

Appendix A

Bayview Ridge Subarea Plan Alternatives 1 – 4 Acreage and Population Calculations

Alternative 1: Industrial UGA – No Action

Table 1A: Existing Land Use

Zone	Total Acres	Developed Acres ¹	Roads/Right of Ways	Wetlands & Buffers ²	Developable Acres ³
AVR	761	754 ⁴	7	NA	0
BR-HI	651	109 ⁵	11	234	297
BR-I	1,394	421 ⁶	56	527	390
Sub-Total (UGA Total)	2,806	1,284	74	761	687
RI	403	322 ⁷	57	59	24 ⁸
RRv	802	121 ⁹	9	203	672 ¹⁰
SUBAREA TOTAL	4,011	1,727	140	1,023	1,383 ¹¹

¹ Developed Acres includes parcels not suitable for development (size) and excludes land dedicated to roads and utilities.

² Wetland and Buffer information based on NWI identified wetlands with a buffer added.

³ No land has been deducted for Roads and Utilities – they would need to come out of this acreage.

⁴ Assumes all AVR designated land is already developed.

⁵ All parcels with a building/structure on them were counted as “developed.”

⁶ All parcels with a building/structure on them were counted as “developed.”

⁷ Parcels were considered developed if they met any of the following criteria: 1) parcel size is less than 0.286 acres, with or without an existing home, 2) parcel size is 5 acres or less with an existing home; or 3) parcel is owned by the Skagit Golf and Country Club.

⁸ Wetlands are not deducted as Skagit County Code gives development credits for wetlands that can be transferred to non-wetland lands.

⁹ Parcels were considered developed if they met either of the following criteria: 1) parcel size is less than 1 acre, with or without an existing home, or 2) parcel is less than 10 acres with an existing home.

¹⁰ Wetlands are not deducted as Skagit County Code gives development credits for wetlands that can be transferred to non-wetland lands.

¹¹ Includes wetland acreage for RI and RRv zoned lands.

Alternative 1: Industrial UGA – No Action

Table 1B: Housing and Population

Zone	Existing Homes ¹	Existing Population ²	Potential New Homes	Potential New Population ²	Potential Total Homes	Potential Total Population
RI	667	1,601	9 ³	22	676	1,623
RRv	44	105	134 ⁴	322	178	427
SUBAREA TOTAL	711	1,706	143	344	854	2,050

Details of “Potential New Homes” calculations:

RI

- 24 acres of developable land (from Table 1A)
- Assuming CaRD development (1 home/2.5 acres) = 9 Potential New Homes

RRv

- 672 acres of developable land (from Table 1A)
- Assuming CaRD development (1 home/5 acres) = 134 Potential New Homes

UGA needs to accommodate allocated population of 3,420.

UGA has residential land capacity to accommodate population of 0.

Alternative 1 UGA cannot accommodate any allocated population.

¹ Homes are counted in Residential zones only – RI and RRv.

² Population is based on 2.4 persons per household (2000 Census County Population/Dwelling Units).

³ Number of new homes assumes CaRD development (1 home/2.5 acres) and 24 developable acres in the RI zone.

⁴ Number of new homes assumes CaRD development (1 home/5 acres) and 672 developable acres in the RRv zone.

Alternative 2: CAC Recommendation

Table 2A: Existing Land Use

Zone	Total Acres	Developed Acres ¹	Roads/Right of Ways	Wetlands & Buffers ²	Developable Acres ³
AVR	761	754 ⁴	7	NA	0
BR-CC	15	0	0	7	8
BR-HI	651	109 ⁵	11	235	296
BR-LC	8	6 ⁶	2	3 ⁷	0
BR-I	1,501	425 ⁸	57	537	482
BR-R	863	364 ⁹	62	184	437 ¹⁰
Sub-Total (UGA Total)	3,799	1,658	139	966	1,223
CI	8	7 ¹¹	1	1 ¹²	0
RRv	84	33 ¹³	0	21	51 ¹⁴
SUBAREA TOTAL	3,891	1,698	140	988	1,274¹⁵

¹ Developed Acres includes parcels not suitable for development (size) and excludes land dedicated to roads and utilities.

² Wetland and Buffer information based on NWI identified wetlands with a buffer added.

³ No land has been deducted for Roads and Utilities – they would need to come out of this acreage.

⁴ Assumes all AVR designated land is already developed.

⁵ All parcels with a building/structure on them were counted as “developed.”

⁶ All parcels with a building/structure on them were counted as “developed.”

⁷ Wetland acres exist on “developed” parcels.

⁸ All parcels with a building/structure on them were counted as “developed.”

⁹ Parcels were considered “developed” if they met any of the following criteria: 1) parcel size less than 0.25 acres, with or without an existing home; 2) parcel size less than 2.5 acres with an existing home; 3) parcel size 5 acres or less with an existing home valued at \$225,000 or greater (building value only, not including land); or 4) owned by the Skagit Golf and Country Club.

