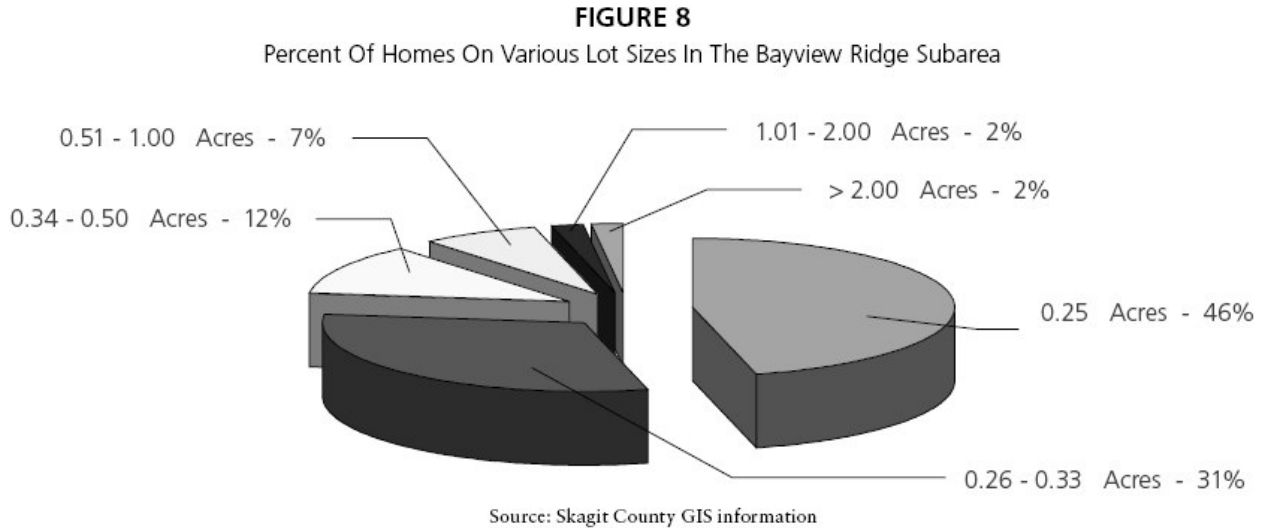


EXISTING RESIDENTIAL DEVELOPMENT

Within Bayview Ridge, a mix of housing types make up the existing residential development. The existing residential development is located in the higher, eastern edge of the Subarea, above Avon-Allen Road. Approximately 402 acres within the Subarea are devoted to residential and golf course development. The majority of this development consists of residential subdivisions that lie between Peterson Road and Ovenell Road. These existing urban density residential subdivisions were developed primarily between 1950 and 1970, and are served by public sanitary sewer and public water. A second wave of development began in the mid-1980s continuing throughout the late 1990s. The majority of these subdivisions are occupied by single-family homes at a density of approximately four units per acre. A few clusters of condominiums are located adjacent to the Skagit Golf and Country Club, and one area of large-lot development is located north of Peterson Road. The existing residential atmosphere and quality of life within the Subarea are highly valued by Bayview Ridge residents.

The Skagit Golf and County Club development is accessed by Avon-Allen Road, with a secondary access to Ovenell Road. Residential subdivisions to the north of Skagit Golf and Country Club are accessed via Peterson Road.

There are ~~709,722~~ housing units, home to approximately ~~1,800,170~~ people (2.4 people per household), in the entire Bayview Ridge Subarea Urban Growth Area. The Bayview Ridge Urban Growth Area (UGA) accommodates ~~681~~ homes and ~~1,634~~ residents currently. Characteristic of urban residential development, 46% percent of the existing homes in the Bayview Ridge Subarea are on lots sized 1/4 acre or less. Further, 77% percent of the lots are on lots 1/3-acre or less. Only 4% percent of the existing homes are on lots greater than 1-acre. **Figure 8** illustrates the density of existing residential development in the Bayview Ridge Subarea.



