

# MEMORANDUM

**DATE:** November 04, 2024  
**TO:** Skagit County Planning and Development Services  
**FROM:** Joel Farias and Clay White, Kimley-Horn and Associates  
**RE:** Skagit County Bayview Ridge Employment Land Capacity Analysis

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## Purpose

This document serves as an amendment to the Housing Land Capacity Memo prepared by BERK Consulting.

The purpose of this document is to provide a summary of the land capacity for new commercial and industrial production in the Bayview Ridge UGA of Skagit County under current land use designations and zoning. This analysis addresses Growth Management Act (GMA) requirements for jurisdictions to demonstrate sufficient capacity to accommodate employment projections. Results of the land capacity analysis will support the development of the Comprehensive Plan periodic update due in 2025.

## Overall Approach

Skagit County’s [2045 allocation of Population, Housing and Employment](#) was adopted by the Growth Management Act Steering Committee (GMASC) composed of cities, towns, and Skagit County in December 2023. While the December 2023 population and housing targets are currently under consideration for amendment, no changes are being proposed to the employment allocations (See [Appendix A](#) for Final 2045 Employment Allocations). **Exhibit 1** indicates 2045 employment allocation of 1,939 new jobs for Bayview Ridge. Bayview Ridge was not allocated any housing or population.

**Exhibit 1. Employment Allocation in Bayview Ridge 2022-2045**

	2022 Employment	2045 Employment Targets	2022-2045 Employment Growth	Percent Total Growth
Bayview Ridge	2,962	4,901	1,939	9%

Source: Skagit County Council of Government (SCOG) Resolution 2023-01

## Commercial and Industrial Land Capacity Analysis Methodology

The analysis has been prepared using the methodology described in the [Sedro-Woolley 2015 Buildable Lands Analysis](#) which was based on the 2010 Buildable Lands & Land Capacity Analysis Report by the

City of Mount Vernon Community and Economic Development Department. The countywide [Skagit County Industrial Land Study](#) completed by ECONorthwest in December 2014, aerial imagery, and Skagit County's iMap were also used in this analysis. A Bayview Ridge UGA zoning map is included in Appendix B.

The following steps were used in this analysis:

- Evaluate the suitability of land for future development allowed by current County zoning.
  - Identify and remove areas in public uses (parks, schools, public facilities, capital infrastructure, etc.).
    - Any fully developed properties were removed from the analysis.
    - Any properties with utility use, such as pump stations, storm ponds, transformers, etc. were removed from the analysis.
  - Identify regulated environmentally critical areas, protected natural resource areas, and environmental hazards (geologic hazard areas, flood-prone areas, etc.) that could make these lands unsuitable for future development.
    - Large wetlands and utility easements make up the majority of undevelopable lands in Bayview Ridge.
    - All parcels with less than 10,000 square feet of developable area after the critical area deduction was removed from the analysis.
  - Evaluate the remaining areas for development suitability, including but not limited to the following characteristics:
    - Remaining development area after fully developed, public, and critical areas were removed (674 acres)
    - Prevailing land use patterns and current level of development.
- Determine assumed employment density and calculate capacity
  - Determine zoning of suitable land areas
    - All non-residential zones in Bayview Ridge are Industrial.
    - Industrial employment density was set to 6.5 jobs per acre for industrial zoned land (BR-HI and BR-LI).
    - The Aviation related zones were set to a lower job density of 4 jobs per acres (AVR and AVR-L).
  - Calculate estimated land capacity within suitable land areas in each zone.

## Capacity by Zone

**Exhibit 2** identifies industrial development capacity by zone within Bayview Ridge. Results show capacity for about 2426 jobs and a surplus of 487 jobs over the 2045 employment allocation.