¹⁰ Wetlands are not deducted as Skagit County Code gives development credits for wetlands that can be transferred to non-wetland lands.

¹¹ All parcels with a building/structure on them were counted as “developed.”

¹² Wetland acres exist on “developed” parcels.

¹³ Parcels were considered developed if they met either of the following criteria: 1) parcel size is less than 1 acre, with or without an existing home, or 2) parcel is less than 10 acres with an existing home.

¹⁴ Wetlands are not deducted as Skagit County Code gives development credits for wetlands that can be transferred to non-wetland lands.

¹⁵ Includes wetland acreage for BR-R and RRv zoned lands.

Alternative 2: CAC Recommendation

Table 2B: Housing and Population

Zone	Existing Homes ¹	Existing Population ²	Potential New Homes	Potential New Population ²	Potential Total Homes	Potential Total Population
BR-R	698	1,675	1,236 ³	2,966	1,934	4,641
Sub-Total (UGA Total)	698	1,675	1,236	2,966	1,934	4,641
RRv	8	19	10 ⁴	24	18	43
SUBAREA TOTAL	706	1,694	1,246	2,990	1,952	4,684

Details of "Potential New Homes" calculations:

BR-R

- 437 acres of developable land (from Table 2A)
- Less 25 acres for a community park = 412 developable acres
- Less a 25% Market Factor (103 acres) = 309 developable acres
- Assuming urban development (4 homes/1 acre) = 1,236 Potential New Homes

RRv

- 51 acres of developable land (from Table 2A)
- Assuming CaRD development (1 home/5 acres) = 10 Potential New Homes

UGA needs to accommodate allocated population of 3,420.

UGA has land capacity to accommodate population of 4,641.

UGA can accommodate allocated population plus an additional 1,221 people.

¹ Homes are counted in Residential zones only – BR-R and RRv.

² Population is based on 2.4 persons per household (2000 Census County Population/Dwelling Units).

³ Number of new homes assumes urban development (4 homes/1 acre) and 309 developable acres (437 developable acres minus 25 acres for a community park and less a 25% (103 acres) Market Factor) in the BR-R zone.

⁴ Number of new homes assumes CaRD development (1 home/5 acres) and 51 developable acres in the RRv zone.

Alternative 3: Short-Term/Long-Term Planning Areas

Table 3A: Existing Land Use

Zone	Total Acres	Developed Acres ¹	Roads/Right of Ways	Wetlands & Buffers ²	Developable Acres ³
AVR	761	754 ⁴	7	NA	0
BR-CC	15	0	0	7	8
BR-HI	411	92 ⁵	22	147	150
BR-LI	1,741	441 ⁶	46	625	629
BR-R (LTPA)	351	27 ⁷	6	109	318 ⁸
BR-R (STPA)	654	343 ⁹	59	116	252 ¹⁰
Sub-Total (UGA Total)	3,933	1,657	140	1,004	1,357
RRv	78	30 ¹¹	0	19	48 ¹²
SUBAREA TOTAL	4,011	1,687	140	1,023	1,405 ¹³

¹ Developed Acres includes parcels not suitable for development (size) and excludes land dedicated to roads and utilities.

² Wetland and Buffer information based on NWI identified wetlands with a buffer added.

³ No land has been deducted for Roads and Utilities – they would need to come out of this acreage.

⁴ Assumes all AVR designated land is already developed.

⁵ All parcels with a building/structure on them were counted as “developed.”

⁶ All parcels with a building/structure on them were counted as “developed.”

⁷ All Parcels were considered “developed” if they met any of the following criteria: 1) parcel size less than 0.25 acres, with or without an existing home; 2) parcel size less than 2.5 acres with an existing home; or 3) parcel size 5 acres or less with an existing home valued at \$225,000 or greater (building value only, not including land).

⁸ Wetlands are not deducted as Skagit County Code gives development credits for wetlands that can be transferred to non-wetland lands.

⁹ Parcels were considered “developed” if they met any of the following criteria: 1) parcel size less than 0.25 acres, with or without an existing home; 2) parcel size less than 2.5 acres with an existing home; 3) parcel size 5 acres or less with an existing home valued at \$225,000 or greater (building value only, not including land); or 4) owned by the Skagit Golf and Country Club.

¹⁰ Wetlands are not deducted as Skagit County Code gives development credits for wetlands that can be transferred to non-wetland lands.

¹¹ All Parcels were considered developed if they met either of the following criteria: 1) parcel size is less than 1 acre, with or without an existing home, or 2) parcel is less than 10 acres with an existing home.

¹² Wetlands are not deducted as Skagit County Code gives development credits for wetlands that can be transferred to non-wetland lands.

