

## **Addendum No. 2 to the Draft and Final Environmental Impact Statements for the Bayview Ridge Subarea Plan and Development Regulations**

**DESCRIPTION OF PROPOSAL:** A non-project, legislative action proposing modifications to the Bayview Ridge Subarea Plan, to the boundaries of and zoning within the Bayview Ridge Urban Growth Area, and to Skagit County Code Title 14 development regulations applicable within the Bayview Ridge UGA.

**PROPONENT/LEAD AGENCY:** Skagit County Planning and Development Services.

**LOCATION OF PROPOSAL:** Unincorporated Skagit County.

**PURPOSE OF THE SEPA ADDENDUM:** This is a SEPA addendum, drafted pursuant to WAC 197-11-600, assessing proposed changes to the Bayview Ridge Subarea Plan, the boundaries of and zoning within the Bayview Ridge Urban Growth Area as shown on the Skagit County Comprehensive Land Use and Zoning Map, and to Skagit County Code Title 14, Unified Development Code. Past environmental documents applicable to this action are:

1. Bayview Ridge Subarea Plan and Development Regulations Final Environmental Impact Statement, February 2004.
2. Bayview Ridge Subarea Plan and Development Regulations Draft Environmental Impact Statement, April 2003.

**FINDINGS:** This is an addendum to the environmental documents cited above. This addendum provides a summary of the proposed changes to the Bayview Ridge Subarea Plan, the Skagit County Comprehensive Land Use and Zoning Map, and to Skagit County Code Title 14, and discusses key aspects and information about the proposal. This proposal falls within the range of alternatives and impacts analyzed in the environmental documents which this document is provided as an addendum to. This addendum does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents. This addendum will be circulated for review pursuant to WAC 197-11-625.

**TITLE OF DOCUMENT:** Bayview Ridge Subarea Plan and Urban Growth Area Compliance Proposal 2.

**DOCUMENTS ARE AVAILABLE AT:** Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA 98273. Also available for viewing on-line at: [www.skagitcounty.net/bayviewridgeplan](http://www.skagitcounty.net/bayviewridgeplan)

**DESCRIPTION OF PROPOSAL:** The proposal is a package of amendments to the Bayview Ridge Subarea Plan, the boundaries of and zoning within the Bayview Ridge Urban Growth Area as shown on the Skagit County Comprehensive Land Use and Zoning Map, and to Skagit County Code Title 14, Unified Development Code. These proposed amendments are intended to address Growth Management Act compliance issues in the Western Washington Growth Management Hearings Board's Final Decision and Order, issued August 6, 2007, in Case No. 07-2-0002.

Most elements of the proposals are in direct response to findings of non-compliance or invalidity by the Hearings Board. Some elements of the proposal do not respond to specific findings of non-compliance, but rather update the Bayview Ridge Subarea Plan (Subarea Plan) to ensure consistency between the Subarea Plan, the Skagit County Comprehensive Plan, and the county's Capital Facilities Plan, in light of the new planning period of 2005-2025. The proposal consists of the following:

### **1. Consistent Planning Period**

The Subarea Plan has been updated to ensure consistency with the County's Comprehensive Plan, which was updated September 10, 2007. These revisions are most evident in the Introduction and Chapters 2, 5, 7, 9. These Subarea Plan updates are also described in Comprehensive Plan Chapter 12, Community Plans and Implementation. The Subarea Plan and County Comprehensive Plan now utilize the same planning period of 2005 to 2025 as required by RCW 36.70A.070 and 36.70A.080(2).

### **2. Capital Facilities**

The Subarea Plan has been updated to reflect Skagit County's adoption of a Capital Facilities Plan (CFP) for the six-year time period 2008-2013. The County CFP addresses some of the capital needs for the Bayview Ridge UGA. This Subarea Plan update incorporates changes made in the County CFP and updates all of the facilities listed in the original Bayview Ridge Subarea Plan. New information is provided for county and non-county service providers, as follows:

- County: transportation, stormwater, parks, law enforcement, solid waste.
- Non-county: City of Burlington sewer facilities, fire districts 6, 2, and 12, Burlington-Edison School District, PUD #1 water service, Skagit Regional Airport, telecommunications and energy providers.

