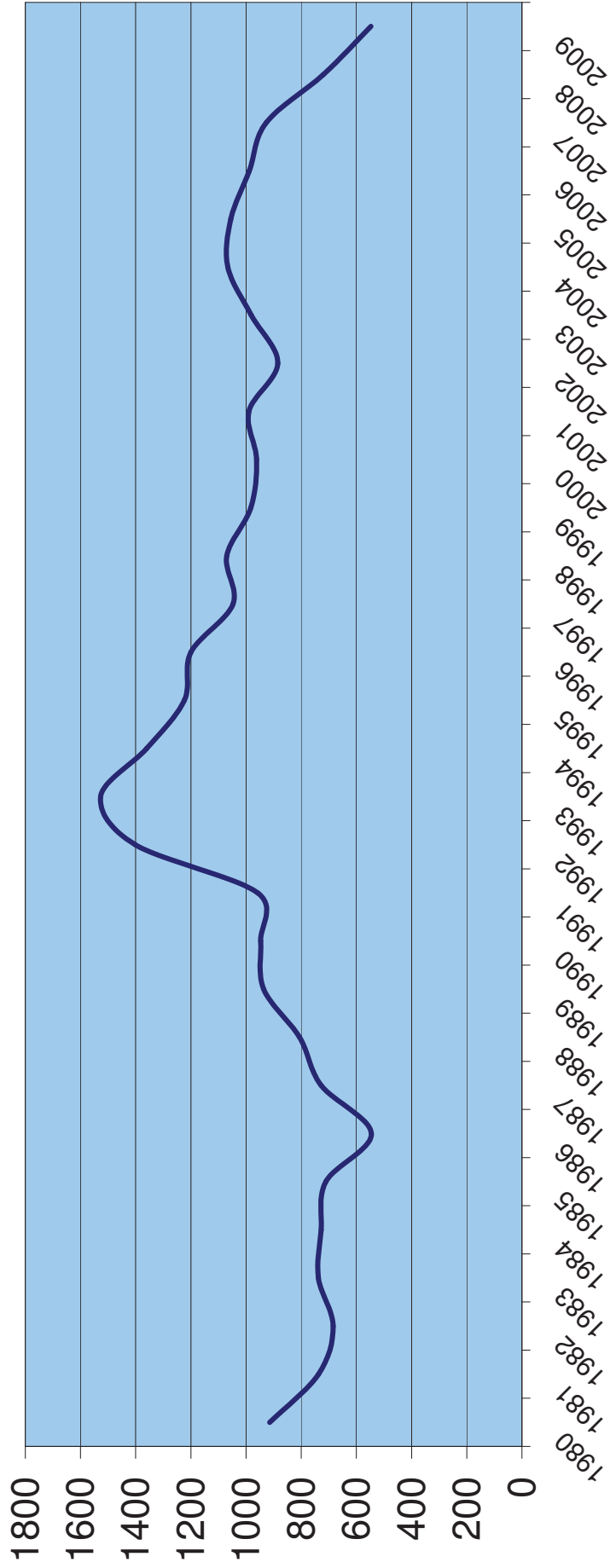
