

## **Addendum No. 3 to, and Adoption of the Draft and Final Environmental Impact Statements for the Bayview Ridge Subarea Plan and Development Regulations**

**DESCRIPTION OF PROPOSAL:** A non-project, legislative action proposing modifications to the Bayview Ridge Subarea Plan and zoning within the Bayview Ridge Urban Growth Area..

**PROPONENT/LEAD AGENCY:** Skagit County Planning and Development Services.

**LOCATION OF PROPOSAL:** Unincorporated Skagit County.

**PURPOSE OF THE SEPA ADDENDUM:** This is a SEPA addendum and notice of adoption of the draft and final EIS, drafted pursuant to WAC 197-11-600, assessing proposed changes to the Bayview Ridge Subarea Plan, and the zoning within the Bayview Ridge Urban Growth Area as shown on the Skagit County Comprehensive Land Use and Zoning Map, and to Skagit County Code Title 14, Unified Development Code. Past environmental documents applicable to this action are:

1. Bayview Ridge Subarea Plan and Development Regulations Final Environmental Impact Statement, February 2004.
2. Bayview Ridge Subarea Plan and Development Regulations Draft Environmental Impact Statement, April 2003.
3. FEIS Addendum #1 (April 11, 2008)
4. FEIS Addendum #2 (April 25, 2008)

**FINDINGS:** This is an addendum to the environmental documents cited above. This addendum provides a summary of the proposed changes to the Bayview Ridge Subarea Plan and the Skagit County Comprehensive Land Use and Zoning Map, and discusses key aspects and information about the proposal. This proposal falls within the range of alternatives and impacts analyzed in the environmental documents which this document is provided as an addendum to. This addendum does not substantially change the analysis of probable significant adverse impacts and alternatives in the existing environmental documents. This addendum will be circulated for review pursuant to WAC 197-11-625.

**TITLE OF DOCUMENT:** Bayview Ridge Subarea Plan 2013 Revisions.

**DOCUMENTS ARE AVAILABLE AT:** Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA 98273. Also available for viewing online at: [www.skagitcounty.net/bayviewridge](http://www.skagitcounty.net/bayviewridge).

**DESCRIPTION OF PROPOSAL:** The proposal is a package of amendments to the Bayview Ridge Subarea Plan and the zoning within the Bayview Ridge Urban Growth Area as shown on the Skagit County Comprehensive Land Use and Zoning Map. The proposal consists of the following:

### **1. Comprehensive Plan and Zoning Designations**

The proposal converts 110 acres of Bayview Ridge Residential and Community Center zoning nearest the airport to Bayview Ridge Light Industrial. The proposal also reduces the size of the

Bayview Ridge Community Center zone from 40 acres to approximately 7 acres, since the updated Subarea Plan no longer proposes a 25 acre park within this zone and to reflect the limited market demand for retail uses on Bayview Ridge. The table below details acreage changes for the applicable zoning designations from existing environmental documents:

Table 1: Proposed zoning designation changes.

	BR-LI	BR-CC	BR-R	BR-URv
Bayview Ridge Subarea Plan and Development Regulations Final Environmental Impact Statement, February 2004	1,214 acres	40 acres	710 acres	304 acres
Proposed 2013 Subarea Plan	1,325 acres <sup>1</sup>	7 acres <sup>2</sup>	655 acres <sup>1</sup>	281 acres

Notes:

1. The amended Subarea Plan also includes a “flex” designation for 75.6 acres of BR-R zone that could be shifted to BR-LI in the future based on market factors, County employment goals, and evolving growth objectives.
2. The amended Subarea Plan provides the flexibility to increase or decrease the size of the BR-CC zone in conjunction with a Planned Unit Development application, provided that it remains on both sides of Peterson Road and contains between 5 and 15 acres

## 2. UGA Residential Allocation

The Bayview Ridge Urban Reserve and Bayview Ridge Residential areas will continue accommodate a total of 5,600 people, the population allocated to Bayview Ridge through Countywide Planning Policy 1.1. The Bayview Ridge Urban Reserve is proposed to be phased in as the Bayview Ridge Residential zone is developed and infrastructure becomes available to the Bayview Ridge Urban Reserve portion. This action falls within the range of alternatives considered through the above-referenced Bayview Ridge Subarea Plan and Development Regulations Draft and Final Environmental Impact Statements, and was specifically considered through Alternative 3: Community UGA with Short-Term/Long-Term Planning Areas.

## 3. Subarea Plan Changes

### Land Use, Community Character, & Design

Applicable changes include those Comprehensive Plan and Zoning Designation changes summarized above, including the expansion of the BR-LI zone by 110 acres and the corresponding reduction in the size of the BR-R, BR-CC, and BR-URv zones. The Subarea Plan also goes into greater detail on community design provisions (addressing block layout, trail network, subdivision design, park/open space design, school design and integration, street design, site orientation and design provisions, housing type design provisions, and commercial/multifamily building design provisions).

## **Business & Industrial Development**

Applicable changes include the expansion of the BR-LI zone by 110 acres and a flex zone provision that allows for a future zone change from BR-R to BR-LI for up to 76 acres provided provisions are included to replace the lost housing capacity by such change.

## **Community Center**

Applicable changes include the reduction in the size of the BR-CC zone from 40 acres to 7 acres (with a provision to adjust the boundaries provided the total acreage remains between 5-15 acres and encompasses the existing fire station). The chapter also goes into greater detail in the design of Peterson Road, planned development frontages, parking lot locations, and open space. The district also now includes provisions for mixed-use, with residential on upper floors or ground floors, except for Peterson Avenue frontages.

## **Housing**

Applicable changes include the reduction in the size of the BR-R by 55 acres and the BR-URv by 23 acres, the assumption of BR-R build-out and phased development of the BR-URv at an average of 5 units per acre up to the planned population of 5,600 by 2025 (no change from the 2008 Subarea Plan). The chapter also goes into greater detail on community and project design provisions (see discussion above under Land Use, Community Character & Design).

## **Transportation**

While the current subarea plan envisions a new north-south road from Peterson Rd to Ovenell, a 2011 county traffic study found that connection would not significantly improve traffic, so that segment would be deleted from the subarea plan. Other notable changes address planned block design for the BR-R zone and street design for BR-R, BR-CC, and BR-LI zones. The chapter makes other minor updates to acknowledge completed projects.

## **Capital Facilities**

No substantial changes other than updates to note current figures.

## **Utilities**

No substantial changes.

## **Parks and Open Space**

Whereas the 2008 Subarea Plan called for a 25 acre park in the BR-CC zone, the updated plan calls for the distribution of parks mostly throughout the BR-R and BR-URv zones as development is phased in. The updated plan calls for 18.2 acres of community park or parks, and at least 9.1 acres of neighborhood or pocket parks (which could include trail corridors). The chapter also adds parameters on the location and design of parks – to ensure better integration with residential neighborhoods.

## **Natural Environment**

Only clarifying changes.

## **Essential Public Facilities**


No changes.

**REQUIRED APPROVALS:** Adoption of ordinance by Skagit County Board of Commissioners.

**CIRCULATION AND COMMENT:** This addendum is being sent to all parties on the distribution list appended to this document, in accordance with WAC 197-11-625. No comment period is required for this addendum.

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**Signature:**  **Date:** 10/3/2013  
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