

**AVALON** SKAGIT PARTNERS

# FULLY CONTAINED COMMUNITIES

## SKAGIT PARTNERS' PROPOSED AMENDMENTS

Small text at bottom: Skagit County Board of Commissioners November 5, 2018

### WHAT CHANGES HAS SKAGIT PARTNERS PROPOSED?

1. Comprehensive Plan text changes
2. Countywide Planning Policy changes
3. Skagit County Code amendment
4. Comprehensive Plan Map changes reserving the land Avalon would be sited on for a fully contained community

Allows Skagit County to process a fully contained community application

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### "FULLY CONTAINED COMMUNITY" DEFINED

**RCW 36.70A.350**  
New fully contained communities

- Outside existing UGA
- Mix of uses including housing, jobs, and services
- Affordable housing for a broad range of income levels
- Adequate environmental protections
- New infrastructure, transportation planning, and impact fees
- Protections for abutting non-urban uses

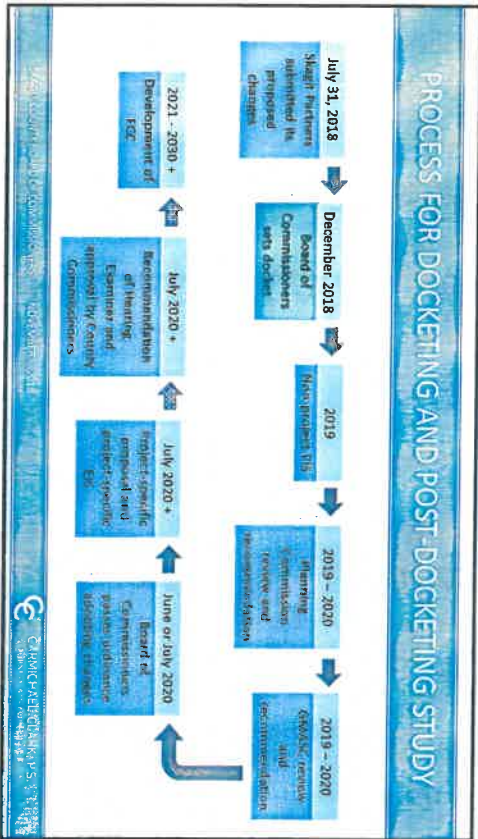
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### SPECIFICS ON THE COUNTY-WIDE PLANNING POLICIES

1. Allow urban growth to take place in designated fully contained communities
2. Allocate an additional future population of 8,500 to Avalon
3. Will not affect the population allocation of any city



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### COMMUNITY SUPPORT

"I strongly encourage your consideration of the docketing request. I hold in high regard many of the partners behind this proposal. Many of them have served our county well as leaders, philanthropists, and community and civic voices of reason with purpose. In our democratic processes, we need to honor the voices of all our citizens and give them their due right to at least be heard."

- Joan Penney, *Letter of Support*

"... we fully support, recommend and encourage the docketing of this proposal for 2019 to get things started."

- Charles W. Chider, Executive Officer, Skagit/Island Builders Association, *Letter of Support*

### WHY SHOULD SKAGIT PARTNERS' PROPOSED AMENDMENTS BE DOCKETED?

1. Continue to learn more about the proposal
2. EIS will reveal new data on:
  - a) Housing needs and inventory
  - b) Utility and transportation needs
  - c) Population
  - d) Economic growth
3. EIS will be at Skagit Partners' expense
4. Community support

### ADDRESSING CONCERNS

- Fully Contained Communities are allowed under the GMA
- ORM numbers can accommodate 8,500 people in Avalon without reducing the population allocation to any other community
- Fully Contained Communities embody the goals of the GMA
- Fully Contained Communities help control sprawl
- Processing Skagit Partners' proposed amendments will not be excessively expensive for Skagit County

### FULLY CONTAINED COMMUNITIES MEET GMA GOALS

RCW 36.70A.020  
Planning goals.

- (1) Urban growth.
- (2) Reduce sprawl.
- (4) Housing.
- (5) Economic development.
- (12) Public facilities and services.



### FULLY CONTAINED COMMUNITIES DO NOT CREATE SPRAWL

- All development is within boundaries of the fully contained community.
- Fully contained community reduces demand for land outside UGAs, reducing sprawl.
- Sprawl near a fully contained community can be addressed through zoning regulations.



### EXAMPLE: TEHALEH, BONNEY LAKE, WA

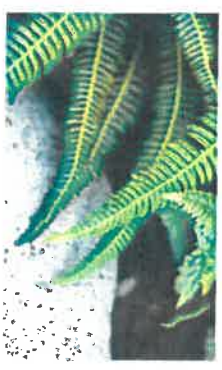


- Selling approximately 300 homes per year – strong demand for more housing
- 30% of housing is affordable
- 2 new elementary schools already constructed, more schools to come
- 10% of land set aside for commercial and civic uses
- Almost 40% of land set aside for natural recreation



### NO EXCESSIVE EXPENSE

- Costs of the EIS will be born by Skagit Partners.
- Skagit Partners has proposed funding a new staff position.
- Skagit Partners predicts costs will be reasonable.



