



PLANNING & DEVELOPMENT SERVICES

DALE PERNULA, AICP, DIRECTOR

JACK MOORE, CBCO, BUILDING OFFICIAL

Next Steps at Bayview Ridge

Updated April 16, 2013

Summary

Skagit County has been working on enabling large scale residential and mixed use (residential, public, light industrial and community) development at Bayview Ridge for more than a decade. After first designating Bayview Ridge for urban growth in 1997, the County labored through several years of appeals that were finally resolved in December 2009. The County began the implementation process in 2010 with a series of outreach events, including a service providers' workshop, a visioning meeting, and a community survey.

The County, Port of Skagit, and landowners spent the past year working with Makers Architecture to develop a draft Planned Unit Development (PUD) code and associated design standards for the Bayview Ridge Subarea. That effort produced a quality framework that would allow the County and community to:

- Envision how large-scale mixed use and residential development could occur in the UGA;
- Ensure development results in a livable, walkable area consistent with the community's vision;
- Properly integrate school-siting into the development process.

This memo describes the process to complete the implementation plan and adopt development regulations. Briefly, that process includes:

- *Identification* of infrastructure needs (drainage, transportation, parks, schools) and funding mechanisms to implement them;
- *Revisions* to the Subarea Plan and existing development code as necessary to implement PUD code and design standards;
- *Analysis* pursuant to the State Environmental Policy Act; and
- *Adoption* by the Board of County Commissioners after receipt of a recommendation from the Planning Commission.

The County will continue to reach out to and involve the community, land owners, Port, and service providers throughout this process. Plan and code adoption will include a public hearing before the Planning Commission and final approval by the Board of County Commissioners, with completion anticipated by the end of 2013.

Background

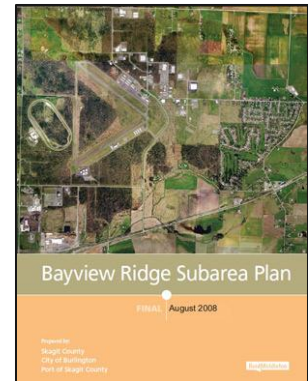
The [Bayview Ridge Subarea Plan](#) designates 3,944 acres as a "non-municipal Urban Growth Area" located in the Skagit Valley approximately one mile west of the City of Burlington on the southeast portion of the Bayview ridge. Although situated within an agricultural valley, the Bayview Ridge Subarea 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.

Urban growth areas (UGAs) are usually incorporated communities (i.e., cities, towns) and adjacent lands, and 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).

The Bayview Ridge Subarea includes the Skagit Regional Airport 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 multiple uses and master site planning.

The Bayview Ridge Subarea Plan forecasts a total population of 5,600 residents at Bayview Ridge by 2025. The Board of County Commissioners has committed that Bayview Ridge result in a livable, walkable community; that it contain opportunities for expansion of business park-like light industrial development; and that development at Bayview Ridge pay for itself.

Subarea plans guide the creation of development regulations, which govern the land uses and permit procedures for land development. A set of enabling regulations—in this case a Planned Use Development code—is necessary to enable development to occur. Skagit County resolved the final issues surrounding the Subarea Plan in December 2009, and has done significant additional planning work in the last couple of years to implement the subarea plan by adopting a PUD code and development standards before the end of this year.



Subarea Plan Implementation

➤ What’s required for implementation?

After the County completed the Bayview Ridge Subarea Plan and resolved the outstanding GMA issues, we began work on implementation of the Subarea Plan. Implementation generally requires the following:

- **Planned Unit Development code:** a framework ordinance to allow for large scale development.¹
- **Development standards:** a set of rules to ensure development at Bayview Ridge creates a livable, walkable community consistent with the vision of the community described in the Subarea Plan.
- **Infrastructure planning:** identifying needs and funding mechanisms for infrastructure not paid for outright by development (e.g. external roads, some drainage concerns, schools).

➤ Planned Unit Development Code

The County, Port, and landowners spent the past year working with the County’s consultant, Makers Architecture, to develop a draft Planned Unit Development (PUD) code and associated development standards for the Bayview Ridge Subarea. The framework PUD code defines the process through which a developer can apply to do large scale residential development at Bayview Ridge.

➤ Development Standards

Development standards shape what new development at Bayview Ridge will look like and how it will function. The draft BVR development standards document includes photographs, illustrations, and diagrams of various allowed designs and approaches, and includes “design departures” to allow additional flexibility for innovation that achieves the objective of a livable, walkable community.

➤ Infrastructure Planning

At the April 2010 community meeting the County held at Bay View Elementary School, [residents clearly expressed a desire](#) for the County to address **(1) drainage, (2) roads, and (3) school siting** before re-engaging the community. Additionally, the community indicated it didn’t want the existing residents of the subarea to have to bear the costs of mitigating impacts associated with these issues. Skagit County has focused on ensuring that infrastructure at Bayview Ridge is properly planned and that new development pays for its impacts.

Parks

Skagit County has adopted by resolution a [Parks Comprehensive Plan](#) that proposes new level of service standards for parks. The County expects to adopt the parks plan into its comprehensive plan later this year. Additionally, the County Parks Department participated in the development of the draft development regulations. New development will have to design and construct parks as a condition of PUD approval, consistent with the level of service standards and the BVR development standards.

