike lanes provided
- Minimal curbside parallel parking, no RVs or trucks evident
- Pedestrian crossings are frequent and evident
- Sidewalks and houses are separated from traffic by planting strips with maintained landscaping, lawn and trees
- Trees are large and define spaces at about 20 - 30 foot intervals
- Overhead lines and poles are generally not evident and signs are minimal



ROADS AND STREETS - NEGATIVE RESPONSES

Detailed Criteria - Negative

- Wide streets with no striping, missing curbs, prominent RV and auto parking
- Sidewalks next to curb and road with no planting strips, street trees, or landscaping separating pedestrians from traffic
- Overhead lines and poles are evident



COMMON AND OPEN SPACES - POSITIVE RESPONSES

Detailed Criteria - Positive

- Highly organized and well maintained formal garden, brick well, stick fence, plant beds
- Open green space for play and walking, all aged trees, flowering shrubs, picnic tables, lawn, grass berms, houses surrounding
- Pedestrian plaza in commercial area with seating areas, covered walkway, different pavement types, paths, trees and grass
- Parks around streams with a path system, overlook, and pavilion
- Active skate park and play places for all ages
- Hidden or minimized overhead power lines, other utilities, and signage



COMMON AND OPEN SPACES - NEGATIVE RESPONSES

Detailed Criteria - Negative

- The only negative response was with this “art” wall, a collage of images bordering a parking lot



TOWN OF HAMILTON

SUBAREA PLAN

Citizen Advisory Committee and Community Meeting

**Thursday
March 1, 2007**

**Hamilton Town Hall
6:00 p.m.- 7:30 p.m.**

AGENDA

The purpose of this meeting is to discuss the scope of the environmental impact statement that is being planned for the expansion of the Hamilton Urban Growth Area. This meeting is prior to the official start of the scoping notice and agency review, to make sure that the issues you feel are of importance are included in the program.




The other goal of the meeting is to discuss the process itself and make sure that there is a common understanding of the steps included.

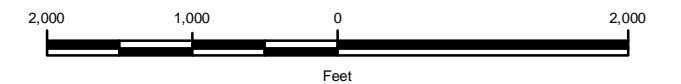
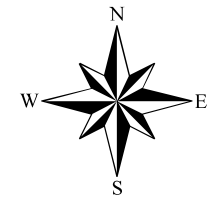
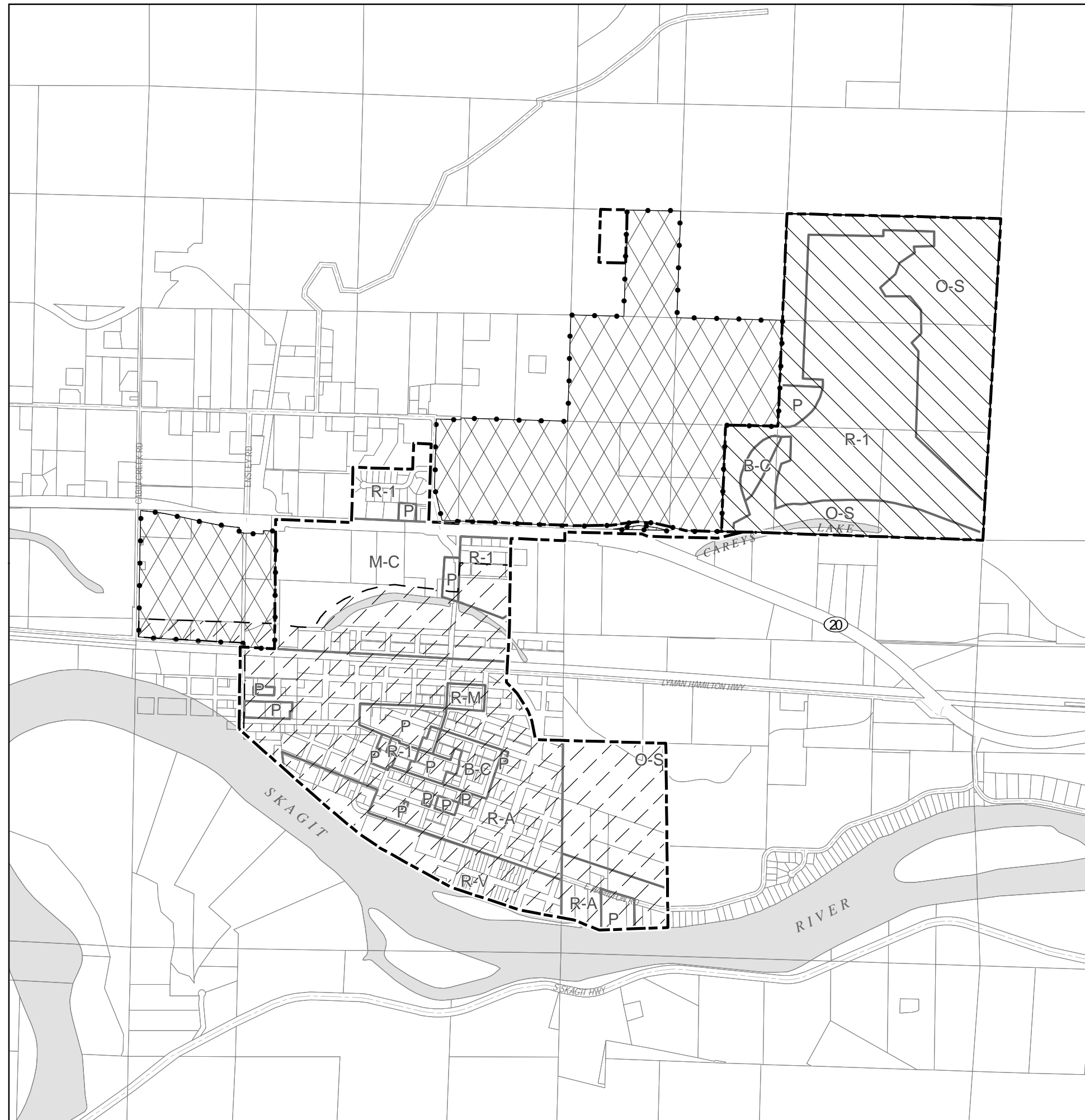
If you are unable to attend the meeting, please feel free to comment by e-mail or telephone. The official start date for comments will be determined at the meeting.

