

Linda Christensen

Subject: Friends of Skagit County comments on Bay View Ridge Plan - 2012 Comp Plan Amendment

From: Ellen Bynum <skye@cnw.com>
Date: November 7, 2013 12:44:00 PM PST
To: <pdscomments@co.skagit.wa.us>
Cc: FOSC Office <friends@fidalgo.net>, Andrea Xaver <dancer@fidalgo.net>, Undisclosed-recipients;
Subject: Friends of Skagit County comments on Bay View Ridge Plan - 2012 Comp Plan Amendment

Attached please find the comment letter of Friends of Skagit County on the Bay View Ridge Plan proposed changes under the 2012 Comprehensive Plan Amendments.

If you have questions or need additional information, please contact us.

Thank you for your time and assistance,
Ellen

Ellen Bynum, Executive Director
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November 7, 2013

Skagit County Planning Commission

1800 Continental Place

Mount Vernon, WA 98273

RE: 2012 Comprehensive Plan Amendments – Bay View Ridge Plan changes.

Dear Commissioners:

Thank you for the opportunity to comment on the change of zoning proposed for the Bay View Ridge Urban Growth Area Plan to add 110 acres of industrial zoned lands.

The cost of concurrency, who will pay, when funds will be available, when work will be completed and what the contingencies are for non-completion, default or other changes in the ability to meet the GMA are of concern in all of the Bay View Ridge UGA.

In particular, the resolution of the transportation planning for the area must be in place before the additional requirements can be determined for the developer(s) to proceed. Friends suggests that the Planning Commission recommend a meeting (or series of meetings) be held to clarify and make decisions on the three transportation issues for the UGA. We urge that the meetings be open to the public and provide enough time for citizens to present and discuss their concerns, expertise and solutions to problems before the Board of County Commissioners makes a final decision on this re-zone.

The addition of more industrial lands to the UGA is a sensible response to the recent concerns of the WSDOT on residential and school locations. Further, it will provide increased tax income to the county and give flexibility for cooperation with the Port of Skagit, as well as commercial/industrial tenants.

Because there are only a few examples of stand alone UGAs in the state, we urge staff to provide the Planning Commission with information to review on other stand alone UGAs to help determine if the change is appropriate for Skagit's UGA.

We understand the concerns expressed by Mayor Anderson that the Bay View Ridge UGA may undermine existing cities' efforts to attract development. We also understand that the continued reduction of the County's tax base will require some re-think of revenue sources.

Lastly, if the Planning Commission does recommend addition of the 110 acres we hope you do so with attention to compliance on the concurrency issue and state this in the recommendations to the Board of County Commissioners.

Thank you for your time and public service.

Yours sincerely,

Ellen Bynum, Executive Director

cc: FOSC Board of Directors