**Exhibit 2. Industrial Development Capacity by Zone in Bayview Ridge**

Bayview Ridge UGA Industrial Zones	Zoning	Net Acres Developable (after critical areas deduction)	Infrastructure Deduction (20%)	Market Factor (25%)	Net Buildable Acres	Job Density	Employment Capacity (jobs)
<b>Aviation Related</b>	AVR	54.11	43.29	32.47	32.47	4	129
<b>Aviation Related-Limited</b>	AVR-L	79.94	63.95	47.97	47.97	4	191
<b>Heavy Industrial</b>	BR-HI	171.38	137.10	102.83	102.83	6.5	668
<b>Light Industrial</b>	BR-LI	368.79	295.03	221.27	221.27	6.5	1,438
<b>Total</b>		<b>674.22</b>	<b>539.37</b>	<b>404.53</b>	<b>404.53</b>		<b>2,426</b>

Source: Skagit County GIS, 2024, Kimley-Horn 2024

## Next Steps

The County has sufficient employment capacity within the Bayview Ridge UGA to meet the employment allocation allotted to Bayview Ridge through 2045.

# Appendix A

## Final 2045 Employment Allocations

### ~~INITIAL~~ **FINAL** 2045 EMPLOYMENT ALLOCATIONS IN SKAGIT COUNTY

Urban Growth Areas	2022 Employment Estimates	2045 <del>Initial</del> <b>Final</b> Employment Allocations	2022-2045 Projected Employment Growth		
			Amount	Percent of Total Growth	Percent Growth by Area
Anacortes	9,503	12,648	3,145	15.3%	33.1%
Burlington	11,640	17,410	5,770	28.1%	49.6%
Mount Vernon	18,781	23,559	4,778	23.3%	25.4%
Sedro-Woolley	4,640	7,040	2,400	11.7%	51.7%
Concrete	391	506	115	0.6%	29.4%
Hamilton	466	489	23	0.1%	4.9%
La Conner	1,020	1,905	885	4.3%	86.8%
Lyman	56	76	20	0.1%	35.7%
Bayview Ridge	2,962	4,901	1,939	9.4%	65.5%
Swinomish	1,140	1,579	439	2.1%	38.5%
<b>UGAs Subtotal</b>	<b>50,599</b>	<b>70,113</b>	<b>19,514</b>	<b>95.1%</b>	<b>N/A</b>
Rural (outside UGAs)	8,972	9,987	1,015	4.9%	11.3%
<b>Grand Total</b>	<b>59,571</b>	<b>80,100</b>	<b>20,529</b>	<b>100.0%</b>	<b>N/A</b>

Notes:

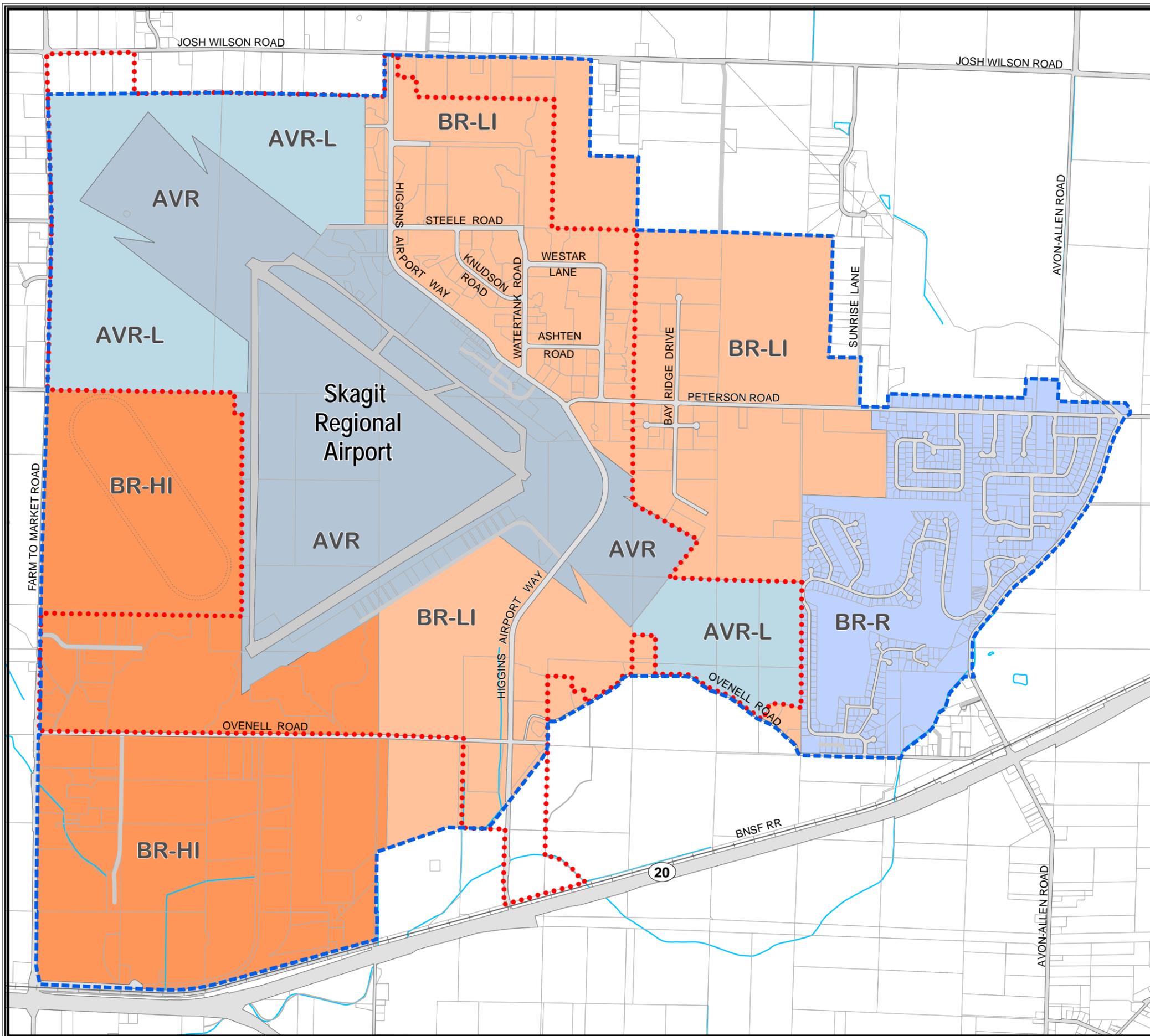
- Percentages may not sum due to rounding.
- Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
- UGA is "Urban Growth Area".

~~4. The 2015 Planned Action Environmental Impact Statement for the SWIFT Center (formerly known as the "North Cascades Gateway Center") in Sedro Woolley anticipates 2,855 additional jobs from 2016-2036. These additional jobs are not explicitly included with the 2045 initial final employment allocation, though the land capacity analysis Sedro Woolley conducts, and regional reconciliation process expected to begin in late 2024, can account for additional planned employment growth.~~

4. Allocations for the Swinomish Urban Growth Area provided for informational purposes only. Skagit County did not conduct a land capacity analysis for this UGA due to jurisdictional challenges on tribal lands.

# Appendix B

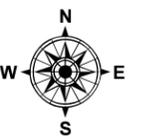
[Bayview Ridge Subarea Plan maps](#)



## LEGEND

-  Urban Growth Area Boundary
-  Port of Skagit County Boundary
-  [AVR] Aviation Related
-  [AVR-L] Aviation Related - Limited
-  [BR-R] Bayview Ridge Residential
-  [BR-LI] Bayview Ridge Light Industrial
-  [BR-HI] Bayview Ridge Heavy Industrial

August 27, 2014



## BAYVIEW RIDGE SUBAREA PLAN

### Land Use Plan

Figure 2-1

# Bayview Ridge UGA Commercial and Industrial Land Capacity Analysis Map

- Legend**
- Vacant
  - Partially Used
  - UGA Boundary
  - Tax Parcels

As part of the Skagit County Land Capacity Analysis, this map has been prepared to portray the parcels in the Bayview Ridge UGA which were identified to have employment capacity.

Per the methodology, certain parcels were removed and are not shown as having capacity in the analysis.

**Undevelopable Parcels**

- Undevelopable parcels include:
- Fully developed lots
  - Small lots (under 10,000 sf)
  - Lots encumbered more than 90% by critical areas or undevelopable land (easements)
  - Lots zoned Residential (BR-R)

*This map was prepared using best available public data and should not be used for any purpose outside of this land capacity analysis.*