¹³ Includes wetland acreage for BR-R (STPA), BR-R (LTPA), and RRv zoned lands.

Alternative 3: Short-Term/Long-Term Planning Areas

Table 3B: Housing and Population

Zone	Existing Homes ¹	Existing Population ²	Potential New Homes	Potential New Population ²	Potential Total Homes	Potential Total Population
BR-R (LTPA)	21	50	952 ³	2,285	973	2,335
BR-R (STPA)	681	1,634	680 ⁴	1,632	1,361	3,266
Sub-Total (UGA Total)	702	1,684	1,632	3,917	2,334	5,601
RRv	7	17	9 ⁵	22	16	39
SUBAREA TOTAL	709	1,701	1,641	3,939	2,350	5,640

Details of "Potential New Homes" calculations:

BR-R (LTPA)

- 318 acres of developable land (from Table 3A)
- Less a 25% Market Factor (80 acres) = 238 developable acres
- Assuming urban development (4 homes/1 acre) = 952 Potential New Homes

BR-R (STPA)

- 252 acres of developable land (from Table 3A)
- Less 25 acres for a community park = 227 developable acres
- Less a 25% Market Factor (57 acres) = 170 developable acres
- Assuming urban development (4 homes/1 acre) = 680 Potential New Homes

RRv

- 48 acres of developable land (from Table 3A)
- Assuming CaRD development (1 home/5 acres) = 9 Potential New Homes

UGA needs to accommodate allocated population of 3,420.

UGA has land capacity to accommodate population of 5,601.

UGA can accommodate allocated population plus an additional 2,181 people.

¹ Homes are counted in Residential zones only – BR-R and RRv.

² Population is based on 2.4 persons per household (2000 Census County Population/Dwelling Units).

³ Number of new homes assumes urban development (4 homes/1 acre) and 238 developable acres (318 developable acres less a 25% (80 acres) Market Factor) in the BR-R (LTPA) zone.

⁴ Number of new homes assumes urban development (4 homes/1 acre) and 170 developable acres (252 developable acres minus 25 acres for a community park, less a 25% (57 acres) Market Factor) in the BR-R (STPA) zone.

⁵ Number of new homes assumes CaRD development (1 home/5 acres) and 48 developable acres in the RRv zone.

Alternative 4: Bayview Ridge Subarea Plan – Proposed Action

Table 4A: Existing Land Use

Zone	Total Acres	Developed Acres ¹	Roads/Right of Ways	Wetlands & Buffers ²	Developable Acres ³
AVR	761	754 ⁴	7	NA	0
BR-CC	15	0	0	7	8
BR-HI	411	92 ⁵	22	147	150
BR-LI	1,741	441 ⁶	46	625	629
BR-R	705	343 ⁷	59	124	303 ⁸
Sub-Total (UGA Total)	3,633	1,630	134	903	1,090
RRv	78	30 ⁹	0	19	48 ¹⁰
URv	300	56 ¹¹	6	101	238 ¹²
SUBAREA TOTAL	4,011	1,716	140	1,023	1,376 ¹³

¹ Developed Acres includes parcels not suitable for development (size) and excludes land dedicated to roads and utilities.

² Wetland and Buffer information based on NWI identified wetlands with a buffer added.

³ No land has been deducted for Roads and Utilities – they would need to come out of this acreage.

⁴ Assumes all AVR designated land is already developed.

⁵ All parcels with a building/structure on them were counted as “developed.”

⁶ All parcels with a building/structure on them were counted as “developed.”

⁷ Parcels were considered “developed” if they met any of the following criteria: 1) parcel size less than 0.25 acres, with or without an existing home; 2) parcel size less than 2.5 acres with an existing home; 3) parcel size 5 acres or less with an existing home valued at \$225,000 or greater (building value only, not including land); or 4) owned by the Skagit Golf and Country Club.

⁸ Wetlands are not deducted as Skagit County Code gives development credits for wetlands that can be transferred to non-wetland lands.

⁹ All Parcels were considered developed if they met either of the following criteria: 1) parcel size is less than 1 acre, with or without an existing home, or 2) parcel is less than 10 acres with an existing home.

¹⁰ Wetlands are not deducted as Skagit County Code gives development credits for wetlands that can be transferred to non-wetland lands.

¹¹ All Parcels were considered developed if they met either of the following criteria: 1) parcel size is less than 1 acre, with or without an existing home, or 2) parcel is less than 10 acres with an existing home.

¹² Wetlands are not deducted as Skagit County Code gives development credits for wetlands that can be transferred to non-wetland lands.

¹³ Includes wetland acreage for BR-R, RRv, and URv zoned lands.

