

Addendum No. 4 to, and Adoption of the Draft and Final Environmental Impact Statements for the Bayview Ridge Subarea Plan and Development Regulations

DESCRIPTION OF PROPOSAL: A non-project, legislative action proposing modifications to the Skagit County Comprehensive Plan map, the Bayview Ridge Subarea Plan, and associated implementing regulations within Skagit County Code Title 14, the Unified Development Code.

PROPONENT/LEAD AGENCY: Skagit County Planning and Development Services

LOCATION OF PROPOSAL: Unincorporated Skagit County.

PURPOSE OF THE SEPA ADDENDUM: This is a SEPA addendum and notice of adoption of the draft and final EIS, drafted pursuant to WAC 197-11-600, assessing proposed changes to the Skagit County Comprehensive Plan map, the Bayview Ridge Subarea Plan, and associated implementing regulations within Skagit County Code Title 14, the Unified Development Code. Past environmental documents applicable to this action are:

1. Bayview Ridge Subarea Plan and Development Regulations Draft Environmental Impact Statement, April 2003.
2. Bayview Ridge Subarea Plan and Development Regulations Final Environmental Impact Statement, February 2004.
3. FEIS Addendum #1 (April 11, 2008)
4. FEIS Addendum #2 (April 25, 2008)
5. FEIS Addendum #3 (October 3, 2013)

FINDINGS: This is an addendum to the environmental documents cited above. This addendum provides a summary of the proposed changes to the Bayview Ridge Subarea Plan and the Skagit County Comprehensive Land Use and Zoning Map, and associated implementing regulations within Skagit County Code Title 14, the Unified Development Code and discusses key aspects and information about the proposal. This proposal falls within the range of alternatives and impacts analyzed in the environmental documents which this document is provided as an addendum to those documents referenced above. This addendum does not substantially change the analysis of probable significant adverse impacts and alternatives in the existing environmental documents. This addendum will be circulated for review pursuant to WAC 197-11-625.

TITLE OF DOCUMENT: Bayview Ridge Subarea Plan (September, 2014).

DOCUMENTS ARE AVAILABLE AT: Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA 98273. Also available for viewing online at: www.skagitcounty.net/bayviewridge.

DESCRIPTION OF PROPOSAL: The proposal is a package of amendments to the Skagit County Comprehensive Plan map, the Bayview Ridge Subarea Plan, and associated implementing regulations within Skagit County Code Title 14, the Unified Development Code. The proposal, as generally described, consists of the following text and map amendments:

- **Bayview Ridge Subarea Plan text amendments**
 - reorganization and consolidation of repetitive narrative;
 - consolidate the Existing Conditions chapter into the introduction;
 - delete the Community Center chapter;
 - refocus the Housing chapter on the existing housing supply;
 - include new policies to require trails throughout the industrial development and integration with the Port's trail system;
 - updates to the Capital Facilities chapter;
 - move all the text about consistency with other plans and policies to an appendix;
 - remove the AEO maps and references to them, so they can be adopted within the AEO ordinance and without requiring a comprehensive plan amendment;
 - move all the historical narrative to a new appendix

- **Skagit County Comprehensive Plan and Bayview Ridge Subarea Plan map amendments**
 - change approximately 106 acres of unused Residential designation to Light Industrial;
 - change approximately 64 acres of Urban Reserve designation to Light Industrial;
 - change approximately 394 acres of existing Light Industrial to new AVR-L designation;
 - change approximately 3 acres of the Community Center zone to Light Industrial (but allow commercial uses along Peterson Road);
 - downsize the urban growth area boundary by approximately 358 acres, and designating the land outside the UGA as Rural Reserve.