If you have questions or would like more information, please call Town Planner Margaret Fleek at 755-9717. E-mail address is mfleek@ci.burlington.wa.us

TOWN OF HAMILTON ZONING MAP

Legend

-  Floodway Planning Area
-  UGA
-  Centennial Annexation Gravel Mine
- R-1 Land Use District
- R-A Residence and Agricultural District
- R-V Recreational Vehicle Lot District
- R-M Multi-Family Residence District
- B-C Business and Commercial District
- M-C Heavy Commercial and Industrial District
- P Public Lands District
- O-S Open Space and Parks District



Map Date: May 21, 2007



Skagit County
Geographic Information Services
700 S. 2nd Street, Room 202
Mount Vernon, WA 98273
(360) 336-9368
www.skagitcounty.net

DRAFT
TOWN OF HAMILTON
AND SKAGIT COUNTY

**DETERMINATION OF SIGNIFICANCE AND
REQUEST FOR COMMENTS ON SCOPE OF EIS**

Description of proposal: Environmental Review of proposed additions to the Town of Hamilton Urban Growth Area to implement the Town of Hamilton Comprehensive Plan and the Flood Hazard Mitigation Plan and provide for future growth and economic development consistent with the Growth Management Act and the Countywide Planning Policies. This process is intended to provide Skagit County with adequate information to take positive action on the planned Urban Growth Area, and to afford an opportunity for consideration of alternatives. The planned expansion of the Urban Growth Area is included in the adopted 2005 Town of Hamilton Comprehensive Plan; this is a more detailed look at the same proposal. A range of land use alternatives is presented, in order to maximize flexibility in the decision-making process and ensure adequate analysis of the impacts of each alternative.

Proponent: Town of Hamilton with Skagit County as Co-Lead Agency
Location of Proposal: Town Limits and proposed unincorporated Urban Growth Area
Co Lead agencies: Town of Hamilton and Skagit County

Background: Environmental review of this concept was completed by the Town in 1994 and again in 2005 and no comments were received on either occasion. A series of Community Planning Workshops and Citizen Advisory Committee meetings are in process in 2006-2007 to gather public comments and guide the design of the proposed Urban Growth Area. Key goals for the Urban Growth Area Expansion include the following

1. Provide land outside of the floodway for construction of businesses, housing opportunities, commercial and industrial uses, school site, open space, parks, infrastructure and utilities.
2. Establish an overlay zone for the existing floodway area in the Town Limits to plan and implement restoration of stream and wetland buffers, habitat conservation areas, removal of structures and site cleanup, public access and open space.
3. Design and implement a floodway hazard mitigation strategy that includes creating sending zones for development rights in the existing floodway portion of the Town and the river reach between Sedro-Woolley and Concrete, receiving zone at the new Urban Growth Area located outside the floodway.
4. Site design shall include low impact, sustainable and green development features integrated into the plans and codes.
5. Preservation of the rural character of the area and minimizing the impact of new development on the existing homes in the area shall be a key goal.

EIS Required: The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under

RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our offices.

The lead agency has identified the following areas for discussion in the EIS:

1. Impact of land use change to existing rural area.
2. Environmental mitigation through low impact infrastructure design, sustainable development concepts and green building techniques.
3. Alternative designs for public infrastructure to meet long term needs.
4. Alternatives that meet the project objectives and/or mitigate environmental impacts.
5. Meeting needs for low income and affordable housing to serve relocated population that has significant human and social service needs.
6. Economic development opportunities and providing a jobs/housing balance.

Scoping. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. *The method and deadline for giving us your comments is: written comments by _____, 2007 to the Burlington Planning Department, 901 E. Fairhaven Avenue, Burlington WA 98233.*

Responsible Officials: Margaret Fleek and Brandon Black

Position/title: Planning Director, City of Burlington and Senior Planner, Skagit County

Phone: 360-755-9717 for more information

Address: 901 E. Fairhaven Avenue, Burlington, Washington 98233

Date: _____, 2007

Signature: Margaret Fleek & Brandon Black

There is no agency appeal.