Alternative 4: Bayview Ridge Subarea Plan – Proposed Action

Table 4B: Housing and Population

Zone	Existing Homes ¹	Existing Population ²	Potential New Homes	Potential New Population ²	Potential Total Homes	Potential Total Population
BR-R	681	1,634	832 ³	1,997	1,513	3,631
Sub-Total (UGA Total)	681	1,634	832	1,997	1,513	3,631
RRv	7	17	9 ⁴	22	16	39
URv	21	50	47 ⁵	113	68	163
SUBAREA TOTAL	709	1,701	888	2,132	1,597	3,833

Details of “Potential New Homes” calculations:

BR-R

- 303 acres of developable land (from Table 4A)
- Less 25 acres for a community park = 278 developable acres
- Less a 25% Market Factor (70 acres) = 208 developable acres
- Assuming urban development (4 homes/1 acre) = 832 Potential New Homes

RRv

- 48 acres of developable land (from Table 4A)
- Assuming CaRD development (1 home/5 acres) = 9 Potential New Homes

URv

- 238 acres of developable land (from Table 4A)
- Assuming CaRD development (1 home/5 acres) = 47 Potential New Homes

UGA needs to accommodate allocated population of 3,420.

UGA has land capacity to accommodate population of 3,631.

UGA can accommodate allocated population plus an additional 211 people.

¹ Homes are counted in Residential zones only – BR-R, RRv, and URv.

² Population is based on 2.4 persons per household (2000 Census County Population/Dwelling Units)

³ Number of new homes assumes urban development (4 homes/1 acre) and 278 developable acres (303 developable acres minus 25 acres for a community park, less a 25% (70 acres) Market Factor) in the BR-R zone.

⁴ Number of new homes assumes CaRD development (1 home/5 acres) and 48 developable acres in the RRv zone.

⁵ Number of new homes assumes CaRD development (1 home/5 acres) and 238 developable acres in the URv zone.

Appendix B

**Scoping Notice for DEIS
5/10/01
Skagit Valley Herald**

**SKAGIT COUNTY
BAYVIEW RIDGE URBAN GROWTH AREA
SUBAREA PLAN AND
DEVELOPMENT REGULATIONS**

DETERMINATION OF SIGNIFICANCE

**DRAFT ENVIRONMENTAL IMPACT STATEMENT
SCOPING NOTICE
AND REQUEST FOR COMMENTS**

INTRODUCTION

Skagit County is preparing a Subarea Plan and associated Development Regulations for the 3,791 acre Bayview Ridge Urban Growth Area (UGA) Subarea. Subarea planning may be considered under the provisions of the Growth Management Act (GMA), provided the Subarea Plan is consistent with the overall Comprehensive Plan.

Skagit County Countywide Planning Policies support subarea planning as an approach to addressing homogeneous natural features and communities in the County. Chapter 14 of the *1997 Skagit County Comprehensive Plan* specifically addresses preparation of "Community Development" or "Subarea" Plans. Chapter 14 states that Subarea Plans coordinate and provide consistency with the Comprehensive Plan at a scale and level of detail that cannot be attained under the broad guidelines of the Comprehensive Plan because of the diversity in the character of various parts of the County. The Comprehensive Plan serves as an "umbrella" document and provides a foundation from which Subarea plans are developed. Subarea Plans, or Community Development Plans, then implement and enhance the Comprehensive Plan.

NOTICE

This notice announces Skagit County's intent to prepare an Environmental Impact Statement (EIS) for the Subarea Plan and Development Regulations, pursuant to requirements of the State Environmental Policy Act (SEPA), RCW 43.21C. This notice describes the programmatic, non-project EIS approach used to address the impacts of the proposed Subarea Plan and Development Regulations. In addition to the proposed Subarea Plan, two alternative Subarea Plan scenarios will be presented for analysis. Each of the alternatives will be generally described and evaluated in the EIS. The general impacts associated with each of the alternatives will be discussed as they relate to the SEPA list of environmental elements as identified in the scoping document.

Skagit County is using phased review, as authorized by SEPA (WAC 197-11-060(5)(b)), in its environmental review of growth management planning actions. This EIS supplements the Final EIS prepared for the *Skagit County Comprehensive Plan*. The analysis in this EIS will be used to review the environmental impacts of future actions within Bayview Ridge, including adoption of a Subarea Plan, adoption of development regulations and, where applicable, individual projects. In addition to the EIS, Skagit County intends to conduct environmental review of development activities as they are proposed. This will permit incremental review when subsequent implementing actions require a

more detailed evaluation and as additional information becomes available.

