



# Planned Unit Development at Bayview Ridge

## What constitutes “Bayview Ridge”?

Avon-Allen Rd and a steep hillside form the boundary on the east. Highway 20 and Ovenell Road bound the subarea to the south. Farm to Market Road forms the westerly boundary. The northern boundary is Josh Wilson Road.

## Why is BVR an “urban growth area”?

Skagit County is required by state law to plan for growth, and by agreement with our cities, must plan for 80% of expected population within urban growth areas. In 1997, Skagit County designated 4,000 acres at Bayview Ridge as an urban growth area that could accommodate urban levels of development. The 2008 Bayview Ridge Subarea Plan adopted guidelines for creation of regulations to govern development within the subarea.

## What’s a PUD?

A **Planned Unit Development** (not to be confused with a Public Utility District) is a type of flexible planning of development in a defined area. A **PUD ordinance** is a method for enabling PUDs.

A PUD may contain varied but compatible land uses, including housing, recreation, commercial, and industrial. A PUD ordinance may designate where certain types of development can go, the standards for residential construction, even the appearance of streetscapes.

## Why a PUD?

The purpose of a PUD is generally to allow greater flexibility in the configuration of buildings and uses than is allowed in standard zoning ordinances, while requiring a greater level of review of site planning to ensure that the goals of the County’s PUD ordinance are met.

A key goal of the proposed PUD is to provide development standards with flexibility to allow alternative methods to achieve the purposes of the PUD. Another goal of the PUD ordinance is to encourage unified site plans early in the development review process to allow for an integrated development proposal.

The PUD ordinance also encourages or requires certain amenities to be included in the development area, such as a trail system consistent and compatible with the existing Port of Skagit County trail system and designated open space and park areas.

## How does the public comment on a proposed PUD?

After the PUD ordinance is adopted, developers will be able to submit PUD applications.

The public will have an opportunity to comment on all proposed PUDs throughout the approval process. The proposed PUD ordinance requires the developer to offer a “pre-application neighborhood meeting” where public comments will be accepted. This public meeting must take place before a developer can submit an application for a PUD, or for a subdivision within a PUD to ensure that the public has an opportunity to learn about a proposed PUD early in the regulatory approval process.



## Process for PUD Approval

Prior to actual development within a proposed PUD occurs, two land use approvals will be required, approval of the PUD, and approval of a subdivision. These approvals can occur simultaneously or separately, at the election of the developer. A PUD can be combined with a subdivision proposal or approved in advance of a subdivision proposal, but a long subdivision proposal cannot be approved until a PUD has been approved.

After receiving a complete application for a PUD with or without a companion subdivision proposal, County staff will review the proposed PUD for compliance with applicable application requirements. Once the application

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is determined to be complete, the County will then proceed to review the proposal for consistency with zoning, subdivision, environmental and other applicable requirements. Further, at that time the proposal will undergo project specific environmental review under SEPA.

After these reviews are complete, the County will schedule a public hearing on the proposal(s). Depending on the size of the proposed PUD, the decision on approval or denial is made by either the County Hearing Examiner or the Board of County Commissioners.

For larger developments, where phased development is expected to occur, the developer has the option of submitting a conceptual development plan for the PUD itself that does not include the actual subdivision or binding site plan. The PUD then goes through the review process indicated above, with opportunity for public comments at both the pre-application neighborhood meeting and the public hearing. Once the PUD is approved, individual subdivisions consistent with the approved PUD are processed and approved on an individual basis through the normal review process, including a pre-application neighborhood meeting. This two-step process helps ensure coordinated development of large sites consistent with the approved PUD master plan.

For smaller PUDs, developers also have the option of submitting an integrated application that includes both the PUD and the subdivision or binding site plan.