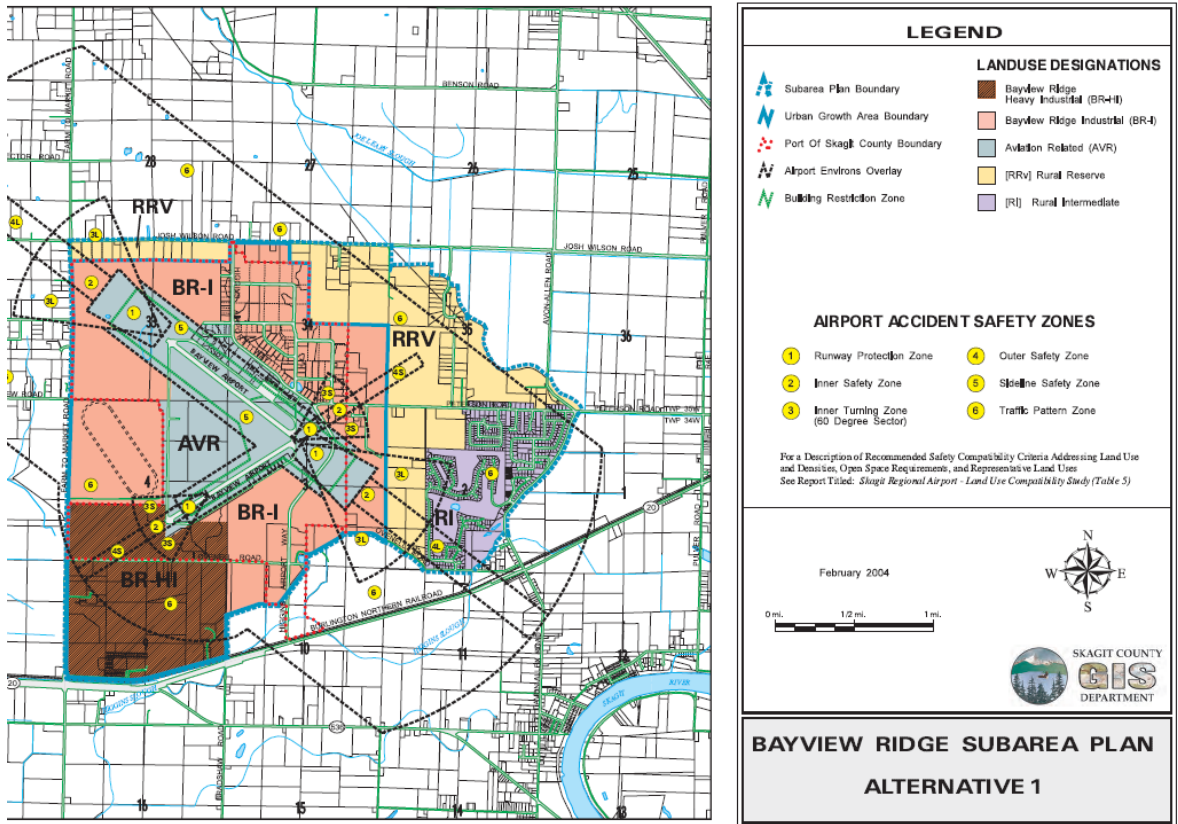
- **Airport Environs Overlay (AEO) map and text amendments**
 - expand the AEO consistent with the Port's planned extension of its main runway;
 - revise the shape and size of airport compatibility zones 1-6 for consistency with the WSDOT 2011 Airport and Compatible Land Use program Guidebook including prohibiting schools within the overlay;
 - reorganize the text for clarity.

The proposed amendments, as generally described above and in more detail in the proposal itself, relating to the Skagit County Comprehensive Plan map, the Bayview Ridge Subarea Plan, and associated implementing regulations within Skagit County Code Title 14, the Unified Development Code, are similar to Alternative 1 in the Bayview Ridge Subarea Plan and Development Regulations Draft (April 2003) and Final (February 2004) Environmental Impact Statement (FEIS). Alternative 1 analyzed an area that included a industrial UGA which contained the Skagit Regional Airport and Port of Skagit properties and some privately owned industrial properties in and around the airport. No residential development, existing or contemplated, was proposed to be included in the UGA under the FEIS Alternative 1.