Skagit County invites your comments on the Proposal. The Skagit County Planning and Permit Center is the lead agency for preparing the comprehensive plan and EIS. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Copies of the scoping document and map of the Bayview Ridge UGA Subarea Plan study area may reviewed and obtained at the Skagit County Planning and Permit Center at 200 W. Washington, Mount Vernon, WA and the Skagit County Upriver Satellite Office, 118 Main Street, Concrete, WA. Reference copies will be sent to public libraries within the County. In addition the scoping document and the map are available for viewing at the Planning and Permit Center's home page on the Skagit County website at www.skagitcounty.net. Written comments (faxed, mailed, or delivered) will be received until 4:30 p.m., June 11, 2000. E-mails will not be accepted.

Written correspondence submittal requirements. Comments on the scoping notice must be submitted on 8 1/2" x 11" paper. Maps must be in black and white and also reduced to 8 1/2" x 11" size for reproduction purposes. Submittals not meeting these requirements will, unfortunately, not be considered.

Written correspondence, including facsimile transmittal, may be submitted to:

Gary R. Christensen, Assistant Director
Skagit County Planning and Permit Center
200 West Washington Street
Mount Vernon, WA 98273
(360) 336-9410
FAX (360) 336-9416

You may comment on the scoping document by attending a public meeting on Thursday, May 31, 2001, at 7:00 p.m., in the Skagit County Administration Building, Hearing Rooms B & C, 700 South Second Street, Mount Vernon, WA. Citizens who plan on attending the public meeting and have special needs or disabilities are asked to call the Board of County Commissioners office at (360) 336-9300 at least 96 hours before the hearing to discuss and arrange for any needed accommodation.

You may appeal this Determination of Significance by addressing those criteria as set forth in Skagit County Code 14.12.210. and then by filing such with the Skagit County Planning and Permit Center for service to the SEPA responsible official. An appeal of this Determination of Significance would indicate an objection to the fact that Skagit County is preparing an Environmental Impact Statement.

Appeals must be submitted by 4:30 p.m., Monday, June 25, 2001.

SEPA Responsible Official:

Tom Karsh, Director
Skagit County Planning and Permit Center
200 West Washington Street
Mount Vernon, WA 98273
(360) 336-9416

May 8, 2001

Date

Tom Karsh, Director

CONTEXT OF THE SUBAREA PLAN

Skagit County, the City of Burlington, and the Port of Skagit County have embarked on a mutually agreed to regional land use planning strategy for the Bayview Ridge Urban Growth Area. The Bayview Ridge Urban Growth Area is an independent, non-municipal urban growth area and as such is not contiguous to or affiliated with a city or town. This unique arrangement creates a need for regional cooperation among the various stakeholders.

Critical to the planning process is analyzing and assessing the impact of land uses (commercial/industrial/residential) adjacent to the Skagit Regional Airport. GMA discourages the siting of land uses that are incompatible with an airport. Assuring long-term viability of the airport as a regional transportation facility (and essential public facility) and allowing for development on adjacent properties is of primary importance in the development of a long range plan for the Bayview Ridge Urban Growth Area.

In early 2000, Skagit County received a grant to fund the preparation of the Bayview Ridge UGA Subarea Plan and implementing development regulations from the Washington State Department of Community, Trade and Economic Development. A report titled "Skagit Regional Airport Land Use Compatibility Study" was prepared and a draft Subarea Plan and implementing Development Regulations were then prepared under the auspices of the Skagit County Planning and Permit Center. In November of 2000, the Board of County Commissioners established a Citizens' Advisory Committee to "review, comment and make recommendations" on the draft Subarea Plan and Development Regulations. The Citizens' Advisory Committee reviewed the draft Subarea Plan and Development Regulations and its recommendations have now been integrated into the draft Plan and Development Regulations.

GMA COMPLIANCE

The 1997 *Skagit County Comprehensive Plan* identified Bayview Ridge as an Urban Growth Area. Subsequently, the Western Washington Growth Management Hearings Board (WWGMHB) conducted lengthy appeal proceedings on many issues relating to the Comprehensive Plan, including the Bayview Ridge Urban Growth Area (*Abenroth, et al. v. Skagit County, Case No. 97-2-0060c*). On January 23, 1998, the WWGMHB ruled that the Bayview Ridge Urban Growth Area, with the exception of the land owned by the Port of Skagit County, was invalid because there was not adequate documentation to support its designation.

In response to the WWGMHB ruling, Skagit County adopted Interim Ordinance #17568, which established interim land use restrictions and requirements (development standards) for new development, public facilities and services for the Bayview Ridge Urban Growth Area and surrounding environs. These development standards became permanent regulations through the subsequent adoption of Ordinance #17938. This proposed action seeks to adopt a Bayview Ridge UGA Subarea Plan with permanent development standards.

Of the thirteen planning goals established in the 1990 Growth Management Act (GMA), the most significant for this Subarea Plan are those State goals designed to: encourage development in urban areas where adequate public facilities exist or can be provided in an efficient manner; to support economic development; and to ensure that those public facilities and services necessary

to support development are adequate at the time of occupancy and use without decreasing current service levels below locally established minimum standards.