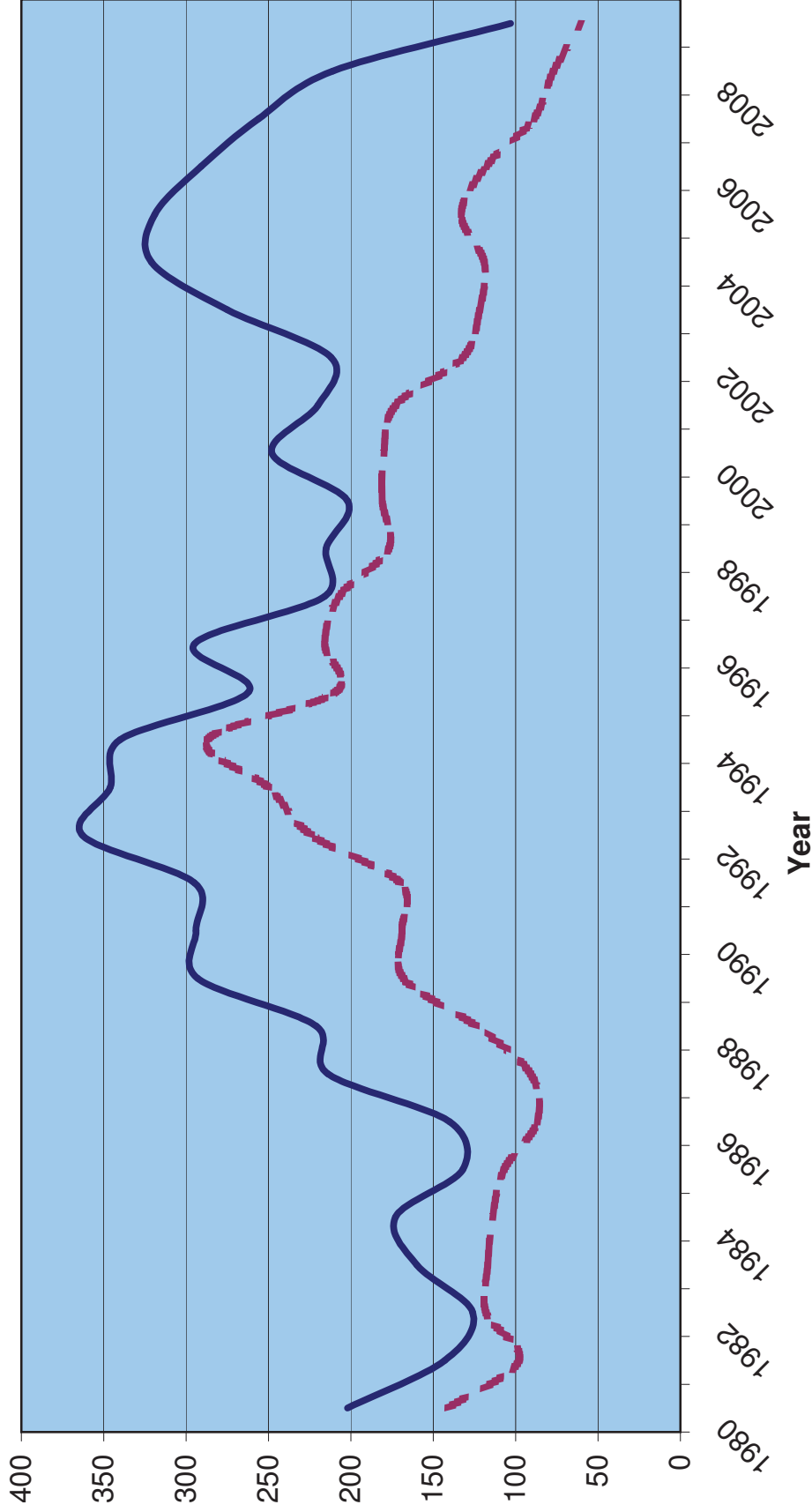


