



# Skagit County Planning & Development Services

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## Supplemental Staff Report

From: Dale Pernula, AICP, Director  
Re: Bayview Ridge Subarea Plan 2013 Update  
Date: November 25, 2013

At the Board's direction, the Department has produced a new draft revising the Bayview Subarea Plan consistent with the [Planning Commission's recommendations](#). Briefly, those recommendations were to:

- Expand the BR-LI zone by 110 acres by downsizing BR-CC and BR-R
- Create a "flex area" within BR-R of land that could be rezoned to BR-LI in the future through a PUD application
- Locate the BR-CC zone so that it doesn't straddle Peterson Road
- Update facts, tables, and numbers throughout and the Capital Facilities chapter
- Address parks within the subarea

At the Board's direction, the Department did not implement at this time the PC's recommendation to request new information from the cities about their development plans and projections for inclusion in the plan's narrative. The Department intends to pursue that during the 2016 GMA Update, and discussions on population and employment projections have already begun.

The Department has revised the Subarea Plan text, and the Land Use Plan map, to accomplish each of the other recommendations. The resulting major differences between this revision and the original proposal are:

- The Community Center zone is downsized to three acres and is only on the south side of Peterson Road. Policies require the Community Center zone proposed as part of a PUD application to be between 5 and 15 acres.
- Proposed policies regarding a future PUD ordinance are now removed. Those proposed policies are not strictly necessary to implement (and do still require) a PUD ordinance at Bayview Ridge in the future, but would have helped ensure a PUD ordinance resulted in a livable, walkable community. Existing PUD policies in the adopted 2008 subarea plan remain.

Although neither the Board nor Planning Commission addressed or discussed it, the Department has also included the revised road system map and associated policies eliminating the north-south connector between Ovenell and Peterson Road, as suggested by the 2011 traffic study.

The revised proposal is now available on the Bayview Ridge webpage at [www.skagitcounty.net/bayviewridge](http://www.skagitcounty.net/bayviewridge).