



**Skagit County Planning & Development Services**  
1800 Continental Place  
Mount Vernon WA 98273  
[www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

# You're Invited!

**Bayview Ridge  
Community Workshop**

**April 21**

join your neighbors in planning  
**the *future* of Bayview Ridge**



**What should development look like?**

**How can we ensure walkability?**

**Where should we put parks?**

**How can we manage stormwater?**

**How can we facilitate transit?**

**How will existing development be affected?**

**Community Planning & Design Workshop**

Wednesday, April 21, 2010 · 6pm to 9pm

Bay View School Cafeteria · 15241 Josh Wilson Rd

**learn more at [www.skagitcounty.net/bayviewridge](http://www.skagitcounty.net/bayviewridge)**

# community planning & design

Skagit County is preparing a Planned Unit Development ("PUD") ordinance for Bayview Ridge to provide appropriate guidelines and regulation for urban-levels of development in the community.

## What is a PUD ordinance?

A PUD ordinance is a method for planning for mixed development in a defined area. A PUD contains varied, but compatible land uses, including housing, recreation, commercial, and industrial. A PUD ordinance may designate where certain types of development can go, the standards for residential construction, even the appearance of streetscapes.

## What's at the workshop?

Skagit County is conducting this workshop to educate community members about the possibilities a PUD ordinance offers, to show examples of how PUD ordinances have worked elsewhere, and to solicit feedback on design examples, illustration, and the process.

## What's after the workshop?

Using the feedback we receive at the

workshop, Skagit County will develop conceptual proposals for display on our website. We'll then conduct a two-week online survey to get further feedback on the concepts.

Once the survey is complete, Skagit County will move forward to develop text of a PUD ordinance. The county Planning Commission will then review that ordinance, and hold at least one public hearing before deliberating and forwarding a recommendation to the Board of County Commissioners.

## Why Bayview Ridge?

Skagit County is required by state law to plan for growth, and by agreement with our cities, must plan for 80% of expected population within urban growth areas. In 1997, Skagit County

designated 4,000 acres at Bayview Ridge as an urban growth area that could accommodate urban levels of development. The 2008 Bayview Ridge Sub-area Plan adopted guidelines for creation of regulations to govern development within the sub-area.

## What exactly is considered part of "Bayview Ridge"?

Avon-Allen Road and a steep hillside form the boundary on the east. State Route 20 and Ovenell Road bound the sub-area to the south. Farm to Market Road forms the westerly boundary. The northern boundary is drawn at Josh Wilson Road.

*For more information, contact Planning Director Gary Christensen at 360-336-9410 or at [pds@co.skagit.wa.us](mailto:pds@co.skagit.wa.us).*



· April 21 ·

Bay View School Cafeteria

## workshop agenda

### 6 pm Introduction

Welcome  
Commissioners' Opening Remarks  
HDR Introductions

### 6:20 BVR Implementation Plan

Project background  
Project next steps

### 6:40 Port of Skagit County

History & plans for future development

### 7 pm Break

### 7:10 PUD Report & LID Techniques

What is a Planned Unit Development?  
What is Low Impact Development?  
Why is it necessary for Bayview Ridge?

### 7:25 PUD & LID Slideshow

Voting ballots  
Information capture

### 7:55 Questions and Answers

### 8:20 Round-Table Working Groups

### 8:45 Review Working Groups Results

### 9 pm Closing Remarks

## how to provide feedback

1

### At the Workshop

The workshop will offer multiple opportunities and methods to communicate your views to planning staff, consultants, and your elected officials. We hope to see you there!

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### Via the Internet

After the workshop, our website will contain feedback and survey tools you can use to send us comments:

[www.skagitcounty.net/bayviewridge](http://www.skagitcounty.net/bayviewridge)

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### Via Letter

You can send written comments on this workshop by April 30 to:

Planning & Development Services  
Attn: Bayview Ridge PUD  
1800 Continental Place  
Mount Vernon WA 98273