



# Skagit County Planning Commission

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## Meeting Agenda

Tuesday, September 10, 2013, 6:00 p.m.

Board of County Commissioners Hearing Room

1800 Continental Place, Mount Vernon, WA

### 1. Call to Order / Agenda Review

### 2. Public Remarks

This time on the agenda is an opportunity for anyone to speak to the Planning Commission about any topic except items that are scheduled on the agenda for a public hearing that same day, or items that have had a public hearing and are still under Planning Commission deliberation. Public remarks, which is not part of the formal public participation process for any development regulation or comprehensive plan amendment project, is limited to three minutes per speaker and up to fifteen minutes total.

### 3. Update: Transfer of Development Rights Project

The update will focus on the TDR market analysis preliminary findings and next steps. Suggested items for review are the attached memo and the [TDR market analysis Phase I and II memo from Heartland](#).

### 4. Update: Bayview Ridge

Staff will provide an update on the [Bayview Ridge project](#). Planning Commissioners may want to specifically review, in descending order of priority:

- [April 2013 Frequently-Asked Questions](#)
- [July 2013 Community Meeting handouts](#)
- The [2008 Subarea Plan](#) (a 2013 revision will be released later this month)
- The [April 16 draft of the PUD code and development regulations](#) (previously provided to you in hard copy; a new draft with minor revisions will be released later this month)

### 5. Update: Capital Facilities Plan

Staff will provide an update on the [County's Capital Facilities Plan](#). A partial draft of the 2014 CFP will be online Wednesday, September 4. Planning Commissioners may also want to review:

- [Washington State Department of Commerce: Capital Facilities Planning](#)
- [MRSC: "The Third Promise of the Growth Management Act" by Pat Dugan \(April 2007\)](#)
- [MRSC: "The Third Promise of the GMA Revisited" by Pat Dugan \(August 2013\)](#)

### 6. Department Update

Staff may provide updates on the status of work program items, answer questions raised in public comment, and respond to questions or concerns from the Planning Commission.

### 7. Planning Commissioner Comments and Announcements

Planning Commissioners may update the Commission on relevant news and events.

### 8. Adjourn