**Special Meeting of Skagit County Commissioners
and Hamilton Town Council
March 13, 2007**

5:00 to 5:20 **Drive through Hamilton for County Commissioners** (Pat)

5:30 to 6:00 **Local Residents and Officials Share their Stories** (Lauren)

- Barbara Dills - Hamilton floodway resident and Councilperson
- David Thompson - Hamilton floodway resident
- Dale Bonner - Hamilton floodway resident
- Charles & Paula Marsing - County floodway residents
- Ken Locke - County floodway resident
- Other floodway residents

6:10 to 6:20 **The Plan – A UGA for 400 Units** (Margaret and Pat)

The Town of Hamilton is applying for an expansion of the Urban Growth Area consistent with the methodology that is being adopted countywide. The plan meets the latest urban growth area expansion criteria and has the added bonus of being able to accommodate development rights and population transferred from some county floodway properties. The proposed Urban Growth Area reflects the twenty-year growth strategy to be implemented in phases, as is typical for all cities and towns planning under the Growth Management Act.

6:20 to 6:30 **A County Wide Problem** (Kirk)

6:30 to 6:40 **Town Finances – a Victim of Flooding**

6:40 – 7:00 **Q and A**



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

Town of Hamilton Relocation/ Skagit River Floodway Mitigation Project

The Hamilton Relocation/Floodway Mitigation project represents a comprehensive, long-term approach to removing 400 residences in the Skagit River floodway between Sedro-Woolley and Concrete, an area subject to frequent, repeated and hazardous flood conditions. The project seeks to restore Hamilton as a viable and desirable town in which to live and work; to remove residences from the floodway and thereby reduce repetitive flood losses; and to restore the floodway to natural river processes. Following are key reasons why the effort deserves County, State, and Federal support and encouragement:

1. **Choosing not to relocate Hamilton will be much more expensive in the long-run than relocating the Town and other floodway properties.**

The Federal Emergency Management Agency (FEMA) reports that the 100 flood-affected properties in Hamilton alone have cost public programs and the National Flood Insurance Program (NFIP) nearly \$20 million since 1979. The U.S. Army Corps of Engineers predicts flood damage costs of \$3.1 million annually for the overall river reaches between Sedro-Woolley and Concrete, or \$94 million in cumulative damages over a 30-year period.¹ Purchase and removal of 400 floodway residences in this region is conservatively estimated to result in a net gain of \$30.3 million during this timeframe (or \$1 million annualized).²

2. **No viable, alternative strategy has been proposed for relocating Skagit County's 400-plus floodway residences.**

Some people have proposed relocating floodway residents to existing cities in Skagit County, not to a new Hamilton town site - in essence, allowing Hamilton to die. However, there is already a shortage of low- to moderate-income housing in Skagit County's cities without an additional influx of approximately 1,000 floodway residents. To date there is no housing strategy in Skagit County with the goal and resources to generate this affordable housing supply for this purpose. And political opposition in receiving communities like Sedro-Woolley, Burlington, Anacortes and Mount Vernon would likely be very high.

3. **Standard floodway buyouts are very difficult to achieve.**

Without a concentrated, coordinated effort, floodway buyouts are extremely difficult to complete. They require extensive data and are subject to complex rules and regulations. The payments usually fall far short of the market value (or mortgage debt) of the residence. Generally little to no relocation assistance is provided, and few affordable housing options are available elsewhere in Skagit County. In 25 years, only 69 floodway buyouts have been completed in Skagit County – 20 of these coming from the Town of Hamilton itself. Relying on floodway buyouts without a coordinated relocation strategy is a non-solution. Other than the proposed Hamilton relocation effort, no coordinated, comprehensive relocation strategy has been proposed for the 400-plus residences in the project area. The issues are much bigger than Hamilton alone.

¹ U.S. Army Corps of Engineers Economic Flood Damage Assessment of [sic] Without Project Conditions for the Skagit River, WA Flood Damage Reduction Feasibility Study, June 2005.

² Benefits: Avoidance of \$40.9 million in cumulative flood damages (U.S. Army Corps of Engineers Economic Flood Damage Assessment – adjusted for 400 residential units). Increased property tax revenue of \$6.64 million (Comparison of floodway and non-floodplain Hamilton Assessed Property Values - adjusted for 400 residential units equals \$221,200 annually). Increased per capita income of \$42 million (\$1.4 million annually – comparison of Lyman and Hamilton annual per capita income). Costs: Relocation site purchase - \$4 million, Floodway property purchase - \$43.9 million, Infrastructure development - \$11.3 million. With the exception of a small portion of the funds to purchase the Town relocation site, these costs are proposed to be covered through existing State and Federal grant and loan programs and private sources, **and will not compete for funding with Countywide flood control projects.**

4. The Hamilton Relocation/Floodway Mitigation project is a comprehensive approach to Skagit County's floodway dilemma.

The proposed Hamilton Relocation project matches a serious, persistent problem – the need to move people and structures out of the hazardous Skagit River floodway – with a creative solution – transferring floodway development rights to an existing, expanded Urban Growth Area while helping to revitalize a struggling, financially strapped town. The Hamilton Public Development Authority has developed a comprehensive approach to this problem. It has identified a relocation site. It is working to overcome the numerous obstacles facing floodway buyouts. It has developed a strategy to provide relocation assistance and affordable housing options in the relocated Town of Hamilton. And it has developed partnerships with environmental groups, tribes, and resource agencies to address the need for restoration of the Skagit River floodway. If Hamilton is allowed to disincorporate, or if the Public Development Authority disbands due to lack of County and Federal support, this opportunity may be lost forever.

5. Many floodway residents are willing and anxious to move out of the river channel.

Hamilton Public Development Authority staff has identified numerous residents who desperately want to move out of the floodway. To do so, they need to be made financially whole and need an affordable place to move to. Others are not willing to go as long as the County and Town continue to issue rebuilding permits, and FEMA continues to make flood insurance payments. But it is ill-advised public policy and economics to allow and publicly subsidize redevelopment in the floodway when other alternatives are available.

