

Zoning & Infrastructure

Land Use & Zoning

The Northern State Recreation Area property is located in a rural area of Skagit County. Currently, the site is zoned Public Use District (P) and the lower 2/3rds is in the urban growth area of Sedro-Woolley. Lands adjacent to the site are a mixture of houses on small and large parcels and farms. The Comprehensive Plan designations consist of Rural (RU), Agricultural Reserve (AR), and Residential (R) districts. While this part of the County remains rural in nature, there are a substantial number of homes in close proximity to the site and based on existing and projected growth patterns, the number of houses is likely to increase significantly.

Roadways & Circulation Patterns

Highway 20 on the South, Fruitdale Road on the West, and Helmick Road to the East border NSRA. Highway 20 is a two-lane highway with no center turn lane and can receive high traffic volumes (8,600 vehicles per day is the estimate by Washington State Department of Transportation). Fruitdale Road and Helmick Road are both two-lane county roads. Currently, the primary access to NSRA is from Helmick Road, which is on the counties transportation plan to be upgraded.

Utilities

Currently, there is no potable water available on the site. At one time there was a water line and multiple wells throughout the site. Today, the line is damaged but the wells still exist (one is artesian during the spring). Electrical, telephone, and natural gas service is available to the abandoned dairy barns. There is an existing electrical line that extends north through the site that historically provided power to the pumps in the interior of the property. An 18-inch sewer line along Fruitdale road could be accessed to meet future park demands.