



PLANNING & DEVELOPMENT SERVICES


DALE PERNULA, AICP, DIRECTOR

JACK MOORE, CBCO, BUILDING OFFICIAL

MEMORANDUM

March 13, 2014

TO: Skagit County Board of Commissioners

FROM: Dale Pernula, Director 
Planning & Development Services Dept.

SUBJECT: Bayview Ridge

The new Subarea Plan for Bayview Ridge (BVR) was adopted by the Board on December 3, 2013. Subsequent to that action, the Port of Skagit adopted the attached Resolution on January 10, 2014 requesting Skagit County adopt new AEO zones and regulations consistent with the 2011 WSDOT *Airports and Compatible Land Use Guidebook* and adopt additional industrial land use designations between the airport and existing residential development. A compliant AEO map would substantially expand the area within Zone 4 which in turn would greatly restrict residential uses.

Skagit County staff has been working with Port of Skagit staff and consulted with our respective legal counsels to review options as to how we may effectively respond to the Port's request.

We reviewed all parcels designated BR-LI on the Subarea Plan/Comprehensive Plan Map to see if there are undeveloped Light Industrial lands that will not be developed for light industrial uses, allowing the County's Industrial land acreage allocation to be relocated within Bayview Ridge. We found two significant areas at both ends of the main runway that the Port indicates are not developable, due to wetlands and other constraints, resulting in about 172 acres of Industrial allocation that can be moved elsewhere. They are identified on the attached map as BR-OS. (Approximately 20-25 acres shown on the attached map as BR-OS northwest of the airport is not wetlands and would remain BR-LI. That land has not yet been specified).

As for a receiving area for this Light Industrial allocation, the entire undeveloped flat area on Bayview Ridge not currently zoned BR-LI totals about 171 acres; since it is smaller than the allocation to be transferred, it has the potential to be rezoned BR-LI. The reallocation is reflected on the attached map.

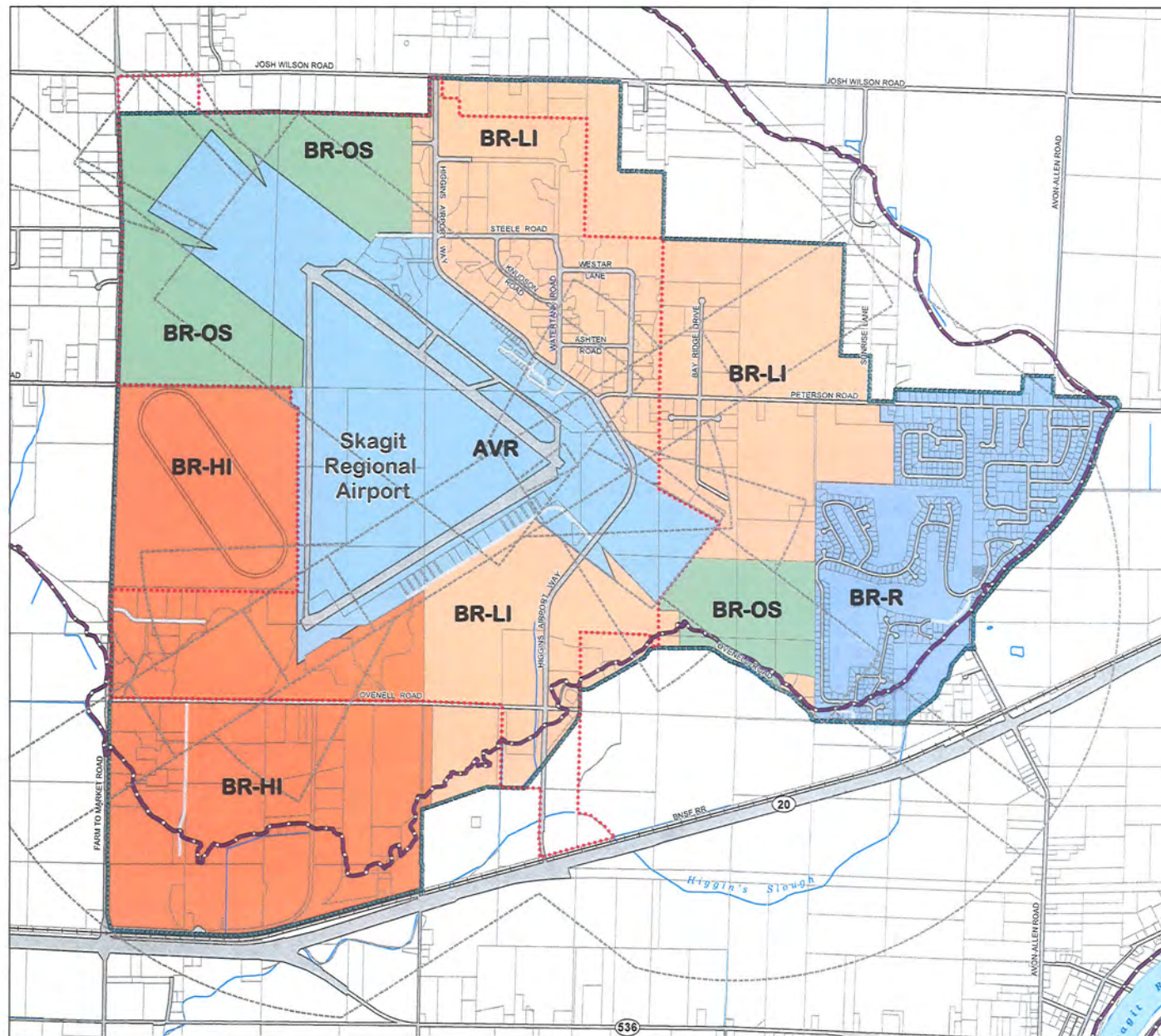
To further address the airport compatibility issue, the undeveloped sloped area to the northeast of the airport totals about 235 acres. That area could be removed from the UGA and rezoned Rural Reserve (RRv). This action is necessary to bring the Subarea Plan into full compliance with the 2011 *Guidebook* and would have the further benefit of reducing the need for an additional elementary school in BVR. This removal from the UGA is also shown on the attached map.