6. If the Town is not relocated, it will disincorporate and the majority of the 400 floodway residences will stay put.

Skagit County will end up being responsible for the social and economic problems of the former Town and the unincorporated area, and that will be much more expensive to the County than participating as a partner in the relocation effort. Town costs that would end up shifting to the County include road maintenance and repair, law enforcement, water line maintenance and repair, planning and permitting for many substandard residential structures, and social services for the predominantly low-income population.

7. A successful relocation/mitigation effort must be comprehensive in nature.

A common question is: isn't this project too ambitious? Focusing the relocation effort only on the 100 residences currently in the Town limits won't provide the Town with an adequate population, employment and tax base to sustain itself in terms of infrastructure and town services over time. It will also undermine the support of the tribes, environmental groups, and resource agencies needed for successful floodway restoration. The project is ambitious, but not too ambitious. It can be phased in over time, as long as the up-front planning envisions and incorporates the long-term goal of moving Skagit County's floodway population out of harm's way and providing Hamilton with the critical mass of people it needs to be a vital and self-sustaining community.

The Hamilton Relocation/Skagit River Floodway Mitigation effort is a comprehensive and long-term strategy to end the cycle of poverty, economic decline, and environmental degradation affecting the Skagit River floodway between Sedro-Woolley and Concrete. The effort faces many challenges, but each and every one can be overcome with the sustained leadership and support of elected officials, staff, and others involved in the effort through Skagit County, the Town of Hamilton, the Hamilton Public Development Authority, non-governmental organizations, businesses, and the State and Federal governments.



For additional information, contact: Kirk Johnson, Senior Planner, Skagit County Planning and Development Services, (360) 336-9410, ext. 5916; or Lauren Freitas, Coordinator, Hamilton Public Development Authority, (360) 391-0934.

HAMILTON PUBLIC DEVELOPMENT AUTHORITY

Floodway Open Space Planning Committee

June 20th 1:00 pm
Burlington City Hall – 900 Fairhaven Avenue

Committee Goal: Coordinate floodway habitat restoration and open space planning to maximize flood mitigation and natural resource benefits within the Town of Hamilton and unincorporated areas of Skagit County in the vicinity of Hamilton (Sedro-Woolley to Concrete).

Agenda

- Introductions
- Overview of Committee Authority, proposed scope of work, and timeline (attached)
- Brainstorming areas of shared interest
- Identifying planning resources available and needs
- Scheduling for individual and collective planning sessions
- Next steps
- Adjourn

HAMILTON PUBLIC DEVELOPMENT AUTHORITY

Floodway Open Space Planning Committee

Committee Goal:

Coordinate floodway habitat restoration and open space planning to maximize flood mitigation and natural resource benefits within the Town of Hamilton and unincorporated areas of Skagit County in the vicinity of Hamilton (Sedro-Woolley to Concrete).

Committee Authority

PDA is authorized under Ordinance 261 to coordinate with natural resource interests:

- To acquire and restore developed and undeveloped flood-prone areas in eastern Skagit County for flood storage, long-term natural habitat conservation, and conservation-minded recreation purposes
- On restoring and protecting riverine ecosystems for fish and wildlife, and long-term management of acquired flood prone areas; and to
- Provide for opportunities to coordinate with tribal governments for the restoration, management, and protection of natural resources.

Proposed Scope of Work

- Existing Town Site Floodway Restructuring (Hamilton Sub Area Plan element)
 - Habitat restoration plan for the riverfront and sloughs in Hamilton
 - Public access and appropriate recreation plan
 - Interim phases as the relocation plan is implemented over time
- Floodway Restoration & Open Space Planning between S-W and Concrete (Appendix to the Hamilton Sub Area Plan that will connect the planning needs for the overall PDA program service area, and ensure consistency with approved *Skagit County Natural Hazards Mitigation Plan* recommendations).
 - Prioritization of properties (developed and undeveloped) for acquisition and Transfer of Development Rights to the new Hamilton town site, if applicable
 - Removal plan for acquired residential structures, outbuildings, etc.
 - Habitat restoration plan for prioritized floodway areas (riverfront and sloughs from S-W to Concrete)
 - Coordinating with Technical Committee members and other groups with an interest in habitat restoration (Skagit Watershed Council, Skagit Fisheries Enhancement Group, Upper Skagit Indian Tribe.
 - Develop Implementation Plan, understand funding opportunities and start developing grant applications

Timeline

- Planning for Floodway Restructuring, Open Space, and Habitat Restoration August through December 2006
- Final Review and Approval – Spring 2007

HAMILTON PUBLIC DEVELOPMENT AUTHORITY
Floodway Open Space Planning Committee

Hamilton PDA

Margaret Fleek	mfleek@ci.burlington.wa.us	(360) 755-9717
Lauren Freitas	lauren.freitas@verizon.net	(360) 391-0934

Skagit County

Ric Boge	rboge@co.skagit.wa.us	(360) 336-9400 x 3135
Kirk Johnson	kirkj@co.skagit.wa.us	(360) 336-9410 x 5916
Curt Miller	curt@millerconsulting.clearwire.net	(360) 445-4238

Skagit Land Trust

Martha Bray	trustmb@fidalgo.net	(360) 428-7878
Brenda Cunningham	trustbc@fidalgo.net	(360) 428-7878
Molly Doran	trustmd@fidalgo.net	(360) 428-7878