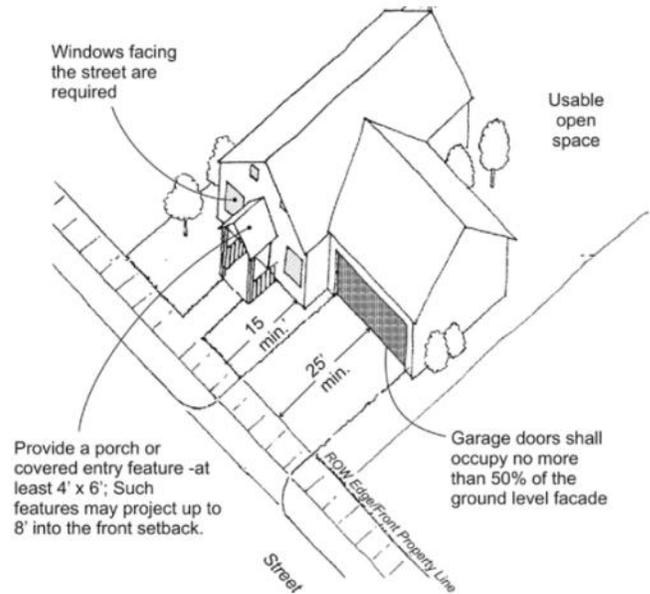
## How much density is allowed?

One of the major goals of the Bayview Ridge UGA is to allow for planned urban residential and industrial development with the goal of preservation of open space and enhancement of the existing trail system. One way of achieving this goal is to allow houses to be clustered together at higher densities per individual lot, while being within the maximum limit of housing densities over the entire development.

Bayview Ridge residential areas have an average density of 4-6 units per acre. The base gross density of 4 units per acre can be increased to up to 6 units per acre based upon certain criteria, such as the transfer of farmland density, providing affordable housing, or through certain environmental incentives.

## How do the development standards affect design?

The PUD ordinance and development standards attempt to strike a balance between flexibility and predictability to ensure that development is walkable, livable, and attractive. The development standards include photos and diagrams of standards, such as the one below, that developers must meet when designing both community layout and housing styles.



## How can development be phased?

Full build-out is expected to occur over and beyond a 20-50 year period. Phasing of development is necessarily tied to the phasing and construction of infrastructure, as well as the marketplace. The timing and scale of phases will be dependent on the market for new residential housing, industrial development, and the timing of utility extensions.

Early phases are anticipated to occur where sewer can be served by gravity lines following the topography of Bayview Ridge and connecting to existing facilities, prior to the development and extension of sewer force mains. Transportation infrastructure will be required to meet the County's concurrency requirements. This means that all required traffic improvements to serve proposed subdivisions planned to be installed within 6 years per the County's transportation improvement plan, already be installed, or arrangements must be made to ensure that they are installed within the planning period.



# Roads & Transportation

## at Bayview Ridge



In June 2011, County Public Works and the Skagit Council of Governments performed a traffic analysis (available on the Bayview Ridge website) to analyze traffic volumes through 2035, including an evaluation of the expected impacts from full build out.

### How will traffic be affected ?

As part of the review and approval of the project, Skagit County will require analysis of the traffic impacts as they relate to the development. As part of a PUD application, Skagit County will require a general traffic plan, and may allow phased improvements to occur consistent with proposed subdivision phases. Traffic impacts from a specific phase will be reviewed as part of the review of a specific subdivision phase.

Analysis of traffic impacts is required to ensure that the necessary traffic improvements are installed or planned for each subdivision phase. This will ensure that the County-designated Level of Service (LOS) is maintained, and that the traffic flow will not fall below the designated LOS for any road within the County.

### How will new roads be financed?

Any roads internal to a new housing development will have to be built by the developer.

For roads outside a development, the developer will be required to construct transportation improvements or pay its fair share of transportation improvements.