The existing residential pattern within Bayview Ridge Subarea reflects a change in zoning over time in response to the development of County Plans and more recently, in response to GMA requirements. Although the eastern portion of the Subarea has always been considered residential (as opposed to industrial or agriculture), a mix of urban and rural residential development currently exists. The present zoning, Rural

Reserve and Rural Intermediate reflects current GMA requirements regarding rural designations for properties outside an UGA. The existing Bayview Ridge residential subdivisions are zoned Rural Intermediate, and undeveloped and large-lot properties are zoned Rural Reserve. The area was downzoned to rural standards in 1998 in response to the GMA and a Western Washington Growth Management Hearings Board compliance order. Urban development was not allowed outside UGAs and this area was not designated as such. The Bayview Ridge Subarea Plan ~~aims to establish~~es a UGA at Bayview Ridge that acknowledges and makes the most of the existing urban infrastructure and residential development at urban densities.

Figure 3 provides a view of the existing development in the Bayview Ridge Subarea.

RELATIONSHIP TO OTHER PLANS

Countywide Planning Policies

Countywide Planning Policy 1.1¹ (GMA Goal 1) encourages development in urban areas where adequate public facilities exist or can be provided in an efficient manner. Pertinent specific policies include:

- 1.1 Urban growth shall be allowed only within cities and towns, their designated UGAs, and within any non-municipal urban growth areas already characterized by urban growth, identified in the County Comprehensive Plan with a Capital Facilities Plan meeting urban standards. Population and commercial/industrial land allocations for each UGA shall be consistent with those allocations shown in the following table:*
- 1.3 Urban growth areas shall provide for urban densities of mixed uses and shall direct development of neighborhoods which provide adequate and accessible urban governmental services concurrent with development. The GMA defines urban governmental services as those governmental services historically and typically delivered by cities, and includes storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with non-urban areas.*

Countywide Planning Policy 4 (GMA Goal 4) encourages the availability of affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, and encourages preservation of the existing housing stock.

- 4.1 Local governments shall allow for an adequate supply of land use options to provide housing for a wide range of incomes, housing types, and densities.*
- 4.3 The Comprehensive Plan should support innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit developments, and the transfer of development rights.*
- 4.4 The existing affordable housing stock should be maintained, and efforts to rehabilitate older and substandard housing, which are otherwise consistent with comprehensive plan policies, should be encouraged.*
- 4.5 The construction of housing that promotes innovative, energy-efficient, and less expensive building technologies shall be encouraged.*
- 4.6 Comprehensive Plan provisions for the location of residential development shall be made in a manner consistent with protecting natural resource lands, aquatic resources, and critical areas.*
- 4.7 Manufactured home parks shall be allowed only within urban or urban growth boundary areas.*

BAYVIEW RIDGE SUBAREA PLAN

Residential development within the Bayview Ridge Subarea, particularly within the UGA, is a key component in creating a cohesive community. The Subarea Plan anticipates urban residential development throughout the eastern portion of Bayview Ridge. This residential development must be compatible with both GMA standards for urban areas and continued operation of the Skagit Regional Airport.

With the exception of areas of wetlands, the eastern portion of the Subarea is suitable for urban residential development, and urban services are already in place, or planned for. Given the existing residential development pattern along Josh Wilson Road, the existing rural residential area adjacent to Josh Wilson Road in the western portion of the Subarea is the only area that will remain outside the UGA and retain its existing rural designation.

Densities within the urban residential area (BR-R) will maintain an average of ~~four~~ four to six units per acre. This density is consistent with both the *Skagit Regional Airport Land Use Compatibility Study* and requirements of the GMA. The residential area is located within Airport Safety Zone 6, as recommended by the *Skagit Regional Airport Land Use Compatibility Study*. This study also recommended that within Safety Zone 6, the density should not exceed 4 to 6 units per acre. This study further recommended that within Safety Zone 6, 10 to 15 percent of the land developed be devoted to open space.

The 2006 Bayview Ridge Subarea Plan called for residential densities of 4 units per acre, with the recognition that ~~While the Bayview Ridge Subarea Plan calls for residential densities at an average of 4 units per acre, it is recognized that future residential densities in the area could increase to as many as six units per acre in the event that additional population is allocated through Countywide Planning Policies or the area is identified as a suitable "receiving zone" as part of a larger countywide Transfer of Development Rights program. In 2007, additional population was allocated to the Bayview Ridge UGA when the Skagit County Comprehensive Plan update was adopted. Revised Countywide Planning Policy 1.1 now allocates 5,600 people to Bayview Ridge UGA by the year 2025, an increase of 2,180 or 64% higher than the 2015 forecast. The higher 2025 forecast can be accommodated at densities up to 5 units per acre, which is lower than the maximum 6 units per acre and still remain within the recommended densities proposed by the *Skagit Regional Airport Land Use Compatibility Study* for Safety Zone 6.~~