¹ “Large scale development” means any development involving the subdivision of an existing lot into five or more lots. See PUD requirement at SCC 14.16.340(2)(c) and 14.16.340(6)(a).

Roads, Traffic, and Transportation

In June 2011, Skagit County Public Works Department performed a [traffic analysis](#) in coordination with the Skagit Council of Governments traffic planners to analyze traffic volumes through 2035, including an evaluation of the expected impacts from full build out.

New development will be required to construct any roads internal to the development, consistent with any adopted Bayview Ridge design standards, as a condition of PUD approval. New development will also have to pay for road improvements to handle added traffic on roads external to the development through SEPA mitigation conditions or as part of a development agreement.

Schools

Bayview Ridge is within the Burlington-Edison School District. The school district participated in the development of the framework PUD code, and the current draft requires a PUD applicant to make appropriate provisions for a school and school grounds at Bayview Ridge as part of PUD approval.

Stormwater and Drainage

Bayview Ridge is covered by several drainage districts and the County Drainage Utility. See this [PDF map](#) on the Bayview Ridge website. Skagit County has developed a two-part [Bay View Watershed Stormwater Management Plan](#) that proposes a number of stormwater projects to improve management of existing stormwater and expand capacity to handle future development. The County Drainage Utility has provided funding to Drainage District 14 and 12 to implement some of those projects.²

New development is required by existing county stormwater rules to manage its own stormwater consistent with the Department of Ecology's 2012 Stormwater Management Manual for Western Washington, which also requires the use of low-impact development when feasible. Where the manual permits, new development may negotiate with drainage districts to use their conveyance systems to manage stormwater.

Water and Sewer

Bayview Ridge is within Skagit PUD's water service area. Sewer service will be provided by the City of Burlington. Development must pay the cost of connections to water and sewer and pay for construction of necessary utility lines within the development.

➤ What's next?

The County believes that Makers has produced a high-quality draft of a Planned Unit Development code and development standards to manage Bayview Ridge development. These draft documents will soon be available on the Bayview Ridge UGA website at www.skagitcounty.net/bayviewridge. The County and Makers are still working to draft proposed subarea plan changes that are necessary to accommodate parks planning, integrate the PUD ordinance and development standards, and provide flexibility to accomplish siting additional industrial land adjacent to the airport.³

² See [C20110463 with District 14](#) and [C20110464 with District 12](#) (2011).

³ As the PUD code and development standards were drafted, the Envision Skagit project identified a countywide need for additional industrial acreage, and recommended Bayview Ridge as an appropriate location. See the Citizens Committee Final Report and Recommendations, page 11, available at www.skagitcounty.net/envisionskagit.

This summer, the County and Makers will host meetings to get public feedback on the draft document, including at least one community meeting at Bayview Ridge. The County will be asking the community: What do you like or dislike about the draft regulations? What’s missing? What should be added? What should be taken out?

► **Process Timeline**

The Board of Commissioners intends to move forward with implementation with a target of adoption before the end of this year. Delay past the end of the year would likely mean another 12-month delay until the next comprehensive plan amendment cycle.

Adoption of the any new subarea plan amendments and development regulations is governed by SCC Chapter 14.08. The expected process for adoption is described in the table below:

Date	Item
✓ Dec 21, 2009	Growth Management Hearings Board dismissed last BVR GMA compliance issue
✓ March 3, 2010	Hosted a workshop with the County Commissioners, county staff, and regional service providers (special purpose districts, utilities, etc.)
✓ April 21, 2010	Hosted a community planning and design workshop at Bay View School including a visual preference survey
✓ July 2010	Completed a two-phase stormwater management plan for the Bayview Ridge Subarea
✓ August 4-24, 2010	Conducted an online community survey on design standard concepts
✓ June 2011	Performed Bayview Ridge traffic analysis in partnership with SCOG
✓ September 2011	Joined with the Port of Skagit and landowners (the “Partnership Committee”) to work with Makers Architecture to draft a Planned Unit Development ordinance and development standards for Bayview Ridge
✓ October 2011	Adopted interlocal agreements with Dike District 12 and 14 to implement important drainage projects identified in Bay View Stormwater Management Plan
✓ October 2011	Board of Commissioners adopted code amendments for open space and schools
✓ During 2012	Partnership Committee drafted PUD ordinance and development standards
► April 16, 2013	Presentation to Board of Commissioners on PUD code and development standards
May 7, 2013	Presentation to Planning Commission on PUD code and development standards
May 2013	Docketing of subarea plan amendments
June-July	Community meeting to review and discuss development standards
September	Release of complete subarea plan amendments and development code proposal
September	Review of subarea plan amendments and development regulations by Planning Commission
October	Public hearing before Planning Commission
October-November	Planning Commission deliberations and recommendation
November	Board review of subarea plan amendments and development regulations
December	Public hearing before Board (only if the Board desires to adopt something different from the initial draft made available for public comment)
Before end of 2013	Final adoption of PUD code, development standards, and subarea plan changes

More Information

Visit www.skagitcounty.net/bayviewridge or contact:

Dale Pernula, AICP, Director
Skagit County Planning and Development Services
360-336-9410 x 5818
dalep@co.skagit.wa.us