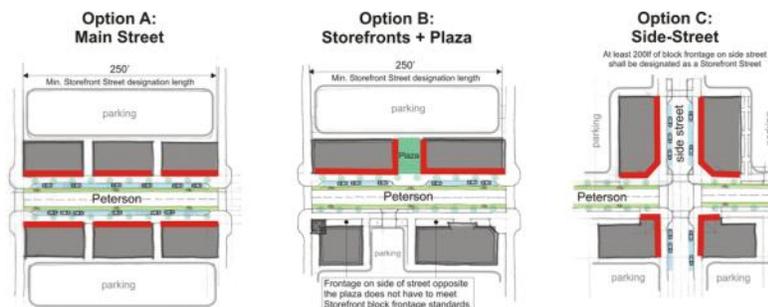
### What new road projects are planned?

Skagit County Public Works has planned a number of phased improvements to Josh Wilson Road from the intersection with Interstate 5 all the way to Farm-to-Market Road, some of which are in progress right now.

The existing subarea plan calls for a new north-south road to accommodate development impacts. The June 2011 analysis suggests that new road should connect Peterson and Josh Wilson, but may not need to connect to Ovenell.

The subarea plan also calls for Peterson Road to be designed as the major residential entryway to the UGA from the east, incorporate a traffic-calming design, and disallow through truck traffic. Industrial traffic would be directed to Higgins Airport Way and then SR20.

Additionally, Peterson Road will receive significant changes in the Community Center zone to make that zone commercially friendly (see below).



### How will development be compatible with the airport ?

The Bayview Ridge Subarea Plan and the PUD ordinance were designed with the Port of Skagit County with the purpose of ensuring that compatible uses are located adjacent to the Skagit Regional Airport.

The areas closest to the airport have been designated for either heavy or light industrial use to prevent residential uses directly adjacent to the airport. As a result, potential residences

and school locations are concentrated away from the airport to avoid incompatible uses near the airport and minimize both noise and safety concerns associated with airport traffic.

Skagit County is required under state law to consult with airport owners and users and the state Department of Transportation aviation division on airport impacts from proposed development, and will be doing so as it finalizes the code proposal.



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# Drainage and Stormwater

at Bayview Ridge



One of the reasons Skagit County designated Bayview Ridge for projected population growth is that it's outside of the floodplain (and isn't prime agricultural or timberland). But its elevation and soil types also means development can have drainage impacts on the farm fields and residences below.

## New Rules for Stormwater Management

New development will be required by county stormwater rules to manage its own stormwater consistent with the Department of Ecology's **2012 Stormwater Management Manual for Western Washington**, which contains the latest science and best techniques available for management of stormwater. All proposed development is required to maintain the existing drainage capacity for the area and control water flow rate and water quality off the property. Each development will be responsible for maintenance costs for such systems. Skagit County will conduct annual inspections of stormwater management systems within the Bayview Ridge area.



## County-Funded Improvements

Skagit County has developed a two-part Bay View Watershed Stormwater Management Plan (available on the Bayview Ridge website) that proposes a number of stormwater projects to improve management of existing stormwater and expand capacity to handle future development.

The County Drainage Utility has provided funding to Drainage District 14 and 12 to implement some of those projects that fix existing drainage problems caused by existing development and plan for future development.

## LID Techniques Required When Feasible

The proposed PUD regulations create additional limits on how much impervious surface (ground that can't drain) is allowed, and promote tree retention and the protection of existing native vegetation.