Total Building Permits Issued 1980 to 2008 for Unincorporated Skagit County

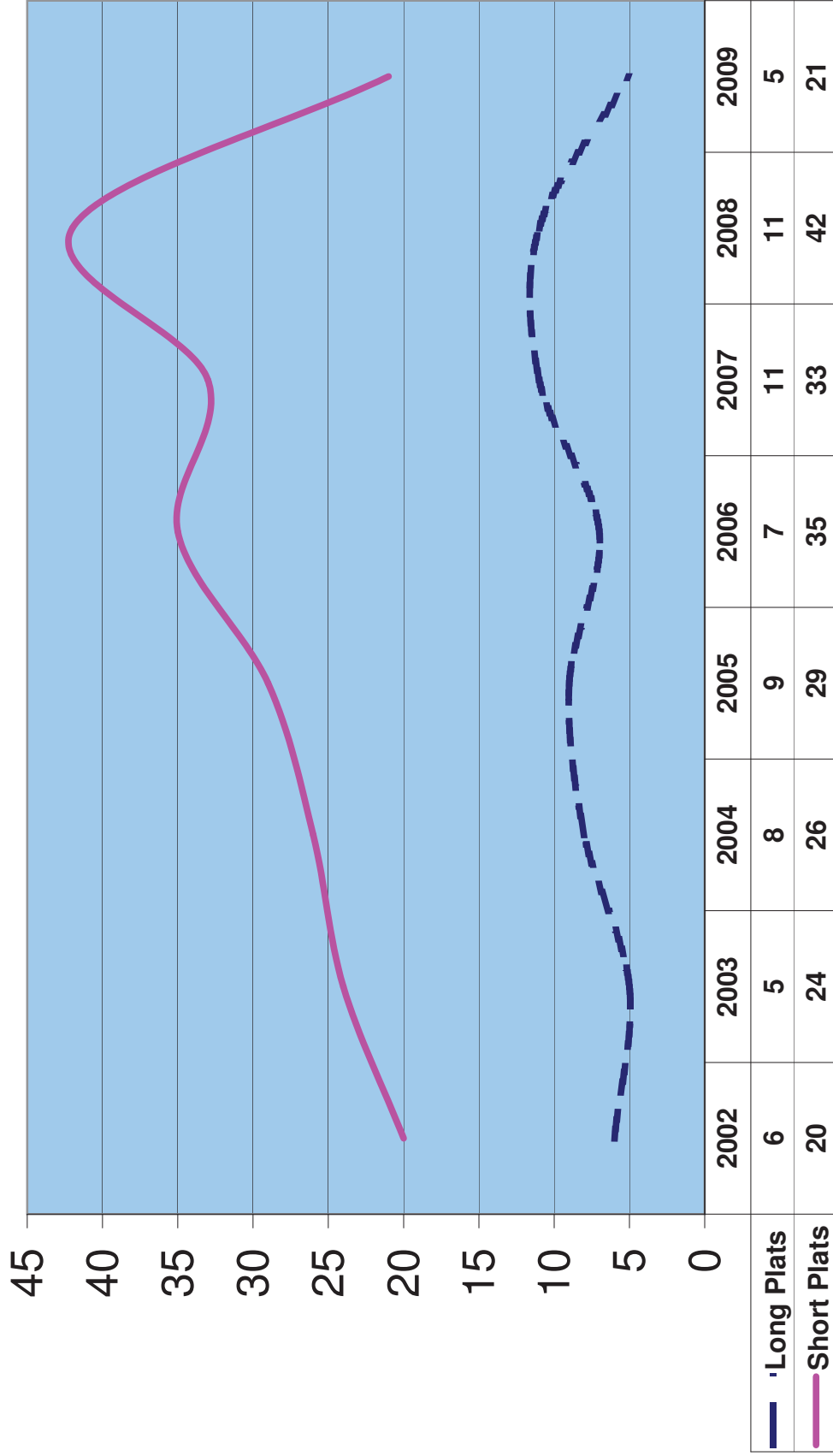