### WHERE IS AVALON?



Source: County Planning Department, Skagit County, WA. Modified by CMHC, Inc. 2018. © 2018 Skagit County Planning Department

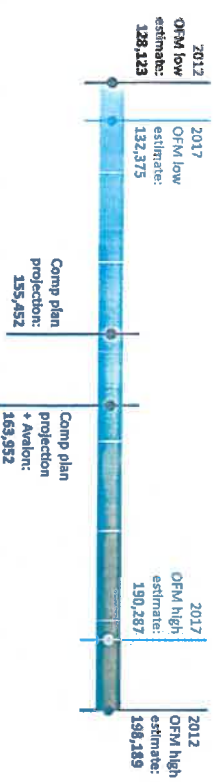
### WHAT IS AVALON?



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### CONSISTENT WITH OFM POPULATION PROJECTION

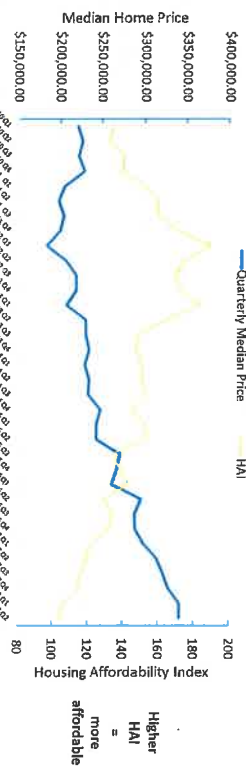
#### SKAGIT COUNTY POPULATION 2036



Source: Skagit County Planning Department, Skagit County, WA. Modified by CMHC, Inc. 2018. © 2018 Skagit County Planning Department

### HOME PRICES INCREASE & AFFORDABILITY DECREASES

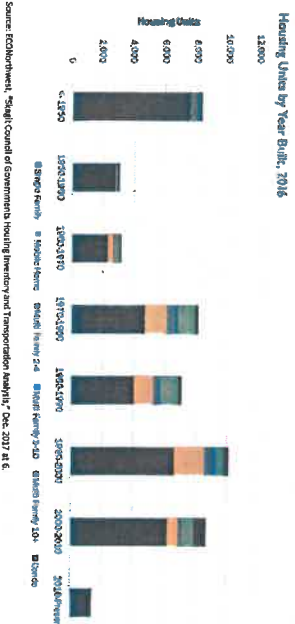
Quarterly Median Home Price and Housing Affordability Index, 2010-2018Q2



Graph made with data produced by the Washington Center for Real Estate Research at the University of Washington, available online at <http://realstats.washington.edu/research>

Source: Skagit County Planning Department, Skagit County, WA. Modified by CMHC, Inc. 2018. © 2018 Skagit County Planning Department

## LACK OF HOUSING INVENTORY



## HOW WOULD AVALON HELP?

- Avalon will provide a predictable stream of thousands of buildable lots, increasing inventory.
- Both single- and multi-family homes will be available, at a variety of price points.
- May help slow the growth of home prices
- More employers will locate in Skagit County because their employees will have more housing options.



## LACK OF HOUSING HARMS THE ECONOMY

"Companies are telling me, 'I could grow but can't get people to come here, ... I've heard of applicants turning down jobs here after discovering they can't find a place to live.'"

- Andrew Miller, Economic Development Alliance of Skagit County, *quoted in Weinberg, Aaron, "EDASC coordinating growth among local industries," Skagit Valley Herald, June 8, 2017.*

"Companies won't be able to expand, they won't relocate here, and... they might leave."

- John Sternlicht, CEO of Economic Development Alliance of Skagit County, *quoted in Stone, Brandon, "ESASC: Housing shortage hurting economy," Skagit Valley Herald, Nov. 10, 2017.*

## ADDITIONAL BENEFIT – UTILITY CONNECTIVITY

- Samish Water District and Skagit PUD No. 1 have both issued letters stating availability.
- No exempt wells or septic systems that currently characterize growth in rural Skagit County.



### JOBS

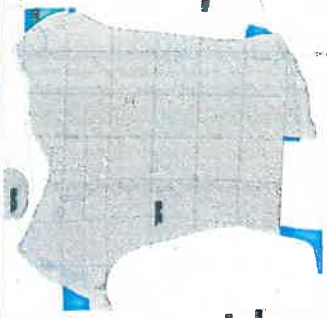


- Avalon would provide:**
- Around 1,000 jobs during ten years of construction, and
  - Around 200-300 full time permanent jobs upon completion (not including the school).

- Which means:**
- More jobs for area residents, and
  - More money in Skagit County for people to spend locally.



### ADDRESSING CONCERNS



- Mineral Resources Overlay
- Land In the Avalon Proposal that does not have a mineral resources overlay



### HOW WOULD AVALON HELP?

“As a housing advocate, I encourage leadership, county wide, to consider any opportunity to learn more about a housing project in order to help close the current housing shortage that is impacting our community on a number of levels.”

- Joan Penney  
*Letter of Support*

Skagit County Board of Commissioners November 15, 2018



### CONCLUSION

- Skagit Partners has proposed amendments that would allow fully contained communities in Skagit County.
- The proposed amendments should be docketed to allow further study.
- Both the proposed amendments themselves and further study will benefit Skagit County.
- Docketing the proposed amendments does not mean that Avalon will be built.

Skagit County Board of Commissioners November 15, 2018





AMION

SKAGIT PARTNERS

# QUESTIONS?

SKAGIT COUNTY BOARD OF COMMISSIONERS NOVEMBER 2018

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