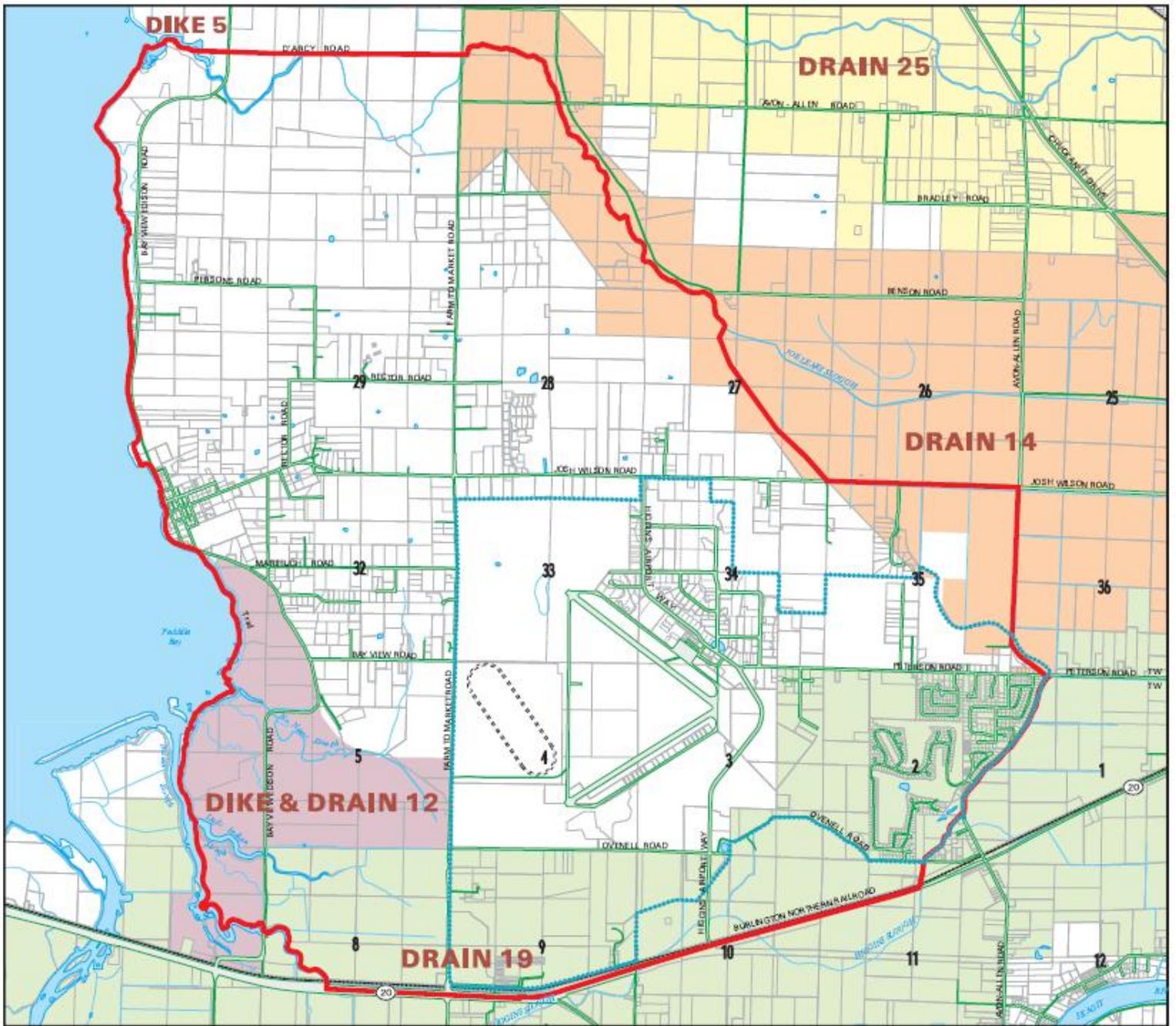
The stormwater manual requires the use of low-impact development ("LID") whenever feasible. LID techniques include features that emulate natural systems, like drainage swales (see photo below), and retention of natural vegetation that drinks up water. Although Bayview Ridge's soil types may not always work with all LID techniques, LID will be required where it will work.



The proposed regulations facilitate LID by integrating them into standards that serve other purposes. Rain gardens can be used to comply with the proposed landscaping requirements. A thoughtfully-integrated detention pond, with fountains, can be integrated into a neighborhood park to provide a scenic amenity to the surrounding residential uses.