This conceptual plan would rezone all the undeveloped, relatively flat land to the north and east of the airport BR-LI and remove the sloped area to the northeast from the UGA. If adopted, the plan would protect the airport in accordance with the WSDOT 2011 *Guidebook*; would not result in a need for a new elementary school at Bayview Ridge; and would provide needed Light Industrial land (171 acres) for economic development, without an additional allocation requiring negotiation with other local governments.

Although residential densities would be reduced on the sloped areas to the northeast of the airport, removal from the UGA would allow property owners to develop without public sewer. It could be many years in the future before sewer will be available to these areas, leaving it undevelopable for a substantial period of time.

Skagit County Planning and Development Services staff is seeking direction from the Board on this matter. Options available to the Board include:

1. Implement current BVR Subarea Plan by adopting proposed PUD Ordinance and Development Guidelines and dropping the moratorium;
2. Develop a new subarea plan that would rezone undeveloped, relatively flat land to the north and east of the airport BR-LI and would remove the sloped area to the northeast from the UGA; or
3. Develop an alternate plan at the Board's direction.



LEGEND



Bayview Ridge Zoning (DRAFT)

- [AVR] Aviation Related
- [BR-R] Bayview Ridge Residential
- [BR-LI] Bayview Ridge Light Industrial
- [BR-HI] Bayview Ridge Heavy Industrial
- [BR-OS] Bayview Ridge Open Space

DRAFT FOR INTERNAL REVIEW ONLY

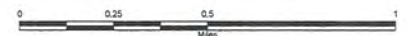
*Safety zone restrictions are listed in Skagit County Code 14.16.210 (9)

All development within the AEO will be reviewed for potential impacts to aircraft and may be required to apply for a permit from the FAA. Potential impacts are not limited to tall structures, but include electrical interference, light, glare, visibility impairment, bird strike hazards, and other endangerment.

Anyone proposing construction exceeding the "permit contours" shown on AEO Map 2 must notify the FAA. Maximum height limits are shown on AEO Map 3.



March 3, 2014



Bayview Ridge

URBAN GROWTH AREA