

14.16.215 Bayview Ridge Urban Growth Area.

- (1) Purpose. This Section sets forth development standards within the Bayview Ridge Urban Growth Area for streets, water service, stormwater, and sanitary sewer service.
- (2) Applicability. The following requirements apply to development within Bayview Ridge Urban Growth Area, as specified in each subsection.
- (3) General Regulations.
 - (a) Street Standards. The property owner shall construct streets consistent with the Urban Standards outlined in the Skagit County Road Standards.
 - (i) The Administrative Official may grant an exception to the requirements for curb, gutter and sidewalk on property if it is determined that such exception is necessary to protect wetlands and their required buffers under the County's Critical Areas Ordinance and if, as an alternative to sidewalks along the street, the Port of Skagit County (Port) and/or landowner has constructed or will have constructed prior to occupancy, a pedestrian trail system consistent with and augmenting the trail system adopted by the Port in Resolution No. 99-09 on August 3, 1999, pursuant to Ordinance No. 18264, Attachment 1, Appendix 2.
 - (b) Water Service. The property owner shall submit a letter of water availability for the proposed use from Skagit PUD No. 1 and connect to the PUD No. 1 water system. Fire flow requirements shall be as specified in the Skagit County Coordinated Water System Plan.
 - (c) Stormwater. The property owner shall construct surface and storm water management improvements as determined by the County to be consistent with the surface water management standards found in Chapter 14.32 SCC, Drainage Ordinance. Proposed residential subdivisions shall construct surface and storm water management improvements consistent with the adopted Bayview Watershed Stormwater Management Plan. In addition, as a condition of development approval, and for all property owned by the same owner in the UGA, the owner shall sign an agreement not to protest a future LID or other pro rata sharing of costs to upgrade the surface water management system or install additional urban standard storm water management improvements within 20 years, if such are determined necessary as part of surface or stormwater management standards in the Subarea Plan process for the Bayview Ridge UGA. Credit for prior contributions and improvements already made or completed by the individual property owners (or their predecessor in interest) for the particular urban public facility or service contemplated by the Subarea Plan or LID, including, but not limited to, storm-water drainage facilities, or dedication of property for public facilities that are included in the Subarea facilities plan shall be provided.
 - (d) Sanitary Sewer Service. A property owner applying for a development permit that will require sewage disposal shall extend or connect to the public sewer system to serve the development, unless the exception in subsection (3)(d)(i) of this section applies. The public sewer system extension or connection shall be in accordance with the City of Burlington's design and construction standards. The owner must submit a letter of sewer availability from the City of Burlington prior to development application and must connect to the existing sewer line prior to final approval.
 - (i) Exception: A property owner applying for a building permit that is not associated with a new land division for a single-family dwelling unit or residential accessory use on property that is greater than 200 feet from a City of Burlington sewer line is not required to hook up to the public sewer system; provided, the owner shall record an agreement, referred to as an "agreement to connect," with the Skagit County Auditor. Such

agreement shall be a covenant which shall run with the land and shall be binding upon the owner and successors in interest of the property. The agreement shall provide that the structure served by the on-site sewage system shall be connected to the public sewer at such time as the public sewer is available. Public sewer service is considered available when it is within 200 feet, as measured along the usual or most economically feasible route of access. Such agreement shall require payment of all connection charges applicable at the time of actual connection to the public sewage system.

(ii) Existing On-site Systems: If an existing on-site system requires repair, modification, or replacement, the owner shall connect to the public sewer system unless the exception in subsection (3)(d)(i) of this section applies.