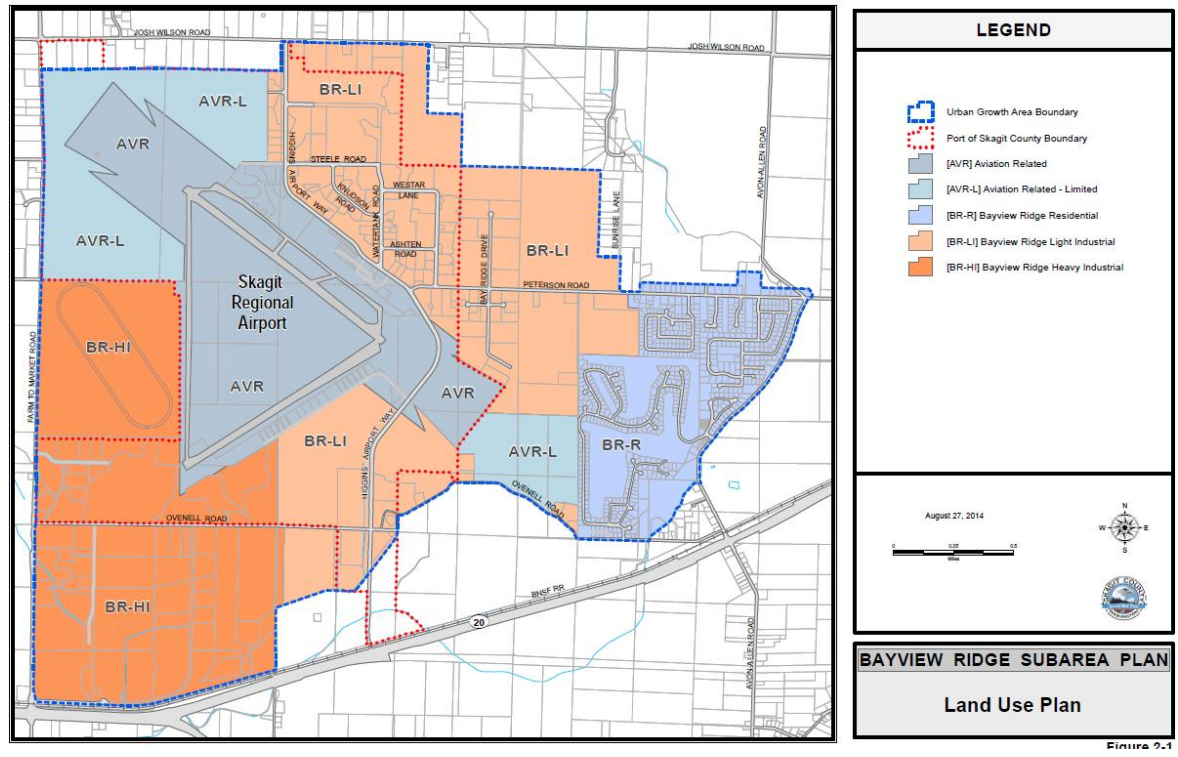
The Bayview Ridge Subarea Plan proposes a revised Urban Growth Area that includes approximately 3,586 acres; and, retains privately owned industrial properties in and around the airport; retains Port of Skagit owned and leased industrial and aviation related designated lands, creates a new AVR-L designation with 20 acres of developable land, and transfers 166 acres of previously designated light

industrial lands to privately owned land for light industrial uses; retains in the UGA existing residential land generally described as a narrow band of land north of and adjacent to Peterson Road, and land south of Peterson Road, west of Avon Allen Road, north of Ovenell Road, and including parcels around the Skagit Country Club and Golf Course; and, redesignates other non-UGA lands within the Subarea as Rural Reserve (RRv). The natural and build environmental impacts and proposed mitigation, anticipated development and build-out, public services and utilities, and infrastructure needs between Alternative 1 of the EIS and the proposal are similar in nature.