New Residences in Unincorporated Skagit County 1980-2009



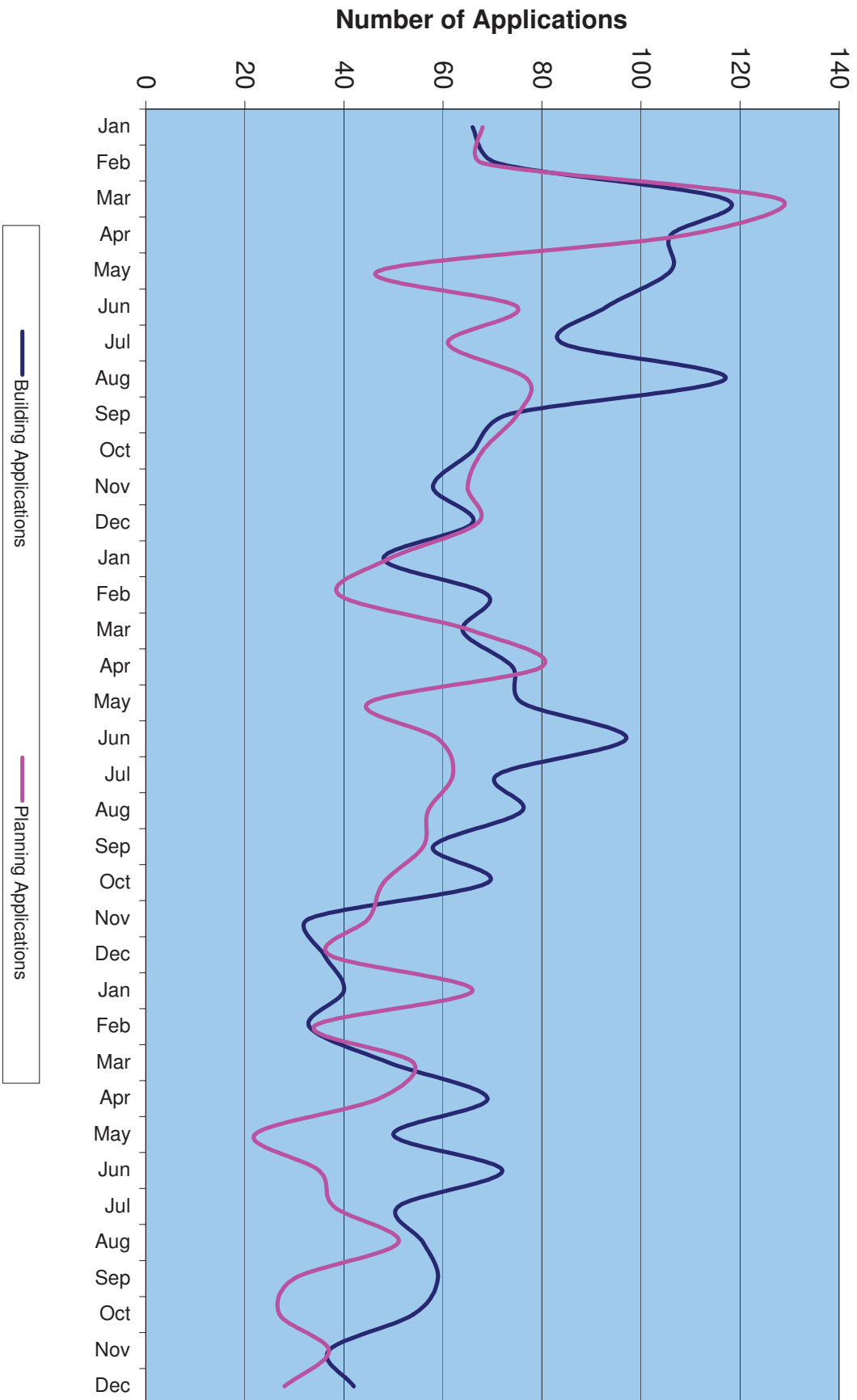
— New Site-built homes — Factory Assembled Homes

