

NOVEMBER 8,
2021

New Community in Skagit County?



A BIG IDEA

- What is a Fully Contained Community
- Petition Being Considered
- Why We Need More Study



What is a Fully Contained Community?

- Master Planned at urban densities
- Employment
- Schools, recreation, and public facilities
- Mixed Residential
- Dictated by Policies

Developed in a **NEW**
Urban Growth Area (UGA)





Planned Communities in Puget Sound

Results in the Puget Sound are Mixed



High
Investment
Needed



Traffic



Lack of
Employment



Accessible
Housing

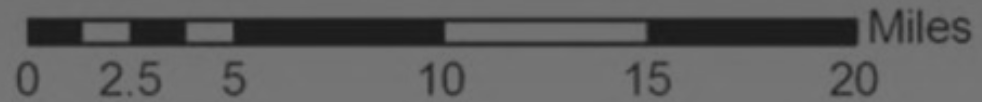


Desirable
Place to Live

Growth Will Come



1 Dot = 1 New Dwelling



73/27

3.2%

0.9%

Urban Rural Split in 2017-2020, 27.1% of new growth occurring in the rural unincorporated County, the goal since 1992 is 20%. 36% of the population lives rural. 900 houses built in the County since 2011, 7,000 more people by 2036.

Employment growth rates tended to be higher than population growth rates for most areas. The County employment growth rate was 3.2%, which is 2.4% higher than forecasted.

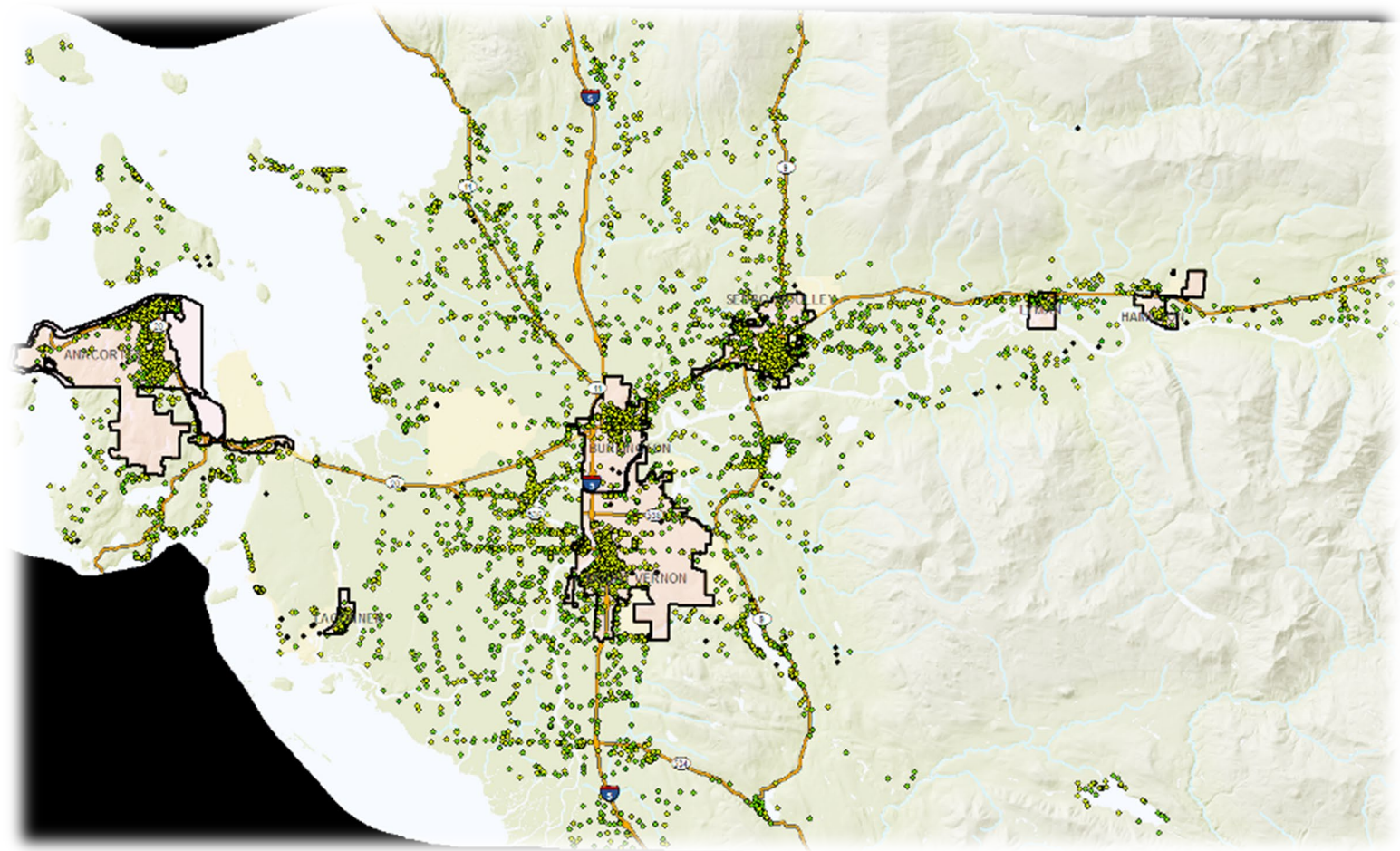
In general, **housing growth rates** tended to be lower than both population and employment rates. The overall housing growth rate was 0.9%. Population grew at 1.7% from 2017-2020.

