



# 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 8, 2013

The County received written comments from six people on the Bayview Ridge Subarea Plan, each of which are available on the Bayview Ridge [www.skagitcounty.net/bayviewridge/](http://www.skagitcounty.net/bayviewridge/). This memo summarizes some of those comments and provides staff responses.

As a general matter, it is important to note that the proposed revisions to the Subarea Plan do not involve implementing the residential component of the Subarea Plan at this time. The Board of County Commissioners has placed the PUD Code proposal on hold to allow for additional time for the Department and stakeholders to work through outstanding issues related to enabling residential development at Bayview Ridge, such as school siting. The County anticipates having an in-depth discussion about residential development at Bayview Ridge sometime next year.

To review, the proposal before the Planning Commission at this time makes the following changes to the subarea plan:

- **More industrial land.** This biggest change from the adopted subarea plan would designate 110 acres of residential zoning nearest the airport to light industrial, replacing an equivalent amount of residential, community center, and urban reserve zoning. Allowed densities would not increase.
- **New policies** that would allow changing the size of the community center zone, or expanding the light industrial zone under certain conditions.
- **Moving** the community center zone to both sides of Peterson Road.
- **Updates** to the Capital Facilities chapter to reflect current plans and conditions.
- **Miscellaneous updates** to correct grammar, names, facts, and figures.

## Responses to Public Comments

### Scot Buchanan (written comment)

Mr. Buchanan opposes adding higher residential density than the existing development at Bayview Ridge. The Department proposes delaying the discussion about residential density to the PUD ordinance discussion next year.

### Ellen Bynum (written comment and public hearing testimony)

Ms. Bynum expresses concern about transportation planning for Bayview Ridge. The Department notes that both the existing Bayview Ridge Subarea Plan and the proposed revision contains several

policies about transportation planning for the Subarea, notably policies about adding a north-south connector between Peterson Road and Josh Wilson Road (the proposed revision deletes the connector south from Peterson to Ovenell because the 2011 traffic study found it would not alleviate traffic concerns), and policies about reducing traffic speeds on Peterson Road as it is developed into the main entry point into the Bayview Ridge community. Ms. Bynum doesn't indicate what "three transportation issues" she thinks need resolution.

In her public hearing testimony, Ms. Bynum notes that the services and utilities should be provided for development at the time of development, through what is called "concurrency," and expresses concern about how concurrency will be paid for. The Department points out that concurrency is a large issue that applies to all development countywide, not just at Bayview Ridge, but that ensuring that the costs of infrastructure and capital facilities will be paid for by development has been a key concern of the County as the Department works through Bayview Ridge Planning. Skagit County Code Chapter 14.28, Concurrency, provides several mechanisms for ensuring such infrastructure is provided. SEPA review, which occurs at the time of development, is another mechanism for ensuring that development's effects on both the natural and built environment are mitigated, usually by the improvement of roads, intersections, etc.

Ms. Bynum also expresses support for the concept of adding industrial lands to the UGA.

### **Jon Sitkin (written comment and public hearing testimony)**

Mr. Sitkin's letter and testimony provide additional background information on how the costs of infrastructure to serve development may be handled.

Mr. Sitkin also commented on the County's [Fiscal Impact Analysis](#) and [Addendum](#), prepared by the economics consulting firm ECONorthwest. The Department notes that the Fiscal Impact Analysis is a rough estimate of costs, but that the County fares significantly better economically from the projected scenario in which 110 acres of industrial zoning is added to Bayview Ridge.

Ms. Sitkin expressed support for the concept of adding 110 acres of industrial land to the UGA.

### **Carol Ehlers (written comment and public hearing testimony)**

Ms. Ehlers suggests that air, rail, and road transportation planning should be coordinated, and Josh Wilson Road should be widened.

### **Arlene French (written comment)**

Ms. French expresses concern about residential development at Bayview Ridge and possible pressure on farming related to residential subdivisions.

### **Tim Rosenhan (written comment and public hearing testimony)**

Mr. Rosenhan expressed support for the rezoning of 110 acres to industrial as a way to help buffer the airport from incompatible uses. He also notes his opposition to any "new town" at Bayview Ridge with a detailed argument about why residential development is undesirable. The Department suggests the Planning Commission postpone the discussion about residential development until next year, when the Board will decide whether or how to move forward on the question of residential development there.

**Mike O'Donnell (public hearing testimony)**

Mr. O'Donnell expressed opposition to housing development at Bayview Ridge.

**Roger Howard (public hearing testimony)**

Mr. Howard expressed support for additional industrial zoning at Bayview Ridge.

**Mike Anderson (public hearing testimony)**

Mayor Anderson expressed opposition to putting more population at Bayview Ridge and that any community should have balanced revenue sources using local property taxes and a vibrant sales tax. Mayor Anderson suggested that Sedro-Woolley is ready to grow and that a new community at Bayview Ridge would compete with Sedro-Woolley.

**Patsy Martin (public hearing testimony)**

Ms. Martin indicated that she supports future revisions to the airport overlay zone to make it consistent with the latest WSDOT guidance.

**Ellen Cooley (public hearing testimony)**

Ms. Cooley expressed support for additional industrial zoning at Bayview Ridge.