Unincorporated Skagit County Plats Recorded 2002-2009



Year

Unincorporated Skagit County Development Apps 2007 - 2009



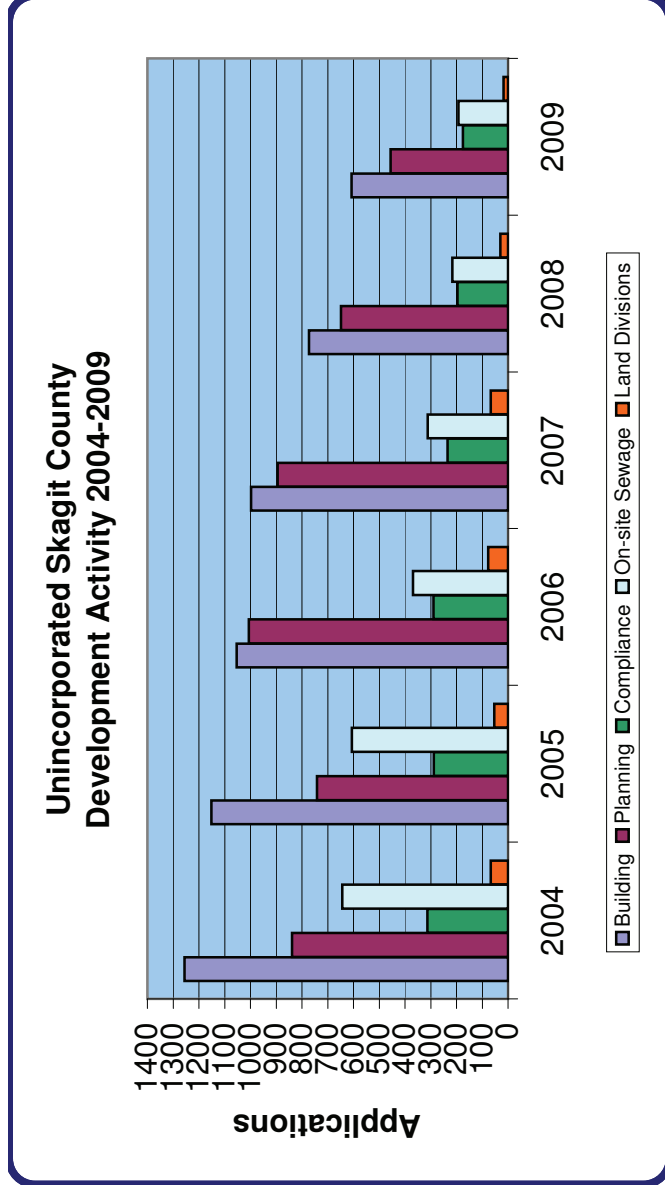
Building	
2004	1256
2005	1152
2006	1053
2007	998
2008	773
2009	608

Onsite Sewage systems	
2004	643
2005	606
2006	369
2007	312
2008	216
2009	193

Planning	
2004	838
2005	742
2006	1006
2007	894
2008	649
2009	456

Land Divisions	
2004	67
2005	53
2006	77
2007	67
2008	30
2009	18

Compliance	
2004	313
2005	288
2006	289
2007	235
2008	196
2009	175



Planning and Development Services

2009 Accomplishments/Achievements

Successes and Celebrations



Gary R. Christensen, Director
Skagit County Planning & Development Services

"Helping You Plan and Build Better Communities"

January 26, 2010

Objectives

- Highlight and Reflect on a Number of 2009 Accomplishments/Achievements
 - Not listed in any order of importance, except first one
- Many Participant's – Too Many to Individually Name
 - County Commissioners
 - Planning Commission
 - Planning and Development Services
 - Other County Departments
 - Various Committees/Boards
 - Agencies with Jurisdiction
 - Interested Parties
 - The Public

2009 Accomplishments/Achievements

1. Growth Management Act (GMA) Compliance
 - Bayview Ridge Subarea/Urban Growth Area

2009 Accomplishments/Achievements

- 2. Alternative Futures
 - Develop and Evaluate Alternative Development Scenarios for Skagit Valley through 2060
 - Steering Committee & Technical Committee

2009 Accomplishments/Achievements

3. 2008 Comprehensive Plan Amendments (CPA)
 - 3 individual property-owner requests for map amendments; 2 approved, 1 denied

2009 Accomplishments/Achievements

- 4. 2009 Comprehensive Plan Amendment (CPA) Docket
 - Denied 2 citizen submitted amendment petitions
 - Approved for processing:
 - Guemes Island Subarea Plan
 - RV Park/Master Planned Resort standards

2009 Accomplishments/Achievements

- 5. Sanfi Acres Comprehensive Plan Amendment Remand
 - GMA appeal
 - Stipulated agreement
 - Retained 1,120 acres of Industrial Forest-Natural Resource Land

2009 Accomplishments/Achievements

6. Urban Growth Area (UGA) Open Space Concept Plan
 - Identifies and prioritizes open space corridors and greenbelts within and between UGAs that include lands useful for recreation, wildlife habitat, trails, and connection of critical areas

2009 Accomplishments/Achievements

7. 119 Miscellaneous Code Amendments
 - An Update to Skagit County Code Title 14

2009 Accomplishments/Achievements

8. Appointment of 4 New Planning Commission Members
 - 4 new members join 5 existing members

2009 Accomplishments/Achievements

- 9. Planning Commission By-Laws Update
 - Planning Commission established in 1961
 - By-laws most recently amended in 2001