Skagit River Systems Cooperative

Larry Wasserman

The Nature Conservancy

Bob Carey	bcarey@tnc.org	(360) 419-9825
-----------	--	----------------

US Forest Service

Phil Kincare	pkincare@fs.fed.us	(360) 436-1155 x 224
Jon Vanderheyden	jvanderheyden@fs.fed.us	(360) 428-7556

MEETING NOTES

June 6, 2007

Open Space Planning Committee meeting participants included:

Hamilton PDA – Margaret Fleek and Lauren Freitas
Skagit Land Trust – Martha Bray and Molly Doran
The Nature Conservancy – Bob Carey
Swinomish Tribal Community – Larry Wasserman
U.S. Forest Service – Jon Vanderheyden
Miller Consulting – Curt Miller

Curt Miller led discussion around Hamilton Relocation - Open Space & Habitat Restoration planning. Objectives include developing a habitat restoration and public access plan for the riverfront and sloughs in the Town of Hamilton, and for prioritized floodway properties between Sedro-Woolley and Concrete.

Curt displayed a series of base maps for this region, prepared by Skagit County GIS, that includes the Skagit River Floodway, 100-year floodplain (both from FEMA), residential parcels that intersect the floodway (from Assessor's data), hydromodifications (from the Skagit River System Cooperative), flood-insured damaged parcels (from FEMA National Flood Insurance Program), topography at 20 foot intervals, and Skagit County Database Consortium parcels that are owned or have an easement.

Over these base maps, Curt added vellums that illustrate the historic Skagit River route as mapped by the GLO (circa 1880), permanent residences that may or may not be indicated with Assessor's data (red dots), trailers or manufactured homes (T), organization owning or having easements with Skagit County Database Consortium parcels, and other points of interest.

Curt also presented a conceptual image of possible open space uses available for floodway areas within the existing town site, once residents are relocated. This was included with the Hamilton Subarea Plan and Draft Environmental Impact Statement approved by the Hamilton Town Council June 2007.

Curt shared some ideas for prioritizing floodway property acquisitions. These were modified by the group and clustered into likely rankings as follows.

1. High flooding threat factor
 - Houses in the floodway damaged from past flooding (or in other high risk areas such as a channel migration zone)
 - All houses and structures in the floodway
 - Impact on downstream flooding
2. Restoration opportunities and habitat/open space benefits
 - High river function and habitat value
 - Proximity to conservation or publicly owned lands and/or projects underway
3. Allows for the removal of hydromodifications
4. Landowner willingness to sell
 - Opportunistic short-term project, partnership, and/or funding opportunities

Cockreham Island was a source for much discussion, and the Cockreham Island Buyout Feasibility Study produced for Skagit County is available from the County website or: <http://www.skagitcounty.net/Common/Asp/Default.asp?d=PublicWorksSurfaceWaterManagement&c=General&p=cockrehamislandreport.htm>

Larry and Bob emphasized the need for a comprehensive strategy, rather than focusing energy on opportunistic floodway buyouts. Some framing questions for strategy development include:

- Where is there an opportunity of great restorative value or significant degradation?
- Where is there human development in conflict with high river and high habitat value?
- Where are there short-term projects vs. long-term programming opportunities?
- What are the criteria for prioritized areas?
- How do partnership agreements get framed and formalized (project-specific and/or overall program)?
- What restrictions exist when co-mingling funds with collaborative efforts?

Lauren emphasized the sense of urgency with Hamilton and floodway residents whom are subject to repetitive flooding every fall and spring, and the need for also pursuing opportunistic acquisitions as FEMA funds allow in order to begin to alleviate the human suffering and environmental degradation.

Next Steps:

Lauren will provide representatives for each organization with a CD and 11x17 copy of the maps.

Representatives will share the maps with their organization and identify on the overlays additional appropriate information plus priority areas for your organization. Individual organizations will also mark areas of particular interest, areas with potential for collaboration with the PDA, and prioritize areas using the above listed criteria and/or additional criteria.

Martha will get Lauren a copy of the Middle Skagit Assessment.

Larry will get Lauren a copy of the River Reach Assessment.

Lauren and Martha will meet to discuss the funding mechanisms each focuses on and to investigate areas of common interest.

Larry and Curt will meet with Steve regarding the Salmon Recovery Funding Board proposal being developed by the SRSC for Middle Skagit salmon habitat and hydromodification assessment.

Lauren will communicate with Skagit County Public Works regarding their Salmon Recovery Funding Board proposal.

The Open Space Planning Committee will reconvene at the office of The Nature Conservancy (410 N. 4th Street, Mount Vernon) right after the July 19th PDA Board meeting to review the additions from individual organizations and continue to refine the elements and framing questions for a comprehensive strategy. Directions from the County Administration building at Continental Place – Turn right onto College Way, Turn left onto Riverside Drive (which turns in 4th Street once you cross Fir St). The Nature Conservancy office is on the left hand side. Parking is behind building off the alley or on side streets.

HAMILTON PUBLIC DEVELOPMENT AUTHORITY

Floodway Open Space Planning Committee

October 5, 2006

9:00 am-11:00 am

Burlington City Hall – 900 Fairhaven Avenue

Committee Goal: Coordinate floodway habitat restoration and open space planning to maximize flood mitigation and natural resource benefits within the Town of Hamilton and unincorporated areas of Skagit County in the vicinity of Hamilton (Sedro-Woolley to Concrete).