### **3. UGA Residential Allocation**

To ensure consistency with the County's adopted 2025 population forecast, this proposal adds the 304-acre area outside of the UGA that is designated Bayview Ridge Urban Reserve to the UGA. The Bayview Ridge Urban Reserve and Bayview Ridge Residential areas will accommodate a total of 5,600 people, the population allocated to Bayview Ridge through Countywide Planning Policy 1.1. The Bayview Ridge Urban Reserve is proposed to be phased in as the Bayview Ridge Residential zone is developed and infrastructure becomes available to the Bayview Ridge Urban Reserve portion. This action falls within the range of alternatives considered through the above-referenced Bayview Ridge Subarea Plan and Development Regulations Draft and Final Environmental Impact Statements, and was specifically considered through Alternative 3: Community UGA with Short-Term/Long-Term Planning Areas.

### **4. Development Regulations**

Amendments to Skagit County Code (SCC) 14.16.180, Bayview Ridge Light Industrial, are proposed to address manufacturing processes conducted outdoors to implement plan policies requir-

ing compatibility between new industrial uses and adjacent proposed residential areas. Language in SCC 14.16.210, Airport Environs Overlay, regarding approved Federal Aviation Administration permit requirements, is proposed to be amended. Amendments are proposed to SCC 14.16.335, Bayview Ridge Residential, to require minimum densities of 4 dwelling units per acre to ensure urban levels of growth in the UGA consistent with RCW 36.70A.110. A density bonus of up to two additional units per acre is proposed to be available through a program that would allow the purchase of density credits through the Farmland Legacy Program. The Farmland Legacy Program would use revenues from the sale of density credits for the purchase of permanent conservation easements on agricultural lands in the County. Other amendments include changes to:

- Dimensional requirements to meet plan policies for residential street frontages;
- Processing applications for attached and multifamily residences;
- Airport Environs Overlay requirements for Port of Skagit County property;
- Specific criteria regarding manufactured housing in the Bayview Ridge residential districts;
- Setback provisions in Urban Reserve;
- Landscaping requirements for the Community Center and Residential zones; and
- Requirements for existing, substandard lots in the Bayview Ridge UGA.

## **5. Comprehensive Plan and Zoning Designations**

The boundary of the Urban Growth Area is proposed to be moved north to include the 304-acre Bayview Ridge Urban Reserve area, as described in 3 above, to help accommodate the increased population allocation for 2025. The zoning is proposed to remain Bayview Ridge Urban Reserve during the first phase of the 20-year planning period. The land use designations for Bayview Ridge Heavy Industrial and Light Industrial are proposed to be adjusted to shift approximately 500 acres from Light Industrial to Heavy Industrial. This shift is consistent with Countywide Planning Policy 1.1 as it does not change the total number of acres within the Bayview Ridge UGA allocated to commercial/industrial use. It also helps to implement Subarea Plan Policy 2A-1.1 by grouping those uses with the most potential for nuisance and/or hazards away from the existing and proposed residential areas.

## **6. Levels of Service (LOS)**

### ***Parks***

The Growth Management Hearings Board found that the Subarea Plan and the county's 2003-2008 Capital Improvement Plan contained different levels of service for park land and thus failed the consistency requirement of GMA. The Board also found that the Subarea Plan needed to include the possible locations of park facilities needed to maintain the Parks LOS until 2015. Final Decision and Order at 55. The level of service standards for parks, including proposed locations and capacities, have been updated in Chapters 9 – Parks, and 7 – Capital Facilities.

***Transportation***

Subarea Plan policy 6A-1.2, addressing transportation Level of Service, has been amended to eliminate several exceptions to the LOS standard found to be non-compliant by the Growth Management Hearings Board.

**REQUIRED APPROVALS:** Adoption of ordinances by Skagit County Board of Commissioners.

**CIRCULATION AND COMMENT:** This addendum is being sent to all parties on the distribution list appended to this document, in accordance with WAC 197-11-625. No comment period is required for this addendum.

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**Signature:**   
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**Date:** 4/24/2008