2009 Accomplishments/Achievements

10. National Pollution Discharge Elimination System (NPDES) Interim Regulations
 - Skagit County Public Works, lead agency
 - Management of municipal surface water runoff and enhancement/protection of regional water quality
 - Municipal stormwater as a point source of pollution must be regulated

2009 Accomplishments/Achievements

11. Planning Commission Skagit County Website Update
 - Meeting agendas, schedule, documents posted
 - Available 24/7
 - www.skagitcounty.net

2009 Accomplishments/Achievements

12. Skagit County Code Available on Code Publishing Website
- Codification of the general ordinances of Skagit County
 - Available 24/7
 - www.skagitcounty.net

2009 Accomplishments/Achievements

13. Standard Format for Administrative Actions: Decisions, Variances, Preliminary Plat Approval, Legal Notices, Shoreline Exemptions, Administrative Special Uses and Others
 - Create clear, concise documents based on standard operating procedures and formats

2009 Accomplishments/Achievements

- 14. Code Compliance Reorganization
 - Fair, Firm and Consistent Application of Skagit County Code
 - Fewer resources, optimized procedures, to gain greater efficiencies

2009 Accomplishments/Achievements

- 15. Department Relocation to Continental Building
 - Temporary location at College Way
 - Long weekend move

2009 Accomplishments/Achievements

16. Administrative Official Interpretation Regarding the Siting of Residential Structures as an Accessory Use in the Ag-NRL
 - Clarify and Implement Skagit County Code, Title 14, Chapter 14.16.400
 - Reduce potential conflicts between non-agricultural structures and agricultural operations

2009 Accomplishments/Achievements

- 17. Sierra Pacific Binding Site Plan
 - Allowed industrial lots to be created at Bayview Ridge based on urban infrastructure

2009 Accomplishments/Achievements

- 18. Fire District Facility Permitting
 - Processed Fire Districts Emergency Facility

2009 Accomplishments/Achievements

19. Farm Power Rexville Permitting
 - Construction of an anaerobic digester facility to process cow manure, extract methane gas and burn it to create electricity. The electricity is fed into the local power grid.

2009 Accomplishments/Achievements

- 20.** Kennel Operations (8) Processed Under New Skagit County Code Regulations
- Hearing Examiner review and decision on 8 pre-existing, grandfathered kennel operations
 - Assurance that kennel operations satisfy humane treatment of animal standards, operational requirements, and monitoring and enforcement provisions

2009 Accomplishments/Achievements

21. Skagit County Critical Areas Regulations Training Sessions, Updated Forms, and Public Information Provided
 - Staff training; public assistance

2009 Accomplishments/Achievements

22. Federal Emergency Management Agency Community Audit, Community Rating System
- DOE Community Assistance Visit held
 - Review of floodplain management and permits
 - Class 4 rating NFIP Community Rating System, a rating placing the County among the six highest rankings in the nation

2009 Accomplishments/Achievements

23. Skagit Instream Flow Rule Accounting of Permit and Land Division Activities
- Instream flow rule adopted for the Skagit River and its tributaries
 - Annual monitoring and report of reservation water usage
 - Maintain adequate flow levels in streams for fish, navigation, recreation, and aesthetic values

2009 Accomplishments/Achievements

24. Edison Sub Area Large Septic System Administrative Management and Program Oversight
- Program management of the community's large on-site sewage system

2009 Accomplishments/Achievements

25. Department of Ecology Grant (\$650,000)
Announcement for Shoreline Master Program Update
- State announcement that grant will be provided to Skagit County to update its Shoreline Master Program to be consistent with new guidelines

2009 Accomplishments/Achievements

26. Department of Ecology Grant (\$33,700) Announcement for Samish Watershed Fecal Coliform Bacteria TMDL

Implementation

- Provide outreach and communication about water quality in the Samish River basin
- Provide technical assistance
- Provide code compliance investigations

2009 Accomplishments/Achievements

27. Department of Ecology & Environmental Protection Agency Loan (\$2,000,000) Approval for On-site Septic Repair and Replacement Revolving Fund Program
- Provides low interest loans to homeowners whose septic systems have failed and need to be repaired or replaced



Planning and Development Services Legislative Work Program - 2010

The following items (with the exception of Alternative Futures, CPA 2010 docket, and the Shoreline Master Program Update) will likely come before the Planning Commission in 2010.

