

Addendum No. 1 To The Bayview Ridge Subarea Plan And Development Regulations Draft and Final Environmental Impact Statements

DESCRIPTION OF PROPOSAL: A non-project, legislative action to consider development regulations addressing sewer requirements and other development standards, and school siting within the Bayview Ridge Urban Growth Area.

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 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 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 1.

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

DESCRIPTION OF PROPOSAL: The proposal is a package of amendments to Skagit County Code Title 14. These development regulation 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. The proposal consists of the following:

1. A new section of Skagit County Code (SCC), SCC 14.16.215, Bayview Ridge Urban Growth Area, which sets forth development standards within the Bayview Ridge UGA for streets, water service, stormwater, and sanitary sewer service. In particular, this section requires new development or redevelopment to connect to the public sewer system except for individual,

single family dwelling units or residential accessory uses located greater than 200 feet from a City of Burlington sewer line, with certain conditions.

2. Amendments to SCC Chapter 14.28, Concurrency, which remove certain provisions specific to the Bayview Ridge UGA from the Concurrency ordinance (former SCC 14.28.105) and replaces them with a new code section, SCC 14.16.215, noted above. These are provisions that are not truly related to concurrency but are rather development standards and therefore belong in Chapter 14.16, Zoning. Where former section SCC 14.28.105 did contain concurrency requirements, these have been incorporated into the general provisions of SCC Chapter 14.28.
3. Amendments to SCC 14.16.155 which allow the location of a school within the Bayview Ridge Community Center (BR-CC) zoning district, with a Hearing Examiner special use permit, and subject to certain conditions.
4. Amendments to SCC 14.16.210(11) to allow an exception to the current maximum building size limit of 15,000 square feet for schools locating in the BR-CC zone.

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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Date: 4/10/2008