Agenda

- Report from Curt and Margaret on the kickoff community visioning workshop for subarea planning, (Sat Oct 7th 9:00 am - noon, at Hamilton Town Hall - all are invited).
- Define a decision-making process for the use of floodway properties. Draft the Resolution language for PDA to approve.
- Outline a method for how private, tribal, and public agencies may work together on floodway property purchases. This will influence the PDA's T/PDR program and, will be included in the Subarea plan.
- Sketch funding/cost sharing ideas for PDA to present to State Legislators and State program managers on Nov. 28th (Tribal Rep join this meeting?)
- Set policy direction now on criteria for Transfer/Purchase of Development Rights to include recommendation to PDA Board for a resolution dedicating all sites acquired to fish and wildlife habitat.
- Other business - please bring copies of your organization's mission, particular organizational restrictions (around partnering, cost sharing, land purchasing, etc.), and other things that the PDA should be aware of.

Open Space Committee Meeting Notes
October 5, 2006
9:00 am-11:00 am

Participants: Margaret Fleek, Larry Wasserman, Jon Vanderheyden, Bob Carey, Pat Hayden, Lauren Freitas, Curt Miller.

The PDA is developing three separate but inter-related planning documents over the next 6-8 months.

- 1) Subarea Plan for the Hamilton town relocation site. This is needed for the upcoming County Comprehensive Plan Update, and to justify the Urban Growth Area expansion request to be made to the Growth Management Hearing Board.
- 2) Purchase/Transfer of Development Rights program manual that defines the procedures for acquisition of floodway and floodplain residential properties.
- 3) Floodway Open Space Plan will be an addendum to the Subarea Plan. Plan elements will be developed by the Open Space Planning Committee and recommendations for action made to the PDA Board. The Plan will define the criteria for floodway and floodplain property purchase, restoration, and long-term management.

It is essential that each of these plans compliment the others. Attached is information on the subarea planning process which Margaret and Curt are leading, and a draft paper on the Purchase/Transfer of Development Rights economic model developed by Pat. Please familiarize yourself with each and share any questions with the planning team via Lauren at Lauren.Freitas@verizon.net or 360-391-0934.

The focus of today's meeting was to:

- 1) Discuss how decisions are made around the purchase and disposition of floodway/floodplain properties. A PDA goal is to collaborate with private, tribal, and public agencies on property purchase (developed and bare), restoration, and management, whenever appropriate.
- 2) Begin to define a policy direction for floodway and floodplain property disposition that is endorsed by represented tribal governments, natural resource interests, and local government.

Participants, this is a draft. Please edit this record so that the information here reflects the attitudes and perspective of the agency you represent. Once feedback is returned, a final record will be circulated for consideration by the entire Open Space Planning Committee, and forwarded to the PDA Board.

Decision-Making

Planning Work

Skagit County oversees subarea planning. While the County Commissioners have turned over subarea planning activities to the PDA, the Commissioners ultimately retain authority over adopting the final plan that is developed. Open space planning for Hamilton and the surrounding areas of the county is an important consideration for the PDA and will be included as an appendix to the Subarea Plan. This is highly valuable in that it formalizes with Skagit County

(and the state under the Growth Management Act) the strategy for floodway/floodplain acquisition, disposition, and long-term management t developed by this committee.

Property Acquisition

The PDA decides which flood prone properties are purchased under the PDA program. The Open Space Planning Committee develops the criteria for property purchase, restoration, and long-term management. The Committee will assess which properties qualify (based on flood risk, land use, etc.). The Committee will bring to the PDA Board this criteria and assessment for final approval. The approved criteria and assessment will be used to manage PDA property purchases.

Funds for land acquisition will come from a variety of sources, such as FEMA Pre Disaster Mitigation Program (PDM) and Flood Mitigation Assistance program (FMA), State Department of Ecology Flood Control Assistance Account Program (FCAAP), National Flood Insurance Program benefits, and PDA revenue from the sale of lots at the new town site. Grants may be awarded to the PDA, County and Town. Grant contracts specify that funds be used solely for PDA program activities. In this manner, the PDA retains authority to implement purchases using the approved criteria and assessment.

Policy Direction

Elements identified as priorities for the floodplain/floodway property acquisition, disposition, and long-term management include:

Acquisition

- Floodway developed properties inside and outside of Hamilton so as to remove people from harms way, and permanently reduce direct and indirect flood damage costs. It was not decided if commercial properties are included.
- Floodplain developed properties.
- Properties within reach of the river with potential for fish and wildlife habitat restoration. This may be undeveloped land with the potential for future development, such as floodplain land without development restrictions.
- Smaller parcels, and developed parcels that are not easily purchased by private or public natural resources organizations or tribal government.
- Flexibility with program design. Floodway and floodplain acquisitions are tied with the Purchase/Transfer of Development Rights (P/TDR) program being developed by the PDA. P/TDR programs use existing land use regulations to create a voluntary, incentive-based process for permanently preserving lands of interest. The P/TDR program enables the PDA or other agency to acquire a development right from the floodway or floodplain, through the purchase of property or by placing building restrictions on its use. This development right is then transferred to the new town site, where the PDA or other agency would acquire the right to build a residence that presently does not exist. Having a P/TDR provides funders with assurance that revenue generated from the sale of lots at the new town site will support the purchase of floodway property and permanent removal of those development rights. Flexibility is also needed to accommodate the requirements of different funders, owners of flood-prone property, and prospective long-term managers of flood-prone lands. Examples include 1) FEMA requires that properties purchased be returned to open space in perpetuity, 2) a property owner may wish to retain title of the

land to continue farming or grazing activities, but sell the home and development right, 3) Lands turned over to the U.S. Forest Service for long-term management must have free title (no encumbrances).