Project	Description	Status
1. Bayview Ridge Urban Growth Area (UGA) Implementation	Develop Planned Unit Development (PUD) regulations and Low Impact Development (LID) techniques. In Phase 2, the County will review PUD and LID examples, and options and choices for developing a walkable, livable, sustainable community under the subarea plan goals and policies.	PUD and LID literature review and research being conducted, workshops to be held, stakeholders to be engaged, and community meetings to take place. Draft ordinance to be available in July, 2010.
2. Guemes Island Subarea Plan	Review, respond, and process the Guemes Island Planning Advisory Committee (GIPAC) drafted island subarea plan.	Internal County review of GIPAC subarea plan, subsequent meeting with GIPAC, Planning Commission to hold public hearing on draft subarea plan, County Commissioners to consider recommendations and take action before the end of 2010.
3. Master Plan Resort/RV Park Standards	Develop master plan resort and recreational vehicle park standards and guidelines.	Develop standards and guidelines, Planning Commission to hold public hearing, County Commissioners to consider recommendations and take action before the end of 2010.
4. Alternative Futures	Development and evaluation of alternative development scenarios for Skagit Valley 2060 and selection of "preferred alternative" that maintains ecosystem, conservation lands/natural resource industries, and sustainable communities. Project is dependent on obtaining additional Environmental Protection Agency (EPA) and/or other agency funds.	Steering Committee and Technical Committees are working to define and evaluate alternative futures. Citizens Committee to be appointed, and then review, evaluate and recommend preferred alternative in 2010.
5. Shoreline Master Program (SMP) Update	Shoreline Master Programs must be updated to be consistent with the Department of Ecology guidelines. Local master programs regulate new development and use of shorelines along rivers and larger streams, lakes over 20 acres, and marine waters within their jurisdictions.	Develop program update scope of work and timeline by July and obtain Department of Ecology (DOE) approval and grant funds.
6. Skagit County Capital Facilities Plan (CFP) Update	Update 6-year CFP inventory and projects.	Update CFP for school impact fees by July. Planning Commission public hearing on revised school impact fees, County Commissioners to consider recommendations and take action. Prepare 6-year CFP for update concurrent with 2011 County budget adoption (December).
7. Annual Skagit County Code (SCC) Amendments	Annual amendments to implementing regulations (SCC) clarify their intent and assure consistency with the comprehensive plan.	Batched code amendments in Fall; unless, expedited amendment is necessary.

**Planning and Development Services
Legislative Work Program - 2010**

Project	Description	Status
8. Comprehensive Plan Amendment (CPA) 2010 Docket	Comprehensive Plan amendments include policies, land use designations, and modifications to urban growth are boundaries.	Petitions to be submitted by the last business day of July. Thereafter, Department makes recommendations, County Commissioners establish docket.
9. FEMA Flood Insurance Rate (FIRM) Map & Regulation	Federal Emergency Management Agency issuance of updated FIRM and associated regulations under SCC 14. 34, Flood Damage Prevention.	Updated and revised FIRM expected to be released in early 2010. Thereafter, public review and comment, potential appeals, Planning Commission public hearing, County Commissioners to consider recommendations and take action.
10. FEMA & NMFS Biological Opinion (BiOp)	National Marine Fisheries Service BiOp regarding the National Flood Insurance Program and necessary actions to protect certain Puget Sound species of salmon and Orca.	Tier 1 jurisdictions (Skagit County and cities/towns) must adopt regulatory scheme by September 9, 2010, pursuant to BiOp and FEMA guidelines.
11. NPDES Phase II Permit	Skagit County is required by state law to obtain Phase II National Pollution Discharge Elimination System (NPDES) permit.	Interim Ordinance (O2009008) adopted August, 2009. Planning Commission to hold public hearing on permanent regulations in March, 2010, thereafter County Commissioners to consider recommendations and take action.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