-SCOG, 2020 Growth Monitoring Report

Growth Will Come with or without a FCC

Dwellings in 1950
1 Dot = Dwelling

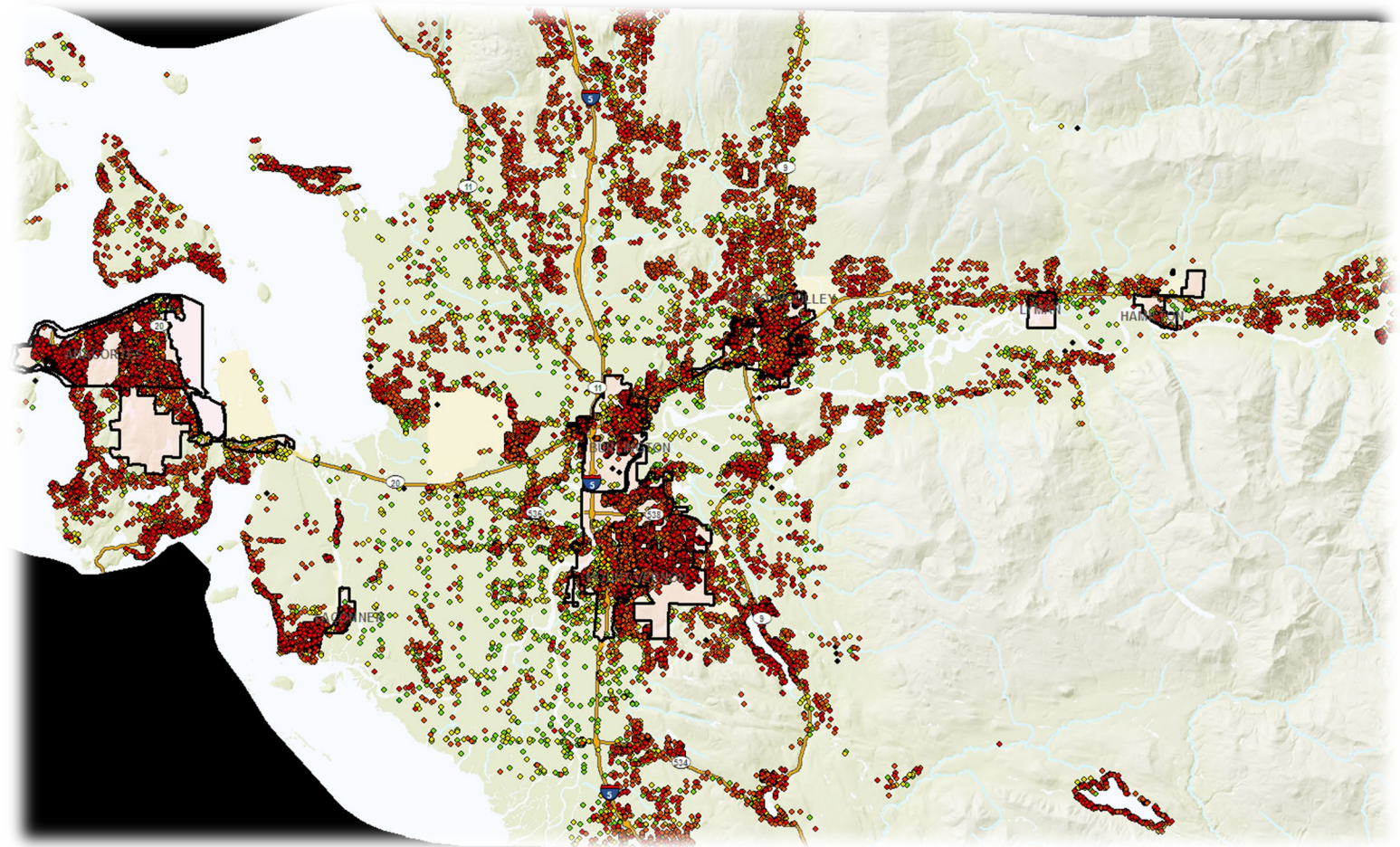
Population 43,000



Growth Will Come with or without a FCC

Dwellings in 2010
1 Dot = Dwelling

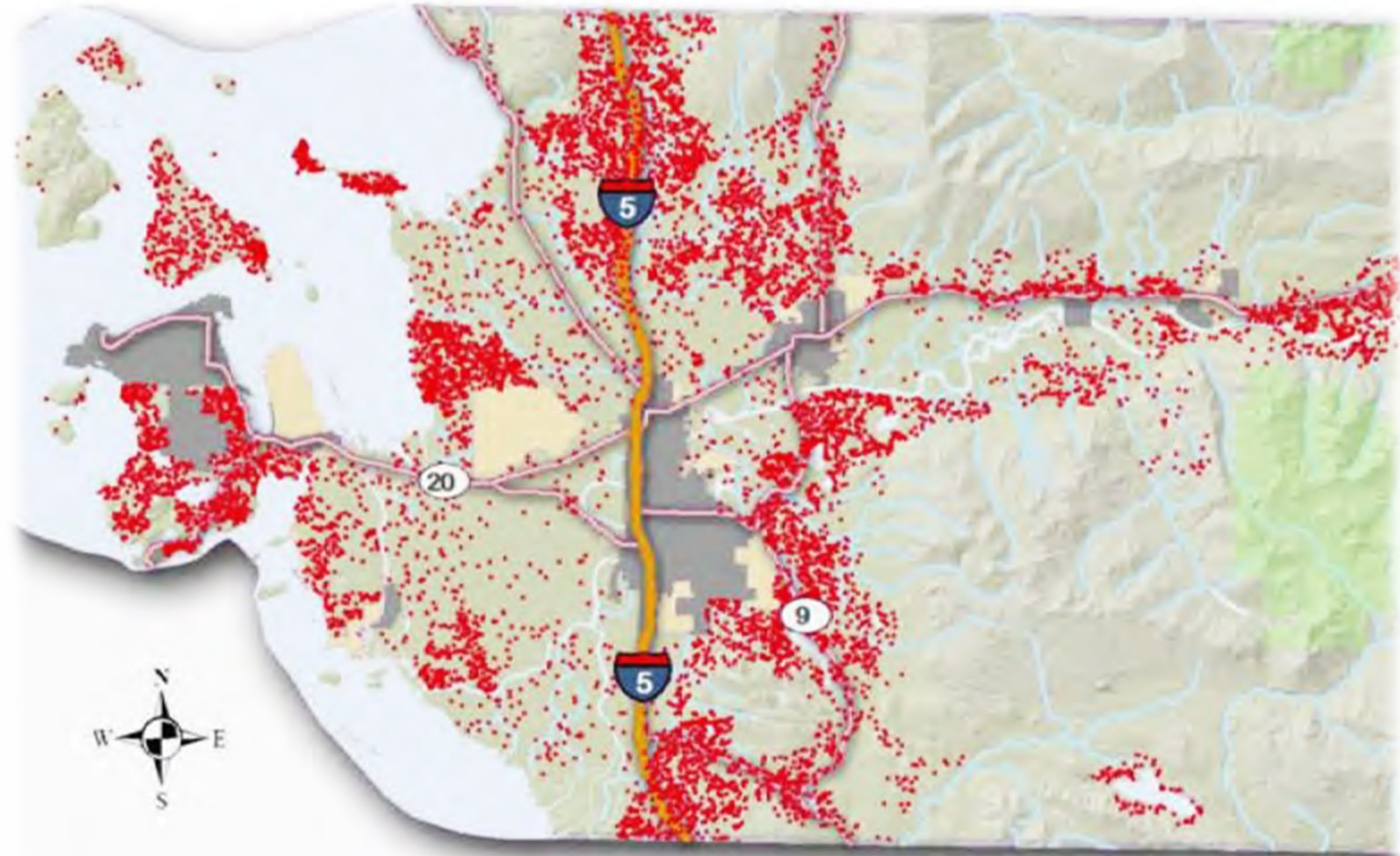
Population 113,000



Growth Will Come with or without a FCC

Full residential
build out
1 Dot = Dwelling

In 2011, there were
some 13,000 potential
development rights in
just the rural,
agricultural, and forest
zones of Skagit County
today, outside of cities
and urban areas.



The Current Proposal

LR20-04: (Skagit Partners, LLC)

Amend the Comprehensive Plan to establish criteria for consideration of a new fully contained community, consistent with Growth Management Act (RCW 36.70A.350).

The petitioner proposal includes amendments to the development regulations and the Countywide Planning Policies. The Board of Commissioners did not include these amendments in the docket.