~~The 2000 Skagit Countywide Planning Policies allocate a 2015-2025 population of 3,420-5,600 to the Bayview Ridge UGA, an increase of 1,786 new residents. Assuming an average household size of 2.4, this represents 744 new dwelling units. With residential development occurring at densities of four dwelling units per acre, the additional 744 dwelling units would consume approximately 186 acres of land. In order to ensure an adequate supply of land and housing choice, a 25 percent market factor adjustment in the amount of land needed for future residential development results in the need for approximately 233 acres of developable land. The Bayview Ridge residential area (BR-R) will encompass 705 acres. Approximately 402 acres are already developed, and 25 acres will be set aside for a future Community Park. Adjusting for a 25 percent market factor, 208 acres are proposed for new urban residential development. With a density of four dwelling units per acre, Bayview Ridge will thus accommodate approximately 832 new dwelling units, for 1,513 total units at build-out. The 832 new dwellings will accommodate 1,997 additional residents (2.4 persons per unit). At build-out, the residential population in the UGA would be 3,631. The allocated 2015 population for Bayview Ridge is 3,420, resulting in a need to accommodate an additional 1,733 residents. Based on the calculations discussed above, the Bayview Ridge UGA will accommodate the 2015 allocated population plus 211 more residents.~~

This translates to 1,519 more homes than the estimated 721 homes on the ground in 2008. At a minimum density of four units an acre, the UGA accommodates 1,278 homes, or 16% less than needed to meet the 2025 population allocation. If all development were to take advantage of the bonus density available by purchasing farmland development rights, the area would accommodate nearly 1,600 homes, or 5% over the target of 1,519. The county will monitor development activity so the UGA does not exceed 2240 homes before the year 2012, the date of the next required update of the Skagit County Comprehensive Plan.

Maintaining the existing quality of life in Bayview Ridge as new development occurs is a significant issue. The BR-R development standards are intended to reflect the unique conditions of Bayview Ridge. The zoning district accommodates a variety of housing types and options including detached single-family residences, apartments, condominiums, duplexes, townhouses, and accessory dwelling units.

In order to accomplish the goal of developing the community at Bayview Ridge to achieve needed housing densities and at the same time build a cohesive community with a high quality of life, innovative and flexible development standards should be developed to require detailed site plan review and community involvement.

GOALS, OBJECTIVES, AND POLICIES

Goal 5A Create and maintain an urban residential community that continues to reflect a high quality of life.

Objective 5A-1 Provide for a diversity of new residential development while preserving and improving existing neighborhoods.

Policy 5A-1.1 Maintain the existing housing stock in good condition.

Policy 5A-1.2 Encourage the development of a variety of housing opportunities at a range of income levels.

Policy 5A-1.3 Prohibit or minimize truck traffic on residential streets through Load Limits and designated Truck Routes.

Policy 5A-1.4 Control nuisances, including junk, old cars, and litter through active code enforcement.

Policy 5A-1.5 Provide for transitions between residential and more intense industrial uses through requirements for buffers between potentially incompatible zoning districts. Monitor effectiveness of performance standards and provide additional protection if warranted with increased buffer areas, screening requirements, height, and setback limitations or other mechanisms.

Policy 5A-1.6 Maintain the character of Bayview Ridge through such mechanisms as design review for construction projects, street standards including width requirements, streetscape requirements, and sidewalk designs. Design features such as front porches shall be encouraged.

Policy 5A-1.7 Assure provision of urban level of services and infrastructure, and encourage rehabilitation of existing infrastructure.

Policy 5A-1.8 Require new residential development to achieve a minimum density of four units per acre, ~~an average of four units per acre may be achieved through the utilization of innovative and flexible development standards.~~

Policy 5A-1.9 Allow the residential density in the Bayview Ridge Residential zone to be increased from four to six units per acre through the purchase of Farmland Legacy credits through the Skagit County Farmland Legacy Program. The Farmland Legacy Program would use the revenues from the sale of Farmland Legacy credits for the purchase of permanent conservation easements on agricultural land and other land of strategic significance in the County.

