

Skagit County has an opportunity during this update of the county Comprehensive plan to correct an action that took place last fall. I speak of the downsizing of the BVR UGA from a residential population forecast of 5600 to 72. The Planning Commission got it right by approving the planned Industrial development modifications but rejecting the reduction of the BVR UGA residential component. Unfortunately the County Commissioners overruled the Planning Commission and destroyed 15 plus years of work and I don't know how many million dollars of taxpayers funds, for which there will probably be no chance to recover.

We now know that the reason for the shift in population allocation was partially due to the Northern State Hospital property and the Janicki Proposal, which was announced earlier this year. This is a project we all need to support and probably will be a huge step forward for Sedro Woolley and the County, but we can have both this project and a still maintain the former BVR UGA boundaries.

The Bouslog property has represented the largest acreage in the BVR UGA other than the airport, since the beginning of the plan. Nearly all of the Bouslog property was converted from residential to Industrial zoning in Dec 2014. As a result the population figure of 5600 was drastically reduced. Presently existing population of the BVR UGA is approx 1883. Adding 72 to that figure is a population of 1955 in 2036. The enclosed Skagit County 2036 Population and Employment Allocations Dated July 2014 shows a population growth during the 2015-2036 period as 0.2% while the Employment Growth rate is 11.2%. Where will the work force live? The 60 acres of property zoned BVR UGA Residential in 2014 and taken out of the UGA in Dec 2014 would represent a population increase of less than 400 persons during the next 20 years. This would make a total population of the BVR UGA of 2355, less than half of the 5600 projected in the original plan.

I urge the county to restore the original residential boundaries of the BVR UGA, to include the 60 acre Knutzen property. The Infrastructure is all in place, and we would like to complete the project soon.

William A Knutzen  
Knutzen Properties LLC

Attachments: 2  
Letter from Gary T. Jones, Attorney  
Projected Population and Employment Allocations

The following comments were suggested by our attorney as an addition to my comments.

The Knutzen property is an example of “territory outside of a city” described in RCW 36.70A.110 (1). It is also adjacent to territory already characterized by urban growth. It was previously designated for residential development at urban density.

As the cities designate area for the projected population for the succeeding twenty year period, the county must decide whether the urban growth areas are sufficient to accommodate a broad range of needs and uses that will accompany the Office of Financial Management population projection. The county shifted industrial growth plans to the BVR-UGA. The county should follow through on its plans to accommodate “work and play” residential zoning on Bay View Ridge while encouraging medical, institutional, commercial, service, retail uses in existing cities.

RCW. 36.70A.350 also allows the County to approve one or more “new fully contained communities” if the process is established as part of its urban growth areas. The concept is well adapted to attract a large employer locating facilities on the Port of Skagit County and the Bouslog owned industrial zoned land which would build a new fully contained community.

Please give these options careful consideration as urban growth is allocated during the next twelve months.

Gary T Jones  
Attorney at Law

# RECOMMENDED SKAGIT COUNTY 2036 INITIAL POPULATION AND EMPLOYMENT ALLOCATIONS

JULY 31, 2014

Urban Growth Areas	2036 Initial	2015 – 2036		2036 Initial	2015 – 2036	
	Population Allocations	Forecast Population Growth	Forecast Population Growth Percent	Employment Allocations	Forecast Employment Growth	Forecast Employment Growth Percent
Anacortes	22,293	5,895	16.5%	10,480	2,076	13.0%
Burlington	14,272	3,808	10.7%	13,412	3,516	22.0%
Mount Vernon	47,403	12,434	34.8%	21,288	4,785	29.9%
Sedro-Woolley	17,069	4,555	12.7%	6,324	1,572	9.8%
Concrete	1,193	320	0.9%	467	109	0.7%
Hamilton	427	114	0.3%	288	66	0.4%
La Conner	1,226	329	0.9%	1,420	329	2.1%
Lyman	605	162	0.5%	38	9	0.1%
Bayview Ridge	1,883	72	0.2%	3,455	1,799	11.2%
Swinomish	3,416	912	2.6%	1,247	290	1.8%
UGAs Subtotal	109,787	28,601	80%	58,419	14,551	91%
Rural (outside UGAs)	45,665	7,150	20.0%	9,343	1,447	9.0%
Grand Total	155,452	35,751	100%	67,762	15,998	100%

Notes: the figures for cities and towns include their associated UGAs. Washington State projections used in employment growth forecast are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Sources: BERK Consulting 2014; Skagit Council of Governments 2014