- Consider establishing a non-profit 501(c) 3 to manage flood-prone land acquisitions (developed and undeveloped properties), and implement fish and wildlife habitat restoration activities. Establishing a new nonprofit, or contracting with an existing nonprofit, such as the Skagit Land Trust, qualifies the program for funds that the PDA or local government may not be eligible to receive (USDA Natural Resources Conservation Services, Chinook Recovery Plan Funds, etc. – Larry & Bob, is this accurate?)

Disposition & Management

- Use acquired floodway lands for fish and wildlife habitat, and activities that maintain natural river functions and processes, such as channel migration.
- Low-impact public access, and hunting are acceptable uses for acquired lands.
- River processes take precedence over other land use activities, such as farming, meaning that no flood protection will be provided upon sale/title transfer.
- For identified floodway areas along the Skagit Wild and Scenic River, support the removal of hydro modifications (either active or passive through non-maintenance).
- Identify funding sources to assist with long-term management costs.

Committee Next Steps

The following are action steps that came out of today's meeting.

- Draft a Resolution for the PDA Board that asks the Town of Hamilton amend the PDA Ordinance and Charter to reflect the policy issues discussed today. **Draft Resolution language is attached. Please edit this so it is acceptable to the organization that you represent. This will be presented to the PDA Board next Thursday, October 19th, and to the Hamilton Town Council at their November 14th meeting.**
- Develop criteria for flood-prone property acquisitions. The Open Space Planning Committee will undertake this over approximately the next six months.
- Develop a process for assessing and prioritizing flood-prone properties for purchase. Draft a scope of work and personnel, and solicit funding support over the next six months.
- Send around details on the November 28th PDA meeting with State Legislators (Lauren will email you before next week's PDA meeting).

RESOLUTION _____

A RESOLUTION OF THE HAMILTON PUBLIC DEVELOPMENT AUTHORITY

WHEREAS, the Hamilton Public Development Authority under Ordinance 261, Section 4 - General Powers, and except as otherwise limited by the Constitution of the State, State law, this Ordinance and the Charter, has, among other powers, the lawful power to acquire, own and sell real and personal property, and control the use and disposition of property, assets, and credit of the Authority;

WHEREAS, chartered activities of the Authority include, among others:

- Coordinating with natural resource interests to acquire and restore developed and undeveloped flood-prone areas in eastern Skagit County for flood storage, long-term natural habitat conservation, and conservation-minded recreation purposes,
- Coordinating with natural resource interests on restoring and protecting riverine ecosystems for fish and wildlife,
- Coordinating with natural resource interests on the long-term management of acquired flood prone areas, and
- Providing for opportunities to coordinate with tribal governments for the restoration, management, and protection of natural resources;

WHEREAS, the Authority has established a technical committee with representation from natural resource interests, tribal government interests, County government, Hamilton government, and the Hamilton Public Development Authority, to undertake these chartered activities

WHEREAS, the technical committee provides policy recommendations to the Authority for floodway and floodplain property acquisition, disposition, and long-term management that are endorsed by represented tribal governments, natural resource interests, and local government;

WHEREAS, the Board of Directors may propose amendments to the Charter of the Hamilton Public Development Authority for Hamilton Town Council consideration, and these may be approved by Town ordinance;

WHEREAS, the technical committee of the Authority hereby puts forth the following policy recommendations: acquired floodway lands be used for fish and wildlife habitat, and activities that maintain natural river functions and processes such as channel migration, low-impact public access and hunting are acceptable uses for acquired lands, and river processes take precedence over other land use activities such as farming, meaning that no flood protection will be provided upon property sale and title transfer or with easements.

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HAMILTON PUBLIC DEVELOPMENT AUTHORITY approves the policy recommendations made by the

technical committee and requests that the Hamilton Town Council amend by ordinance the Charter for the Hamilton Public Development Authority to include:

- Acquired floodway lands be used for fish and wildlife habitat, and activities that maintain **or restore** natural river functions and processes such as channel migration,
- Low-impact public access and hunting are acceptable, **but not required**, uses for acquired lands **(Prefer to remove this confusing statement – Bob)**, and
- River processes take precedence over other land use activities such as farming, meaning that no flood protection will be provided upon property sale and title transfer or with easements.

Adopted this _____ day of _____, 2006

Ted Anderson, Chairman

Attest:

Margaret Fleek, Secretary Treasurer

Approved as to form and legality:

Scott Thomas, Authority Attorney

Log your resolution comments:

Pat Hayden - The resolution looks good enough for discussion purposes. I think that it needs to be more specifically discussed by the subcommittee, either at the general meeting or at a subcommittee meeting. To be specific, the resolution seems to address not the selection criteria for the target properties, but the disposition of the property after purchase. It's OK with me if it's OK with the subcommittee.

Lauren Freitas – Committee members, what is your preference...to have the resolution address property disposition only, or wait until we define the criteria for acquisition over the coming months? If political support from your organization hinges on a formalized understanding of land disposition, I support resolution adoption now, followed-up later with another resolution defining the criteria for purchase prioritization.