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Uncolored area is covered by the County Drainage Utility.

-  Study Area Boundary
-  Bayview Ridge Urban Growth Area Boundary
-  Drainage District 25
-  Dike and Drainage District 12
-  Drainage District 14
-  Drainage District 19

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# Schools, Parks, and Trails

at Bayview Ridge



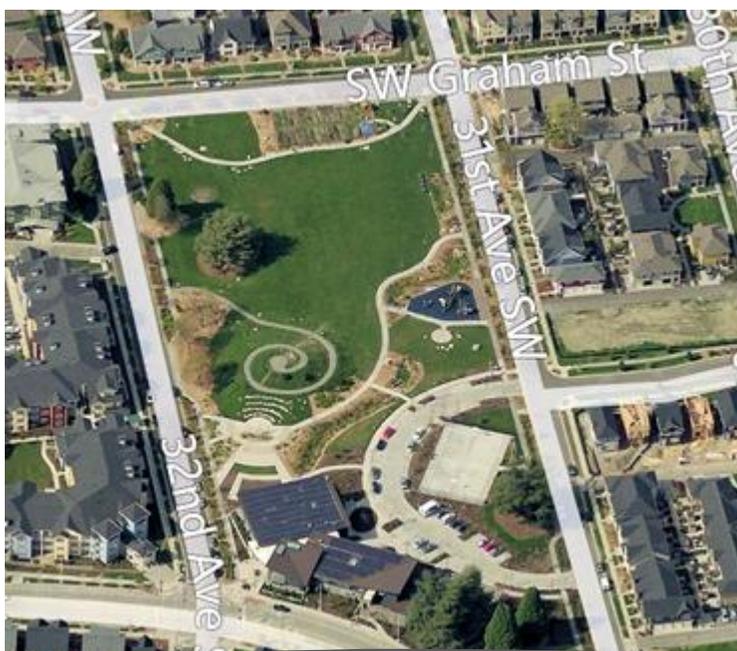
## Parks

All proposed PUDs and subdivisions within a PUD must comply with the Skagit County and Bayview Ridge “Level of Service” standards for park types and sizes.

In order to be consistent with the Skagit County Parks Plan, Skagit County has proposed revised Bayview Ridge Subarea Plan park standards to allow for numerous smaller parks in areas zoned for residential or commercial use, instead of requiring a single large 25-acre park. This will allow open spaces to be distributed closer to residential areas, ensure connectivity through the Bayview Ridge trail system (see reverse), and avoid a “destination park” that might draw visitors from around the county and region.

Parks would consist of two sizes: neighborhood “pocket” parks, and community parks. The proposed standards would require residential subdivisions to be designed so that at least 75% of all homes are within walking distance (1/4 mile) of a community or neighborhood park.

The photo below shows the scale of a potential **community park**. Such a park would be constructed as part of the development and then deeded to Skagit County to become part of the County Parks and Recreation system.



## Schools

Skagit County worked with the Burlington-Edison School District (“BESD”) to create the draft PUD regulations and make other code changes to allow schools within both the Bayview Ridge Residential zone and the Bayview Ridge Community Center zone.

Neither Skagit County nor Bayview Ridge developers can control or dictate when a school will be built, or where it will be located. That is a decision ultimately for BESD. The district has advised that it would only need about 15 acres of land for a new K-8 facility, so there is more than sufficient land area should the district decide to locate a school at Bayview Ridge.

If BESD wants to acquire a school site prior to development, the proposed PUD ordinance includes provisions that allow a developer to include a potential school site as an alternative development plan.

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Neighborhood parks would be constructed by developers and maintained by homeowners associations. The photo below shows examples of spaces that would qualify as neighborhood parks.



