

**Skagit County Planning and Development Services
Notice of Availability and Adoption of Existing Environmental Documents
Planning Commission Public Hearing Notice
Town of Hamilton Subarea Plan and Urban Growth Area Expansion Proposal**

December 27, 2007

The Skagit County Planning and Development Services Department will release for public review and comment the Town of Hamilton Comprehensive Subarea Plan and Urban Growth Area Expansion Proposal (“the Proposal”) on Thursday, December 27, 2007. These and other supporting documents will be available for review at that time on the Skagit County website (www.skagitcounty.net), at the Planning and Development Services Department, and at other locations as indicated below. The Department will accept written comments on the Proposal through Friday, February 29th, 2008. A public hearing will be held before the Skagit County Planning Commission on Tuesday, March 4, 2008, at the time and location indicated below.

The Proposal

The County is considering a proposal submitted by the Town of Hamilton to expand and relocate its Urban Growth Area (UGA), and a related Comprehensive Subarea Plan. The UGA expansion proposal and subarea plan seek to ensure a viable and prosperous future for the Town by providing it with an Urban Growth Area outside of the Skagit River floodway. The proposed UGA expansion area totals 261 acres – 202 acres located north of State Route 20 and east of Hamilton Cemetery Road, and 59 acres south of SR 20 and immediately west of the Town limits (see attached map, or at www.skagitcounty.net). This new UGA area would allow the Town to relocate, over time, its existing population from the Skagit River floodway. The proposed UGA expansion will also allow future annexation into the Town of 59 acres of industrial land.

The Town of Hamilton 2007 Comprehensive Subarea Plan which accompanies the UGA expansion proposal supports the above goals. It also proposes, over time, to remove existing structures from the floodway and to restore those currently-developed floodway areas to open space for flood storage, long-term natural habitat, fish and wildlife conservation, and conservation-minded recreation purposes.

Availability of Documents

The following documents related to the Proposal are available for public review and comment: Hamilton UGA amendment request and related documents; Hamilton 2007 Comprehensive Subarea Plan; and Planning and Development Services Department Report and Analysis of Town of Hamilton Urban Growth Area Expansion Proposal and Subarea Plan.

The above-mentioned documents are available for review at the following locations and times:

1. Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA, Monday – Friday (excluding holidays), 8:00 a.m. – 4:30 p.m.

2. Access Skagit County (Skagit County website), www.skagitcounty.net; all hours.
3. Hamilton Town Hall, 584 Maple Street, Hamilton, by appointment - 826-3027.
4. Skagit County Upriver Services Office, 45770 A Main St., Concrete, WA, Monday – Friday (excluding holidays), 9:00 a.m. to 3:00 p.m.
5. Lyman Town Hall, 8334 South Main Street, Lyman, WA, Monday – Friday (excluding holidays), 8:30 a.m. – 3:00 p.m.
6. City Hall, City of Sedro-Woolley, 720 Murdock Street, Sedro-Woolley, WA, Monday – Friday (excluding holidays), 8:00 a.m. – 5:00 p.m.

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

Adoption of Existing Environmental Documents

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

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

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

How to Comment on the Proposal

The Department invites you at this time to submit written comments for or against the Proposal. Written or faxed correspondence may be submitted to: Skagit County Planning and Development Services, c/o Kirk Johnson, 1800 Continental Place, Mount Vernon, WA 98273-5625, (360) 336-9410, ext. 5916 or fax (360) 336-9416. Written comments will be received at Planning and Development Services until 4:30 p.m., Friday, February 29, 2008. Written comments may also be submitted directly to the Planning Commission at the March 4 public hearing. E-mailed comments will not be accepted.

Written Comment Submittal Requirements

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

Planning Commission Public Hearing

The Skagit County Planning Commission will hold a public hearing on Tuesday, March 4, 2008, at 6 p.m., or as soon thereafter as possible, to receive public comment on the proposed Hamilton UGA expansion and Comprehensive Subarea Plan. The hearing location is the Skagit County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, WA.

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

County Review Process

After consideration of written and spoken public comments, the Skagit County Planning Commission will deliberate on the proposed Hamilton UGA expansion proposal and subarea plan. It will forward a recommendation to the Skagit County Board of County Commissioners for consideration and final action.

Transmitted to the Skagit Valley Herald on December 24, 2007
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