- The County should decide if a FCC is needed before further reaching changes are considered.
- State law requires this before a new community can be permitted



What is Not Proposed

- A project-specific FCC is not proposed by these amendments.
- Amendments to the population allocations in the cities
- Additional population growth in the County – 80:20 urban to rural population allocation goal maintained



Goals May or May Not Coincide

County has goals related to future growth:

- Preserving working landscapes
- Provide accessible and affordable housing options to Skagitonians.
- Minimize environmental impacts - Protecting the Ecological significance of the Skagit River and the N. Cascades.
- Reduce suburban sprawl, by encouraging up-not out.
- Equity and accessibility in housing choices



A historical map of a town, likely Skagit County, Washington, showing a river, streets, and buildings. The map is in a light blue and grey color scheme. The text "More Study is Needed" is overlaid in white. A blue horizontal bar is at the bottom of the image.

More Study is Needed



Good Planning Requires Good Information

- How much development can we expect in the unincorporated county?
- Where are the workers in Skagit County living?
- How does sprawl effect salmon, clean water, hydrology, flooding?
- How will the proposal or alternative impact transportation?
- What locations are safe from natural hazards?
- What are the likely impacts compared to existing pattern of growth?
- How would the FCC slow growth in the unincorporated areas?



town while dual core areas
area with rail, vehicular and trail

A Non-project EIS is designed to Study Impacts

Facilitates community involvement

Evaluates the proposal's likely impacts

Integrates into the Comprehensive Plan
amendment process

Looks at alternatives

Requires additional time (12 + Months)



More Study is Needed



Working with a Consulting Firm



Public Scoping period in January



Open dialog about Growth



Wrap Up

- What is a FCC?
- Current proposal – Policies
- More Study – A EIS is necessary

Your Questions