~~*Consider designating the Bayview Ridge Residential zone a "receiving zone" as part of a larger countywide Transfer of Development Rights program. Increase residential densities in the Bayview Ridge Residential zone to six units per acre as part of the Transfer of Development Rights program.*~~

Policy 5A-1.10 Provide opportunities for infill development of market rate housing within existing neighborhoods in a style and manner of design consistent with the housing stock within that particular neighborhood.

Objective 5A-2 Use flexible zoning tools, such as planned residential developments, planned unit development, design review standards, and special use permits to ensure that new development is compatible with the character and future vision of the community.

Policy 5A-2.1 Develop Planned Residential Development standards as part of the Land Division Ordinance that will:

a) Encourage imaginative design and the creation of permanent open space by permitting greater flexibility in zoning requirements than is generally permitted by other sections of the Land Division Ordinance;

b) Preserve or create environmental amenities superior to those generally found in conventional developments;

- c) Create or preserve usable open space for the enjoyment of the occupants. Usable open space should be within walking distance of all residents, and should include both active and passive recreational amenities. Small neighborhood parks and tot lots will be owned and maintained by a Homeowners' Association, unless otherwise approved by Skagit County.
- d) Preserve to the greatest possible extent, the natural characteristics of the land, including topography, natural vegetation, waterways, views, etc.;
- e) Encourage development of a variety of housing types for a variety of lifestyles and prices, including affordable housing.
- f) Allow a range of lot sizes, ~~including larger lots on the slopes of the ridge.~~
- g) Require buffers between incompatible land uses.
- h) Provide vehicular and pedestrian/bicycle connections to destinations such as other neighborhoods, recreation facilities, stores, schools, and employment sites.
- i) Provide for pedestrian and bicycle circulation.
- j) Provide for maximum efficiency in the layout of streets, utility networks and other public improvements;
- k) Provide a guide for developers and county officials in meeting the purpose and provisions of a Planned Residential Development section of the Land Division Ordinance.

Policy 5A-2.2 Develop Planned Unit Development standards as part of the Land Division Ordinance.

Policy 5A-2.3 Locate driveways and parking areas to minimize the visual impacts of large paved areas and eliminate rows of garage doors.

Policy 5A-2.4 Require new subdivisions with small lots to provide for storage of recreational vehicles.

Policy 5A-2.5 Permit accessory dwelling units in an existing owner occupied residence as an additional means of providing opportunities for affordable housing.

Policy 5A-2.6 Allow apartments, condominiums, duplexes, and townhouses in the Bayview Ridge Residential zone subject to specific procedural and approval criteria.

Policy 5A-2.7 Prohibit trailer parks and single-wide mobile homes.

Policy 5A-2.8 Adopt the definition of a manufactured home as defined in RCW 35.63.160.

Policy 5A-2.9 Require manufactured homes and double-wide mobile homes to be constructed on a permanent foundation.

Policy 5A-2.10 A mix of uses shall be allowed in areas immediately north and south of the BR-CC zone as part of a planned development process. This mix of uses would not allow for an increase in density from the land that is proposed to be included in the planned development, unless part of an approved transfer of development rights process. The uses allowed in a mixed PRD are those uses allowed in the BR-LI, BR-CC and BR-RR zones.

Policy 5A-2.11 Affordable housing shall be encouraged in planned residential developments by allowing designs that reduce costs, for example □ common □ wall, zero lot □ line, cottages, townhouses, accessory dwellings, multi family, and clustering.

Objective 5A-3 Access to public open space, parks, and recreation opportunities shall be carefully integrated into neighborhoods. Parks and open space shall be encouraged throughout the community.

Policy 5A-3.1 Pedestrian and transit links shall be encouraged to provide good public access to open space, parks, and recreational areas.

Policy 5A-3.2 The Parks and Recreation Comprehensive Plan and Capital Improvement Plan shall encourage open space, park development, and neighborhood improvements.

Objective 5A-4 Developer accountability must be ensured through standards to guarantee performance and compliance with required conditions.

Policy 5A-4.1 Performance and compliance mechanisms include requiring bonds or cash deposits for long-term maintenance of landscaping and other amenities; binding agreements to perform at a later date; covenants and/or easements filed with the County; and conditional building permit with compliance requirements linked to called inspections and similar mechanisms.

Policy 5A-4.2 When planned residential development or planned unit development is utilized, consider the use of artist's renderings of the site and buildings to visualize how the buildings will look in a more three-dimensional view. It is recommended that a perspective, isometric view from the streetscape and one or both side views be used.