This Subarea Plan is intended to bring the Bayview Ridge Urban Growth Area into compliance with the State Growth Management Act.

EIS ANALYSIS AND IMPACTS

The ultimate outcome of the planning process will be the adoption of a Subarea Plan and Development Regulations for the Bayview Ridge UGA Subarea. The Plan will consist of specific policies and a land use map that will guide future development within the Subarea. The analysis and description of the Plan's impacts are not detailed to specific sites, but instead give an overview of the impacts that could generally be expected under each alternative.

This EIS will present information about the relative impacts of the three alternatives described below. SEPA Rules acknowledge that less detailed information is available on the impacts associated with the adoption of a planning action and allows the discussion of alternatives at a level of detail appropriate to the scope of the non-project, programmatic proposal.

SEPA encourages discussion of alternatives as different means to accomplish a stated objective. In this analysis, the level of detail will generally be at the Subarea level, as each of the alternatives describes a land use planning concept for organizing, distributing and serving growth throughout the Subarea. The alternatives will be discussed and evaluated based on their ability to satisfy requirements of the Growth Management Act, County-wide, Regional Planning Policies, and policies contained in the *Skagit County Comprehensive Plan*.

DESCRIPTION OF ALTERNATIVES

Three alternatives are proposed for analysis in this Supplemental Environmental Impact Statement. The alternatives are:

Alternative 1: No Action – Bayview Ridge Subarea Plan - Industrial UGA

Alternative 1 would retain the existing Bayview Ridge UGA boundary as adopted under Interim Ordinance #17893 and as permanently adopted pursuant to Ordinance #17938. A 2,806 acre UGA would encompass the Port of Skagit County ownership and privately-owned industrial properties in and around the Skagit Regional Airport. There would be three different types of industrial land use designations/zoning.

ALTERNATIVE 1	
<i>Land Use Designation/Zoning</i>	<i>Acreage</i>
Bayview Ridge – Industrial	1394
Bayview Ridge – Heavy Industrial	651
Aviation – Related	761
TOTAL	2806

Existing development regulations for each of the land use designations/zoning, including the Airport Environs Overlay zone which is applicable to the entire study area, would be modified. No more than 235 acres of privately-owned, industrial designated land would be developed. There would be no commercial or residential designated lands within the UGA. Development standards for public facility and services would be adopted for roads, water, storm drainage, and sanitary sewer. Urban levels of service would be provided throughout the UGA.

The remainder of the study area would retain its current Rural Reserve and Rural Intermediate designations. Year 2015 population allocated to the Bayview Ridge UGA (i.e. 1,733 new residents) would be re-allocated to other UGAs within Skagit County.

Alternative 2: Bayview Ridge Subarea Plan - Industrial, Commercial and Limited Residential UGA

Alternative 2 expands the UGA proposed in Alternative 1 to include an additional 712 acres of land. Of the 712 acres of additional acreage, 184 acres would be designated as industrial, 491 acres for residential development, and there would be 37 acres of commercial designated land.

ALTERNATIVE 2	
<i>Land Use Designation/Zoning</i>	<i>Acreage</i>
Bayview Ridge – Industrial	1578
Bayview Ridge – Heavy Industrial	651
Aviation – Related	761
Bayview Ridge – Commercial Center	15
Bayview Ridge – Limited Commercial	22
Bayview Ridge – Residential	491
TOTAL	3518

The industrial and commercial area would encompass a total of 3,027 acres, 750 acres of which would be available for new development. The additional industrial designated lands includes approximately 80 acres of privately-owned property located south of and adjacent to Josh Wilson Road, west of Higgins Airport Way and east of Farm-to-Market Road; and approximately 104 acres of privately-owned land located north of Ovenell Road, west of the Skagit Country Club and east of the existing UGA boundary.

The commercial designated land would include 22 acres of land at the intersection of SR 20/Avon-Allen Road. In addition, there would also be a 15 acre commercial community center and park located adjacent to and south of Peterson Road, immediately east of the industrial designated area. In all, there would be an additional 37 acres of commercial designated lands.

The residential component would be based on the existing residential development pattern and would encompass the existing small-lot residential area lying between Peterson Road and Ovenell Road (west of Avon-Allen Road), and one row of lots adjacent to the north side of Peterson Road.

Similar to Alternative 1, existing development regulations for the industrial land use designations/zoning, including the Airport Environs Overlay zone which is applicable to the entire study area, would be modified. There would be new commercial and residential designated lands within the UGA. New land use regulations would be developed for commercial and residential designations/zoning. The development standards for public facility and services (roads, water, storm drainage, and sanitary sewer) would be similar to Alternative 1. Urban levels of service would be provided throughout the UGA.