Scott Thomas - I don't think it is necessary for the Town to amend the charter - passing a resolution that concurs with the policy direction would be sufficient. It would also be possible to have the Town enter into an agreement with the PDA to fulfill this policy direction if additional assurances are needed.

Bob – The resolution should focus on the post-acquisition disposition of the land.

Resolution No. _____

SUMMARY SHEET

4-06 DRAFT COCKREHAM ISLAND BUYOUT FEASIBILITY STUDY

Background

At the request of the landowners of the majority of Cockreham Island in 2004, the Board of County Commissioners directed Public Works to initiate a feasibility study for a full buyout of landowners on Cockreham Island. Following a Request for Qualifications and interviews of the top responders, GeoEngineers was selected as the study consultant. A contract was executed with GeoEngineers in March of 2005 not to exceed \$131,084. Following delays related to the collection of aerial photographs and topographic data necessary for the study, much progress was made late in 2005. A DRAFT for internal review only was issued in March 2006. A DRAFT for public review will be released in late April. Current contract expenditures are about \$100,000.

Draft Report

The text of the report discusses:

1. The Skagit River Valley and Cockreham Island site conditions
2. Summary of the cost/benefit analysis
3. Historic, present and potential future geomorphic conditions
4. Flood data used in the analysis
5. River management implications for the Island and local area
6. Possible future land use alternatives and potential funding sources.

Appendices to the report:

- A. Hydrology and Hydraulic Analysis
- B. Benefit/Cost Analysis
- C. Land Management Plan
- D. Funding Source Evaluation.

The general cost/benefit outcome of the Draft Report is that at a 3% discount rate, currently specified by the Federal Office of Management and Budget, a buyout of most of the properties is feasible. However, at a 7% discount rate, currently required by the Federal Emergency Management Agency (FEMA), a buyout is feasible for a lesser number of properties. In discussions with the consultant, it has become apparent that more properties could become feasible at the higher FEMA-required discount rate if the report more thoroughly analyzed existing and future potential ecological values, especially fish habitat. Being that thorough analysis of ecological values is not included in the current scope, this work will need to be added to the study as an amendment. Staff believes this additional analysis is necessary and recommends adding it to the study.

The river management outcome in general, if a buyout goes forward, is to:

- Maintain the most upriver 3,000 feet of the existing training levee
- Remove, or partially remove, the lower 3,000 feet of the levee and
- Implement controlled measures to encourage the river to begin cutting a new, meander cutoff channel across the southern portion of the Island (but, not jeopardizing the continued protection necessary for Lyman).

These measures would be adaptively managed in order to initiate additional actions as necessary to best ensure achieving desired future site conditions.

The land use outcome in general, if a buyout goes forward, is to:

- Enhance the new off-channel slough (the former main channel that abuts the South Skagit Highway) for fish habitat
- Create many opportunities for public recreation and
- Allow for pasture and/or field cropping for wildlife in appropriate locations.

RESOLUTION 02-06

A RESOLUTION OF THE HAMILTON PUBLIC DEVELOPMENT AUTHORITY

WHEREAS, pursuant to Section 4 of the Town of Hamilton's Ordinance No. 241, amended by 261, and except as otherwise limited by the Constitution of the State, State law, the Hamilton Public Development Authority has, among other powers, the lawful power to acquire, own and sell real and personal property, and control the use and disposition of the property, assets, and credit of the Authority; and

WHEREAS, chartered activities of the Authority include, among others:

- Coordinating with natural resource interests and interested Tribal governments to acquire and restore developed and undeveloped flood-prone areas in eastern Skagit County for flood storage, long-term natural habitat conservation, and conservation-minded recreation purposes,
- Coordinating with natural resource interests and interested Tribal governments on restoring and protecting riverine ecosystems for fish and wildlife,
- Coordinating with natural resource interests and interested Tribal governments on the long-term management of acquired flood prone areas, and

WHEREAS, the Authority has established a technical committee with representation from natural resource interests, tribal governments, Skagit County, the Town of Hamilton, and the Authority, to undertake these chartered activities; and

WHEREAS, the technical committee provides policy recommendations to the Authority for floodway and floodplain property acquisition, disposition, and long-term management that are endorsed by technical committee members; and

WHEREAS, the Authority's Board of Directors may propose amendments to the Charter of the Hamilton Public Development Authority for Hamilton Town Council consideration, and these may be approved by Town ordinance; and

WHEREAS, the technical committee of the Authority hereby recommends the following policy recommendations: acquired floodway lands should be used for fish and wildlife habitat, and activities that maintain natural river functions and processes such as channel migration. Low-impact public access and hunting are acceptable uses for such acquired lands, and river processes should take precedence over other land use activities. No flood protection will be provided upon property sale and title transfer or with easements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HAMILTON PUBLIC DEVELOPMENT AUTHORITY approves the policy recommendations made by the technical committee and requests that the Hamilton Town Council amend by ordinance the Charter for the Hamilton Public Development Authority to include:

- Acquired floodway lands be used for fish and wildlife habitat, and activities that maintain or restore natural river functions and processes such as channel migration,
- Low-impact public access and hunting are acceptable, but not required, uses for acquired lands, and
- River processes take precedence over other land use activities, meaning that no flood protection will be provided, and fish and wildlife functions will be maintained through permanent legal mechanisms, following acquisition of the property or appropriate easements.

Adopted this 16 day of November, 2006


Ted Anderson, Chairman

Attest:


Margaret Fleek, Secretary Treasurer

Approved as to form and legality:


Scott Thomas, Authority Attorney