

CHAPTER 1 - Existing Conditions in the Bayview Ridge Subarea

The Bayview Ridge Subarea is situated within the Padilla Bay watershed on a topographic bench above the Skagit River floodplain. The Subarea generally slopes from the east to the south and west; the western and northwestern edges of the Subarea are formed by hillsides approximately 150 feet above the valley floor. *Figure 2* shows an aerial view of the Subarea. The Subarea lies within portions of the Airport Environs Zone established for the Skagit Regional Airport. This zone was established to promote compatibility between the airport and surrounding land uses.



EXISTING NATURAL ENVIRONMENT

The natural landscape within the Bayview Ridge Subarea encompasses gently sloping terrain, steep hillsides, numerous wetlands, large stands of mature trees, and open fields. The Subarea does not contain any identified aquifer recharge areas. Flooding is not a serious hazard in the Subarea as most of the land lies above the floodplains for the Samish River to the north and the Skagit River to the east and south. Potential geological hazards in the Subarea include areas of erosion, seismic, and landslide hazards.

Soils in the vicinity of the airport are mapped as Bow gravelly loam (0 to 3 percent slopes), which is subject to seasonal wetness due to a perched water table. Bellingham silt loam, a very poorly drained soil, is found in

smaller depressional areas. The Subarea does not contain “prime farmland soils” as defined in the *Skagit County Comprehensive Plan*.

Numerous wetlands are scattered throughout the Subarea and are especially prevalent in the western and central portions of the Subarea. Some wetlands have been fragmented or isolated by existing development; others have been hydrologically modified by uncontrolled or poorly controlled stormwater runoff, or support populations of primarily invasive vegetation. The Port of Skagit County identified 445 acres of wetlands and buffers within their ownership as part of the Skagit County Wetlands and Industry Negotiation



(WIN) Wetland Management Plan. Outside the Port property, the size and location of additional wetlands areas will be determined by on-site assessment when development is proposed.

Higgins Slough transverses the southeastern edge of the Bayview Ridge Subarea, just north of SR 20 in the vicinity of Ovenell and Avon-Allen roads. Higgins Slough is known habitat for Coho. No other streams or watercourses are known to exist in the Subarea. Further description of the natural environment is in Chapter 10.



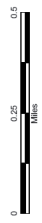
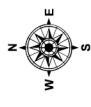
LEGEND



Adopted Urban Growth
Area Boundary

Aerial Photo 2007

August 1, 2008



BAYVIEW RIDGE SUBAREA PLAN

Aerial Photo

Figure 2

EXISTING DEVELOPMENT & LAND OWNERSHIP

Existing development within the Bayview Ridge Subarea, depicted in *Figure 3*, consists of the Skagit Regional Airport, the Port of Skagit County Bayview Business and Industrial Park, other substantial industrial/business developments, and residential subdivisions. The industrial/business development is concentrated in the central and western portions of the Subarea - around the airport, along Farm to Market Road, and along SR 20. Undeveloped parcels of various sizes lie within this industrial area. Residential development and the Skagit Golf and County Club are located in the higher, eastern edge of the Subarea, above Avon-Allen Road. Substantial tracts of vacant land lie between the airport and the residential area, as well as east of the airport. *Figure 4* depicts large tracts of land, 10 acres or greater, in contiguous private ownership within the Subarea.



The Skagit Regional Airport is the largest airport in Skagit County, and the center of considerable industrial development. The airport was originally built in 1933 by the Public Works Administration (PWA) and Works Progress Administration (WPA). The present runway and taxiway system was constructed in 1943 by the United States Navy as an alternate airfield for Whidbey Island Naval Air Station. The airport was transferred to the Skagit Board of County Commissioners in 1958, later to the Port Districts of Anacortes and Skagit County, and in 1975, to the sole ownership of the Port of Skagit County. Since 1975, the Port of Skagit County has worked to improve air transportation facilities and develop adjacent industrial lands. The master plan for the airport was last updated in 2005. More information about the airport is in Chapter 6, Transportation, and Chapter 11, Essential Public Facilities.

The Port of Skagit County owns 1,838 acres within the Subarea. Of the total ownership, 763 acres are associated with the airport and substantially developed with aviation-related facilities. The Port also operates the 1,060-acre Bayview Business and Industrial Park. Of this, approximately 100 acres are developed, and 445 acres are designated as wetland and buffers. The remaining 200 acres are undeveloped and planned for industrial development over the next 20 years.

The primary access to the airport and industrial park is Higgins Airport Way via SR 20 or Josh Wilson Road. Access is also available via Farm to Market Road and Peterson Road.

Public and private industrial uses in the western portion of Bayview Ridge include the Skagit County Solid Waste Transfer Station, the approximate 200-acre Paccar Technical Center, the Puget Sound Energy Tank Farm, the Olympic Pipe Line Tank Farm, Sierra Pacific Industries, and Washington Alder. Most of these uses access Farm to Market Road, on the west boundary of the Subarea.

The existing residential areas within Bayview Ridge, including the Skagit Golf and Country Club, were developed primarily between 1950 and 1970. The Skagit Golf and Country Club includes clusters of condominiums among single-family detached homes. The balance of the residences are in single-family subdivisions and individual lots. The Skagit Golf and Country Club development is accessed by Avon-Allen Road, with a secondary access to Ovenell Road. There is currently no road access to the remainder of the Subarea from this area. Residential subdivisions north of the Skagit Golf and Country Club are accessed by Avon-Allen Road and Peterson Road.

The 2008 residential population within Bayview Ridge UGA is estimated at 1800.