The remainder of the study area would retain its current Rural Reserve designations. Year 2015 population allocated to the Bayview Ridge UGA (i.e. approximately 1,000 new residents) would be re-allocated to other UGAs within Skagit County.

Alternative 3: Bayview Ridge Subarea Plan – Community UGA

Alternative 3 is adoption of the Bayview Ridge Subarea Plan and associated development regulations as recommended by the Bayview Ridge UGA Subarea Plan Citizens Advisory Committee. The Subarea Plan would encompass 3,791 acres of airport, industrial, commercial and residential development with the intent of a creating a cohesive and self-sufficient urban community. Urban levels of service would be provided throughout the Subarea.

ALTERNATIVE 3	
<i>Land Use Designation/Zoning</i>	<i>Acreage</i>
Bayview Ridge – Industrial	1501
Bayview Ridge – Heavy Industrial	651
Aviation – Related	761
Bayview Ridge – Commercial Center	15
Bayview Ridge – Limited Commercial	8
Bayview Ridge – Residential	855
TOTAL	3791

The industrial component of this alternative is similar to Alternative 2, except Alternative 3 removes the approximately 80 acres of designated land south of and adjacent to Josh Wilson Road, west of Higgins Airport Way and east of Farm-to-Market Road. Alternative 3 includes – 2,911 acres of industrial designated land - 1,830 acres of which are owned by the Port of Skagit County and 1,081 acres which are privately-owned. Similar to Alternative 2, only 750 acres of industrial and commercial designated properties would be developed.

Alternative 3 would only include 8 acres of commercial designated land at the northwest quadrant of the intersection of SR 20/Avon-Allen Road. Similar to Alternative 2, there would also be a 15-acre commercial community center and park located adjacent to and south of Peterson Road, immediately east of the industrial designated area. In all, there would be an additional 23 acres of commercial designated lands.

The residential component would encompass 855 acres, lying both north and south of Peterson Road, west of Avon-Allen Road. This residential area could accommodate a population of 3,420 by Year 2015.

Similar to Alternatives 1 & 2, existing development regulations for the industrial land use designations/zoning, including the Airport Environs Overlay zone which is applicable to the entire study area, would be modified. There would be new commercial and residential designated lands within the UGA. New land use regulations would be developed for commercial and residential designations/zoning. The development standards for public facility and services (roads, water, storm drainage, and sanitary sewer) would be similar to Alternatives 1 & 2.

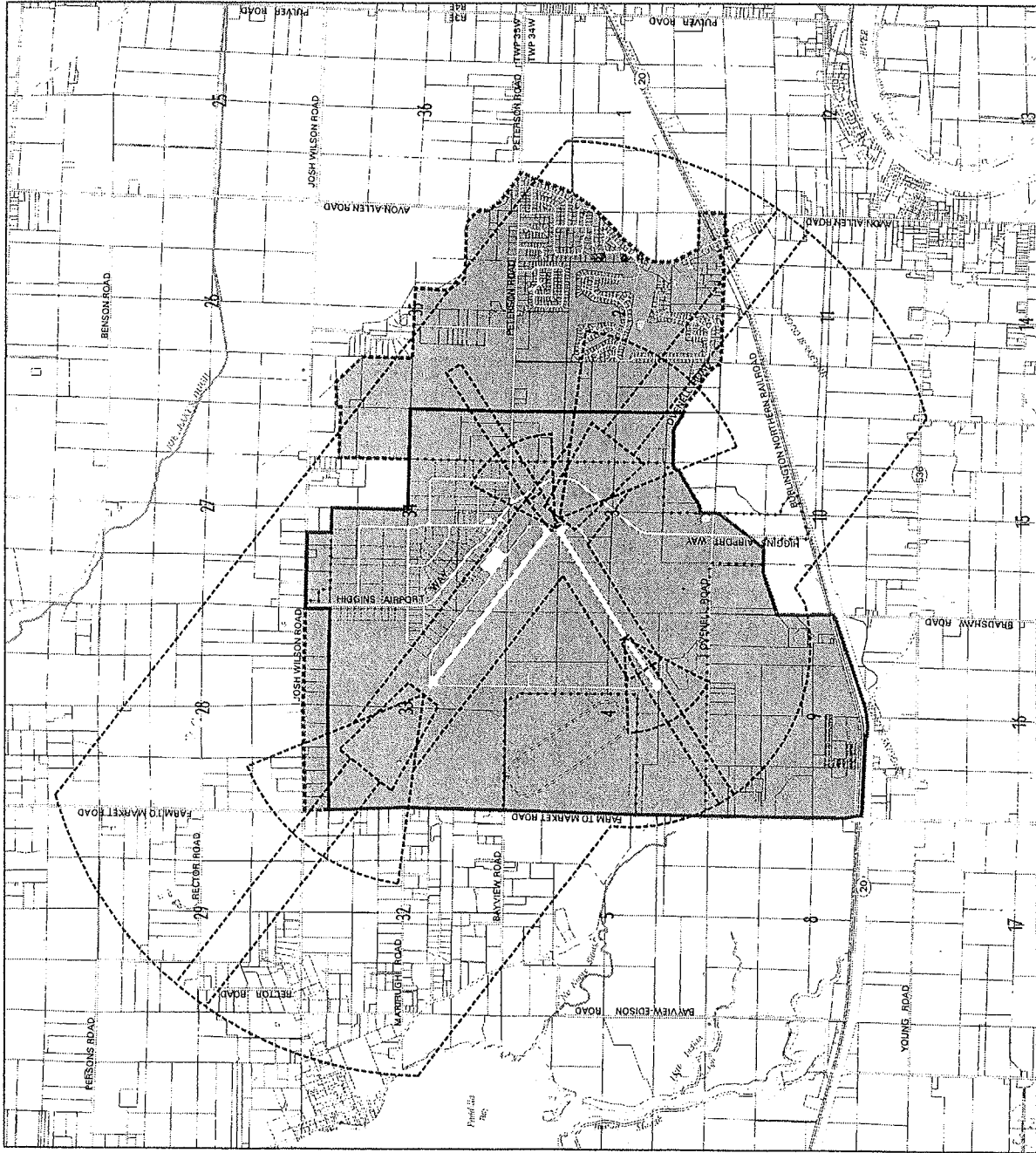
ELEMENTS OF THE ENVIRONMENT TO BE ANALYZED

