



# PLANNING & DEVELOPMENT SERVICES

DALE PERNULA, AICP, DIRECTOR

JACK MOORE, CBCO, BUILDING OFFICIAL

---

## Bayview Ridge Subarea: Frequently-Asked Questions

Updated April 4, 2013

### ➤ What is the Bayview Ridge Subarea? Where is it located?

The Bayview Ridge Subarea is a 4,011-acre area, which includes a 3,944-acre “non-municipal urban growth area,” located in the Skagit Valley approximately one mile west of the city of Burlington and one-and-a-half miles northwest of the city of Mount Vernon. Although situated within an agricultural valley, the Bayview Ridge Subarea is distinct from the surrounding farmland due to both its location on a topographic bench above the Skagit River floodplain and its history of urban development. The Bayview Ridge Subarea community presently is characterized as a mix of industrial/business uses, airport and aviation-related uses, pastureland, and a variety of residential uses. The subarea plan forecasts a population of 5,600 new residents at Bayview Ridge by 2025.

### ➤ What is a non-municipal Urban Growth Area?

Urban growth areas (UGAs) are usually incorporated communities (i.e., cities, towns) and adjacent lands, are areas where urban growth is encouraged. Non-municipal urban growth areas—like Bayview Ridge—are not adjacent to or affiliated with a city or town. Urban growth areas are sized to accommodate 80% of the County’s 20-year forecasted population. Outside of UGAs, growth can occur only if it is not urban in nature (i.e., rural, natural resource lands, open space).

### ➤ What densities are allowed?

Densities of four or more residential homes per acre are generally considered “urban” densities. The Bayview Ridge residential zones allow an *average* density of 4-6 units per acre. Due to the close proximity to the Skagit Regional Airport, average residential densities are not allowed to exceed six dwelling units per acre to minimize land use nuisance conflicts between general aviation operations and urban development, and to protect life and property. Higher densities may be allowed through clustering combined with reservation of open space or other common facilities. For example, 12 units could be clustered or built as two 6-unit condo structures each on a half-acre lot, with three acres of adjacent open space preserved.

### ➤ Why can’t the area stay rural, with low residential density?

Skagit County is required by the State of Washington to plan for growth and avoid sprawl. Expansion of our existing cities is constrained due to surrounding resource lands or island geography. That’s why in

2000, Skagit County chose Bayview Ridge, which is outside the floodplain, not prime farmland, and not timberland, as the best location for additional urban-level densities.

The projected densities are not all that different from some existing Bayview Ridge development. For example, the Skagit Golf and Country Club and associated residential development area is already, on average, four dwellings per acre.

### ➤ **Who are the elected officials, administrators, and service providers?**

The variety of service providers creates unique jurisdictional and coordination challenges when planning for growth and development at Bayview Ridge. The subarea is not governed by a town or city council. Instead, the Skagit County Board of Commissioners is the local legislative authority for Bayview Ridge. Because counties do not typically provide municipal services, many other service providers provide service to the subarea:

- *Schools:* Burlington-Edison School District
- *Water:* Skagit Public Utility District No. 1
- *Wastewater:* City of Burlington
- *Fire:* Districts 2, 10, 12
- *Law Enforcement:* Skagit County Sheriff
- *Solid Waste:* Waste Management
- *Drainage:* Skagit County Drainage Utility and Drainage Districts 12, 14, and 19
- *Parks and Recreation:* Skagit County Parks and Recreation Department
- *Roads:* Skagit County Public Works
- *Aviation:* Port of Skagit County

### ➤ **Who pays for the infrastructure that new development requires?**

New development must pay its way, or its fair share. As with most developments, the developer will extend water and sewer facilities at its cost. The developer may recover some of its costs in the form of a latecomer agreement, which requires those who connect to the developer installed infrastructure to pay the developer a proportional per connection charge for the new connection.

Developers may also be required to pay impact fees, mitigate project impacts through the State Environmental Policy Act, build needed improvements to urban level of service standards, or establish local improvement districts. New development cannot be required to fix deficiencies in existing infrastructure; those costs must be paid for by existing residents.

### ➤ **How will phasing occur?**

Full build out is expected to occur during or perhaps after the 20-year planning period. Phasing of development is necessarily tied to the phasing and construction of infrastructure. The infrastructure extension costs must be absorbed by the lot prices. The timing and scale of phases will be dependent on 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, rather than by the development and extension of sewer force mains.

➤ **Under a PUD ordinance, when will residential development occur?**

New large scale residential development may not occur until the County adopts an ordinance to allow for Planned Unit Development (PUD). A PUD is a designed grouping of varied and compatible land uses such as housing, recreation and open space, and commercial and industrial business, all within one contained development or land division. PUDs allow for flexible, creative developments based on innovative design guidelines and standards that embrace a community’s vision and character. It is this process that ensures desirable growth and development, and the creation of a walkable, livable, sustainable community while ensuring that project impacts are sufficiently addressed and necessary urban infrastructure is provided.

➤ **Will sewer rates be affected?**

Sewer rates are not controlled or set by Skagit County or by developers. Sewer rates for Bayview Ridge are set by the provider of the service, here the City of Burlington.

The costs of connection to future services may increase due to a latecomer charge, as addressed above. Again, this would only occur if someone were to add connections to their property, or if the County Health Department required connection to the system due to County Health Department regulations related to failing septic systems. This is an issue to address with the County Health Department.

➤ **Can B-E School District afford a new school and where might it be located?**

Schools are an important fabric of our community and identity. Skagit County has been working with the Burlington-Edison School District to ensure its needs are met for a new school to serve the expected population at Bayview Ridge. The school district has advised that it would need about 15 acres of land for a K-8 facility and provided other siting criteria. Neither Skagit County nor a developer can dictate where a school is to be located, but the draft PUD ordinance requires a PUD applicant to plan for a school.