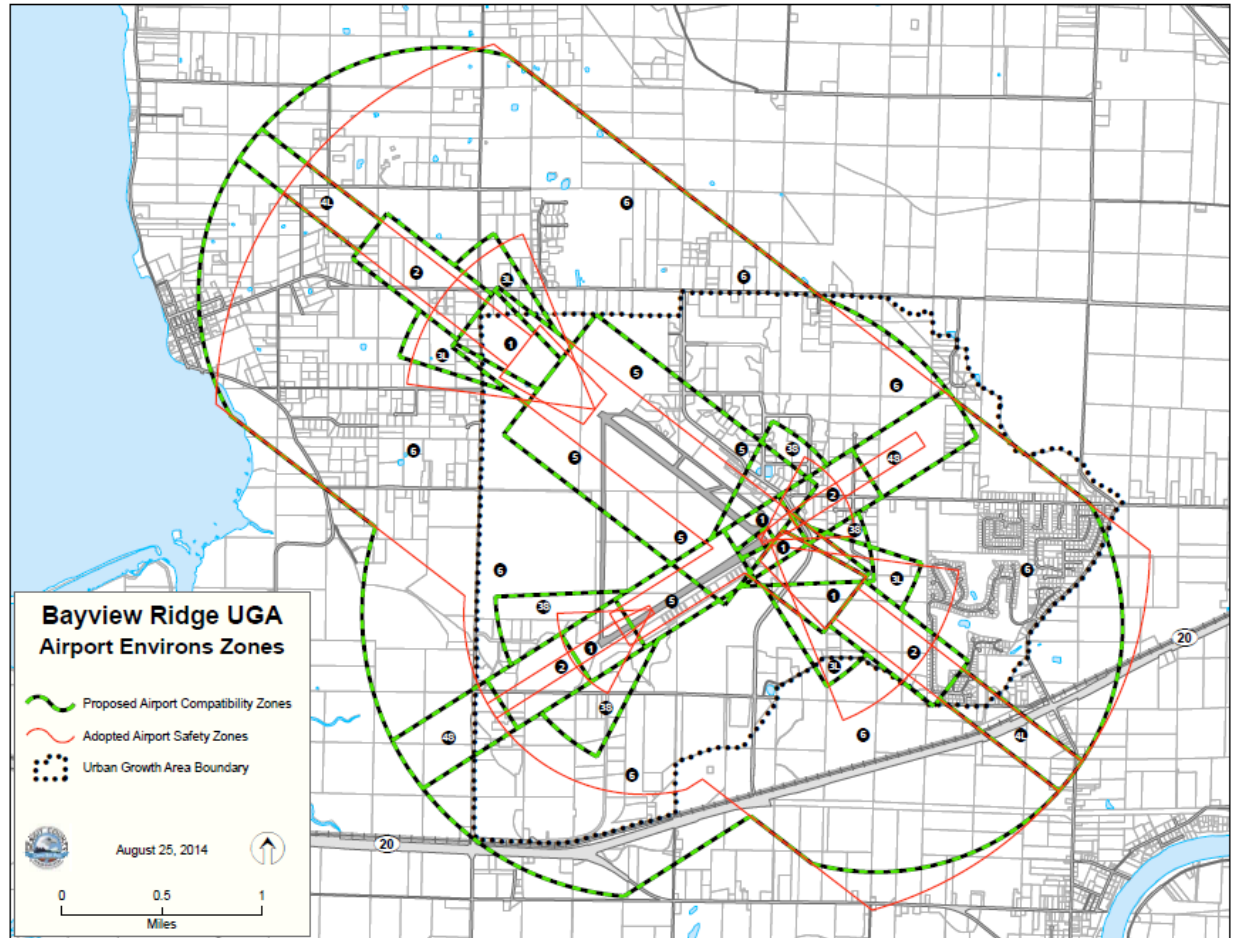
Bayview Ridge Subarea Plan FEIS, Alternative 1 (February, 2004)



Bayview Ridge Subarea Plan Proposed UGA and Land Uses (September, 2014)



Airport Environs Overlay (AEO) Zone Existing and Proposed (September, 2014)



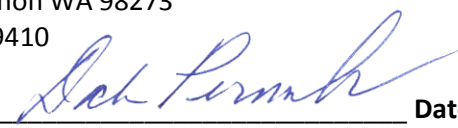
In addition, on July 31, 2014, the Skagit County Growth Management Act Steering Committee (GMASC) met and approved initial population and employment allocations for the next 20 year planning horizon (through 2036) pursuant to the requirements of the Growth Management Act (RCW 36.70A). These new allocations are more consistent with Alternative 1 of the EIS and the proposed Bayview Ridge Subarea Plan. The proposal recognizes a UGA with more light-industrial zoning and uses compatible with airport operations, and a residential area that includes only pre-existing residential development, all of which are to promote the community's public health, safety, and general welfare.

REQUIRED APPROVALS: Skagit County Board of Commissioners formal action by ordinance

CIRCULATION AND COMMENT: This addendum is being sent to all parties on the distribution list appended to this document, in accordance with WAC 197-11-625. No comment period is required for this addendum.

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Signature:  **Date:** 9/2/2014
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