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## Trails

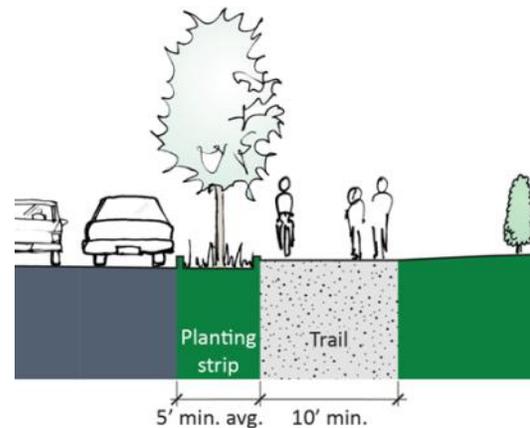
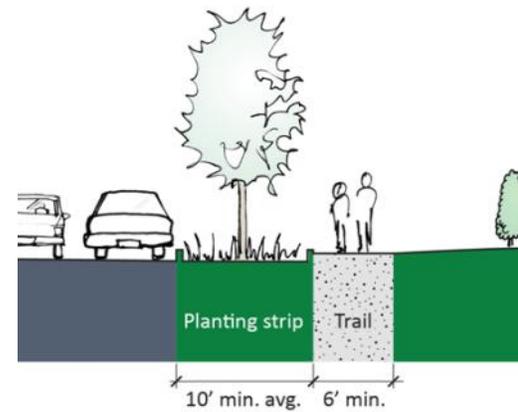
The Port of Skagit already supports an extensive and popular trail system at Bayview Ridge. A principal objective of the Subarea Plan is to ensure any large-scale residential development at Bayview Ridge integrates with and extends that trail system throughout the Subarea.

New subdivisions and uses must be designed around a connected system of off-street trails. The trail network must be accessible for pedestrians, cyclists, and other non-motorized vehicles, although some sections may be for pedestrians only. Trail corridors that meet the provisions of this Section may be used to meet either the Community or Neighborhood Park space standards.

In the example below, the trail corridor provides a convenient mid-block connection and continues pedestrian access from streets at each end of the trail.



The diagrams below show design options for trails that align next to public streets.



The map below shows a possible trail network:



The envisioned trail network is intended to consist primarily of off-street trails. Standard sidewalks along public streets do not meet the intent of these trail network provisions. Trails must be configured primarily within parks and linear open space corridors outside of standard street rights-of-way.

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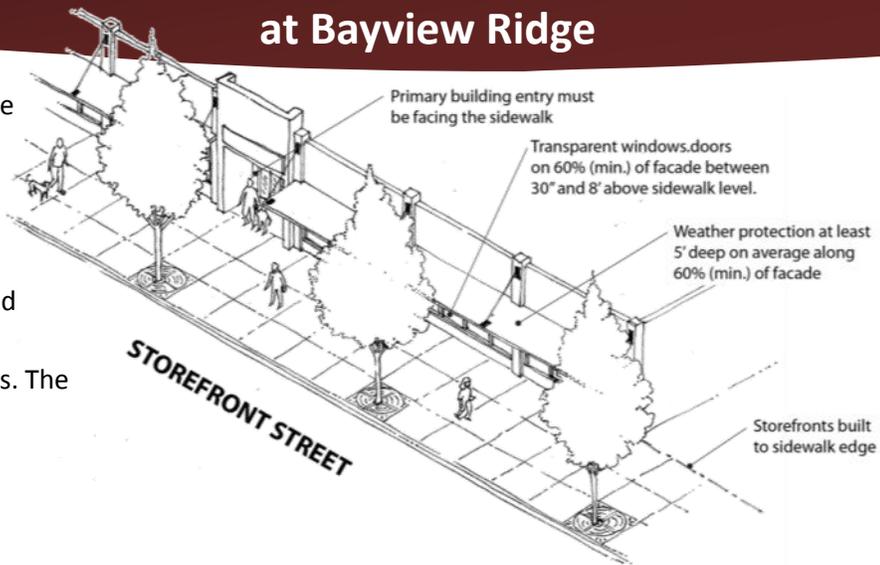
# Community Center Zone

## at Bayview Ridge

The proposed Bayview Ridge Community Center zone would provide a small-scale business district to serve the day-to-day needs of both residents and employees working in nearby light industrial areas. This area, to be located along both sides of Peterson Road near the existing fire station, would allow mixed uses, such as small scale commercial or similar uses on lower floors, with residential units on upper floors. The size of the zone could range from 5 to 15 acres.