A. Natural Environment

1. Surface Water
 - a. Drainage
 - b. Water Quality
 - c. Wetlands

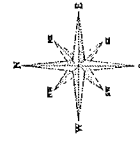
B. Built Environment

1. Land Use
 - a. Relationship to existing land use plans and to estimated population
 - b. Housing
2. Consistency with Plans and Policies
3. Transportation
 - a. Transportation systems
 - b. Vehicular traffic
 - c. Air traffic
 - d. Non-motorized traffic
4. Public Services and Utilities
 - a. Fire
 - b. Law Enforcement
 - c. Schools
 - d. Parks or other recreational facilities
 - e. Water
 - f. Sanitary Sewer
 - g. Other - Electricity, Natural Gas, Telecommunications
5. Economic

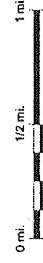


LEGEND

- Existing Interim Urban Growth Area
- Proposed UGA Study Area
- Port Of Skagit County Boundary
- Airport Environs Overlay



April 30, 2001



BAYVIEW RIDGE UGA SUBAREA PLAN STUDY AREA

Appendix C

**Washington State Department of Fish and Wildlife Letter
April 10, 1997**



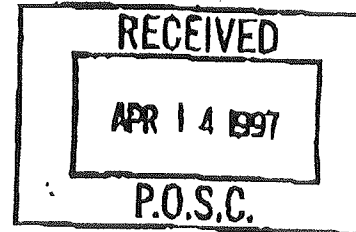
STATE OF WASHINGTON

DEPARTMENT OF FISH AND WILDLIFE

16016 Mill Creek Boulevard • Mill Creek, Washington 98012 • (206) 775-1311 FAX (206) 338-1066

April 10, 1997

Jerold W Heller Port Director
Port of Skagit County
1180 Airport Drive
PO Box 348
Burlington WA 98233



RE: DEPARTMENT OF FISH AND WILDLIFE HYDRAULIC CODE AUTHORITY

Dear Mr. Heller:

This letter is to inform you that your statements regarding the absence of natural watercourses on Port property appear to be true. A couple of the maps that Ms. Martin brought to my office for viewing were quite convincing. In that one of these maps depicted the site predating construction of the Army runway, it gave a good perspective of what the site was like prior to construction. Although it does show that farming had taken place and a (probably) grass runway had been constructed and some ditching had been done. Another of the maps, that is important, is the site survey, done by the US Army Corps of Engineers, showing the topography at a very precise scale. That survey shows no obvious channels or low areas where water would have flowed as a concentrated flow. Both of these are very valuable evidence.

After having studies this evidence, it is my conclusion that WDFW only has authority (under RCW 75.20.100) to regulate hydraulic projects on a stream that crosses Port property in Section 10, Township 34 North, Range 3 East.

The ditches that now exist on the Port's property in all of Sections 3 and 4, Township 34 North, Range 3 East; and in all of Section 33 and 34, Township 35 North, Range 3 East, are "artificial watercourses" as defined in the RCW and the WAC, and are therefore exempt from the code.

Thank you for supplying the information needed to clear up this matter.

Sincerely,

Theodore A. Muller
Regional Habitat Program Manager

cc: Neal Wise
Kurt Buchanan
Gordy Zillges