MEMORANDUM

To: Board of County Commissioners
From: Gary R. Christensen, AICP, Director
Date: January 19, 2010
Re: 2009 Accomplishments/Achievements

Below is list of major 2009 County accomplishments and achievements. The list, while not exhaustive, reflects a number of projects that the Department, Planning Commission, Commissioners, various committees/boards, and others, including the public, completed or made substantial progress toward in 2009. The accomplishments include legislative land use/growth management actions, project review/decisions, and Department administrative functions. They are not listed in any order of importance, except for the first one. Countless hours and significant resources were committed to make this all happen. Kudos to all involved.

1. Growth Management Act (GMA) Compliance; Bayview Ridge
2. Alternative Futures
3. 2008 Comprehensive Plan Amendments (CPA)
4. 2009 Comprehensive Plan Amendment (CPA) Docket
5. Sanfi Acres Comprehensive Plan Amendment Remand
6. UGA Open Space Concept Plan
7. 119 Miscellaneous Code Amendments (known as Phase 1 & 2)
8. Appointment of 4 New Planning Commission Members
9. Planning Commission By-Laws Update
10. National Pollution Discharge Elimination System (NPDES) Interim Regulations
11. Planning Commission Skagit County Website Update
12. Skagit County Code Available on Code Publishing Website
13. Standard Format for Administrative Actions: Decisions, Variances, Preliminary Plat Approval, Legal Notices, Shoreline Exemptions, Administrative Special Uses and Others
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19. Farm Power Rexville Permitting
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23. Skagit Instream Flow Rule Accounting of Permit and Land Division Activities
24. Edison Sub Area Large Septic System Administrative Management and Program Oversight
25. Department of Ecology Grant (\$650,000) Announcement for Shoreline Master Program Update
26. Department of Ecology Grant (\$33,700) Announcement for Samish Watershed Fecal Coliform Bacteria TMDL Implementation
27. Department of Ecology & Environmental Protection Agency Loan (\$2,000,000) Approval for On-site Septic Repair and Replacement Revolving Fund Program



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MEMORANDUM

To: Board of County Commissioners
From: Gary R. Christensen, AICP, Director
Date: January 19, 2010
Re: 2010 Department Legislative Work Program

The Department has met with the Commissioners periodically to discuss, and seek direction and confirmation as to the Department's long-term work program, projects and priorities. In past years, the Department has presented a work program with 55 items that addressed long-term projects; and, a list of 24 "trailing issues" identified by the Department and Planning Commission through the 2005 GMA Update process. Some of these items and issues have already been addressed, others require attention.

More recently, the Department has met with the Commissioners and County Administration and discussed the long-term work program, the 2010 county budget, current development trends and revenues, and the demand for services. When reviewing the long-term work program projects there are many choices to make and the decisions are not easy ones. Some projects are "mandatory, requiring action" while others are "discretionary, would like to take action." The Commissioners will need to find a balance between work that must be done and work that it would like to accomplish. This requires that county policies and priorities be viewed concurrently with the challenges of readily available financial resources and staffing levels, and the demands to take action (time).

The Department recommends that the attached 2010 Legislative Work Program receive priority status and that the county appropriate the necessary resources to show substantial progress and/or complete the work. By committing to a focused list of major projects, the Department seeks to avoid creating "false hope or expectations" that other projects are being worked on. This is not to say that other projects will not be worked on it simply means that projects may have to be re-prioritized, delayed or additional resources sought (either county funds or outside sources (grants)) to address the additional work load. This business model has worked well over the last two years and allowed the Department to commit and best utilize its available resources, complete projects, and to avoid distractions and competition for limited Department resources. The current economic climate and financial times require that the county be prudent and use its resources wisely. The Department will provide periodic "status reports" so that the Commissioners can monitor projects, resources and timelines. When major projects are completed, then new projects can be added to the Department's long term work program provided that the necessary resources exist or provisions are made for appropriate allocations.