The proposed PUD ordinance and development standards would require developers to:

- construct a pedestrian-oriented village core area centered on or adjacent to Peterson Road with a concentration of storefronts;
- promote pedestrian-oriented street frontages throughout the BR-CC zone by limiting the extent of parking lots located along the streetfront; and
- provide for building entries visible from the sidewalk.



### What about parks?

Under the 2008 Subarea Plan, the community center zone is 40 acres with a 25-acre park and 15 acres of commercial uses, including the possibility of a school. The new proposal provides more flexibility to site schools and parks throughout the subarea.

The County Parks department has indicated that a 25-acre park is not required to meet the County level of service requirements because it is preferred to have smaller parks spread throughout the development, including small neighborhood parks throughout the residential zone. At least one community-scale park would also be located in the subarea. Residential subdivisions must be designed so that at least 75% of all homes are within walking distance (1/4 mile) of a community or neighborhood park.



Developers can choose from one of the options above for the village core area or design their own so long as it meets the performance standards.

### What about schools?

Schools are currently permitted, and would continue to be permitted, in both the community center and residential zones. Developers can size the community center zone to accommodate a school site if necessary, or it can be reserved in the residential zone.



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# Infrastructure Financing

at Bayview Ridge



## Existing Residents Will Not Have to Finance New Development

New development will be required to construct or pay for the infrastructure necessary to serve the development. As with most developments, the developers will be required to extend water and sewer facilities at their cost.

In addition, developers may also be required to pay for improvements to offsite infrastructure to accommodate impacts from development through conditions of PUD approval or review under the State Environmental Policy Act. However, state law prohibits a county from requiring a developer to fix deficiencies in existing infrastructure.

## How much will development at Bayview Ridge cost?

Skagit County has commissioned a financial impact analysis that will estimate the ongoing costs of providing services to new Bayview Ridge development. That report, expected in September 2013, will quantify costs of all roads and transportation, law enforcement, fire, emergency medical, stormwater, parks, and administrative services, and include strategies for mitigating those fiscal impacts.



## Water: How will service and rates be affected?

Skagit Public Utility District will provide water service. PUD presently serves the Bayview Ridge Urban Growth Area, and has long term plans to provide water service to Bayview Ridge. Development within the PUD has been factored into the Public Utility District's long term forecasts and the District does not anticipate

any shortage of supply before 2050, the last year for which the District has made water demand projections. Water rates are set by the Public Utility District, not by Skagit County or the developers. Developers will pay the cost of extending water service to areas within a PUD that does not currently have service.



## Sewer: How will service and rates be affected?

The City of Burlington will provide sanitary sewer service for Bayview Ridge. Sewer rates are set by the City of Burlington, not by Skagit County or developers. Sewer rates are generally based upon the cost of providing and maintaining existing collection and treatment services, not the cost of building new infrastructure to serve new development.

Developers will pay the costs of extending the existing sewer system to Bayview Ridge, along with any improvements to the existing sewer system that are required by the new development.

If another developer sought to connect to a new sewer main installed with the first development, the original developer may recover some of its costs through a latecomer agreement, which can require those who connect to the developer installed infrastructure to pay the developer a proportional per connection charge for the new connection.

There would be no additional costs to maintain existing connections for those already connected to the Burlington sewer system. However, if a property owner sought to add connections they could be required to pay a latecomer's fee for the additional connections.

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