



Planning & Development Services
 1800 Continental Place
 Mount Vernon WA 98273

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You're Invited!
 Bayview Ridge Community Meeting
 JUNE 26 - 6pm - Bay View Elementary



Bayview Ridge Community Meeting

June 26, 2014 at 6 pm

Bay View Elementary School
 15241 Josh Wilson Road
 Burlington WA 98233



Background: The Subarea Plan

Adopted in the early 2000s, the Bayview Ridge Subarea Plan created a 3,900-acre “non-municipal Urban Growth Area” on the southeast portion of Bayview Ridge.

The subarea includes the Skagit Regional Airport and Bayview Business Park and a mix of existing urban levels of commercial, industrial, and residential properties plus rural residences and some farms. The remaining undeveloped properties are generally large, providing an opportunity for master site planning.

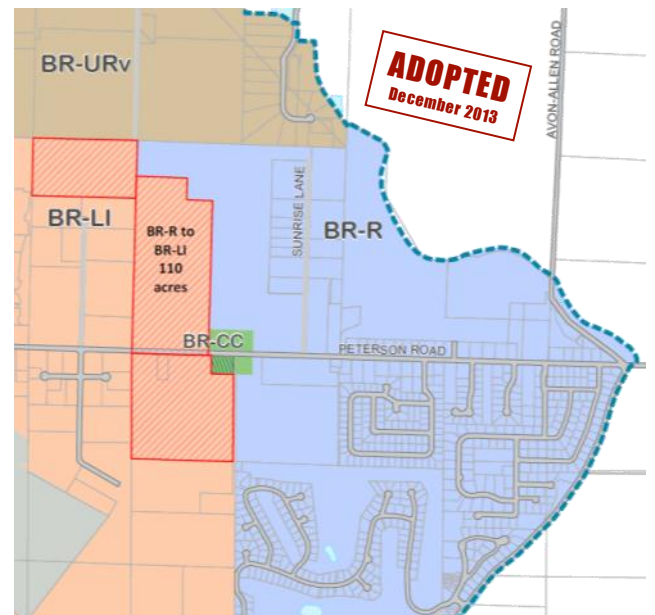
If developed as originally adopted, an additional 3800 people would have moved to the subarea by 2025.



Changes Adopted in 2013

The County worked throughout 2012 with the Port of Skagit, several large landowners, and Makers Architecture and Urban Design to draft a Planned Unit Development (“PUD”) code that the Subarea Plan required to enable large-scale residential development at Bayview Ridge. The County presented the PUD code to the community and took feedback at a series of public meetings in 2013.

As a result of public comments, the difficulty in siting a school in the community, and the challenge of ensuring compatibility with the airport, the Board of County Commissioners shelved the proposed PUD code, and instead moved forward only with changing 110 acres of undeveloped residential zoning (BR-R) nearest the airport (red hatched area at right) to light industrial (BR-LI) to facilitate business park-style development and lead to job creation. The Community Center zone (BR-CC) was also downsized to about three acres.



① Changes Proposed for 2014

In response to public input, difficulties with school siting, and revised WSDOT airport guidelines, the Board of County Commissioners directed the Planning Department in March to prepare a new plan for Bayview Ridge that will focus the subarea on light industrial development, remove unused residential zoning, and update the airport environs overlay.

Remove Unused Residential Zoning

The new plan would rezone most of the existing undeveloped residential zoning to Light Industrial, which would allow expansion of the business park-style development already present at Bayview Ridge.

The Community Center zone will be eliminated, but commercial uses (restaurant, gas station, convenience store, etc.) will be allowed in the Light Industrial zone along Peterson Road. The existing light industrial zoning east of the airport will be removed. Burlington-Edison School District has indicated it won't try to build a new school at Bayview Ridge, and eliminating urban residential will reduce the need for one.

Downsize the Urban Growth Area

Property with significant slope that is not suitable for light industrial uses would be removed from the urban growth area entirely and zoned Rural Reserve, which allows residential development at rural densities: one house per ten acres, or one house per five acres with clustering. Rural residential does not have to provide urban amenities, so property owners would be able to move forward with developing their property right away, whereas under current regulations they must first provide expensive sewer infrastructure.

Development Standards

Revised regulations would require setbacks between existing residential uses and light industrial uses (or commercial along Peterson) and landscaped buffers to avoid or mitigate visual and noise impacts.

Improve Traffic Management

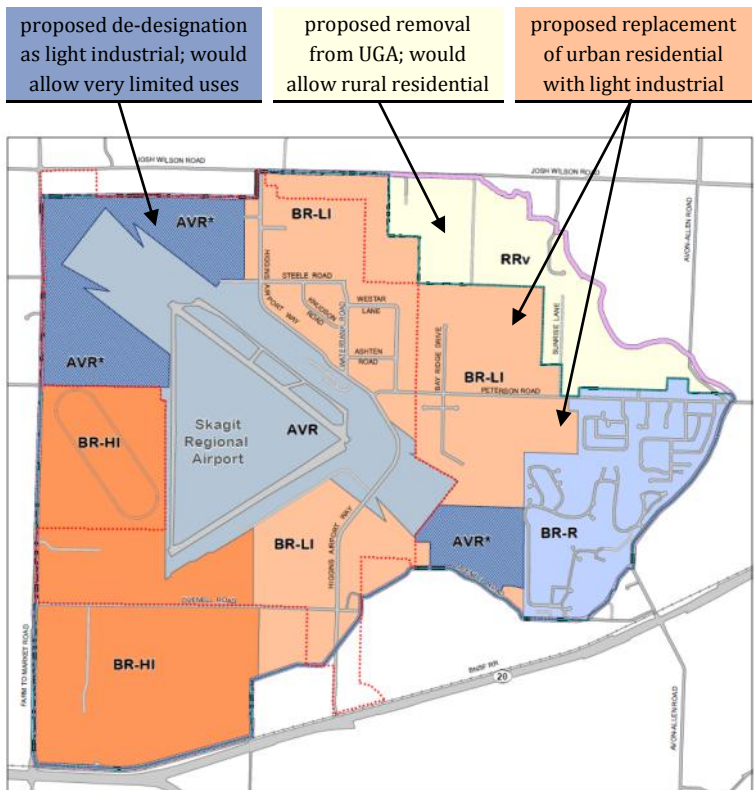
Traffic flows, patterns, and conditions will be monitored throughout the Bayview Ridge to ensure that level of service standards are met and that projects are planned to help meet current and future transportation needs of the community.

Require Trails and Parks

New light industrial development would be required to provide trails consistent with the existing Port trail system, and provide parks commensurate with the intensity of development.

What do you think?

Attend the community meeting (info on reverse) or learn more at www.skagitcounty.net/bayviewridge. The County will hold a public hearing on the draft plan later this year.



Update Airport Overlay

In 2011, the Washington State Department of Transportation updated its guidebook for land use planning near airports. As a result of their new guidance, and based on the expectation that Skagit Regional Airport will eventually extend its main runway, several of the existing airport protection zones will change size and shape.

Because of the restrictions on residential uses in airport zones 4 and 6, most of the subarea will not be able to accommodate the new residential development at urban densities that was previously planned.

