

June 25, 2012



3 C's
Betsy Stevenson
Dale Pennula
Tim Holloran

Skagit County Commissioners
1800 Continental Place #100
Mount Vernon, WA 98273-5625

ATTN: Ron Wesen, Kenneth Dalhstedt, Sharon Dillon

Dear Commissioners:

It has come to our attention that the draft Shoreline Master Plan ("SMP") update, which was just made public, would bring about a massive downzone of properties and have far reaching impacts not only on shorelines but on the entire County.

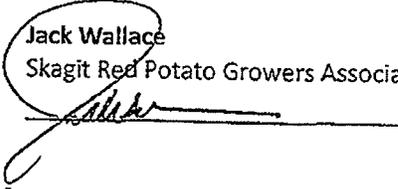
1. The draft SMP would downzone and devalue most flood plain and shoreline properties in Skagit County - reducing the County's tax base while dramatically increasing the County's regulatory burden and expense.
2. The draft SMP would convert shoreline setbacks into "critical area buffers" (page 149) (on lakes, ponds, rivers, bays, ditches, etc.) that the County can require to be fenced (page 107), and nearly all shoreline residences would become "nonconforming structures" under the draft SMP.
3. Under 14.26.500 of the draft SMP, the County can choose, on a case-by-case basis, to substitute other jurisdictions' regulations into its code, including Tribal regulations, and enforce those regulations against Skagit citizens (page 99).
4. The entire SMP uses vague conceptual language instead of clear objective terms, which will create unfairness and empower the County with unfettered discretion to expand the reach of the SMP through administrative interpretation. This intentional ambiguity makes it impossible for interested parties to know the true extent of this alarming regulatory expansion.
5. The entire 100 year floodplain is regulated under the SMP (pages 157-158). Construction in any area requiring special flood damage prevention measures is forbidden. This would prevent new construction in any area where buildings have to be elevated, or where breakaway walls or flood openings are required - much of our saltwater shoreline as well as 100-year floodplain.
6. The draft SMP would harm the County's valuable agricultural industry, and all businesses operating in the 100-year floodplain, by imposing new regulations and burdens.
7. The draft SMP would threaten landowners' privacy by allowing the County to require public access as a condition of plan approval or as mitigation, and require owners to grant the County an easement for access to inspect private property without cause.

8. The draft SMP allows the County to charge citizens (even in connection with single-family residential projects) not only for supposed harm caused by them, but also for the "cumulative impacts" of past and future projects.
9. The draft SMP may impair the ability of Dike and Drainage Districts to feasibly do their jobs and thus threatens public safety.

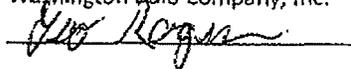
This draft SMP, if implemented in anything resembling its current form, would cause serious harm to the economy of Skagit County, would force the County to commit vast sums to additional regulatory efforts, and would erode its tax base. A thorough study of the economic impacts of this SMP is essential before this process continues. This draft SMP would certainly embroil the County in litigation.

We ask the Board of County Commissioners to allow additional time for review and comment at this stage of the planning process, before drafts are sent to other jurisdictions, so that the direction of the effort to update the SMP can be changed to remedy the glaring problems caused by this plan. There are many steps the County Commissioners can take pursuant to RCW 90.58 that will limit the economic damage this SMP would cause, and to preserve private property rights. We would like to meet with the Skagit County Commissioners to discuss changes to the draft SMP.

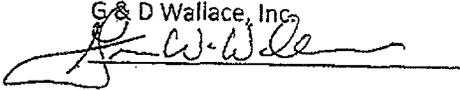
Jack Wallace
Skagit Red Potato Growers Association



Leo Roozen
Washington Bulb Company, Inc.

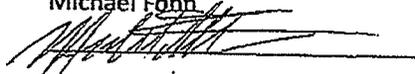


George Wallace
G & D Wallace, Inc.

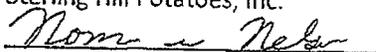


Cheryl Bishop
Cheryl R. Bishop

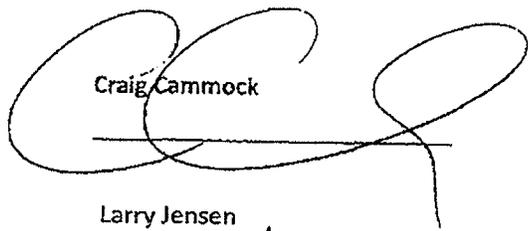
Michael Fohn



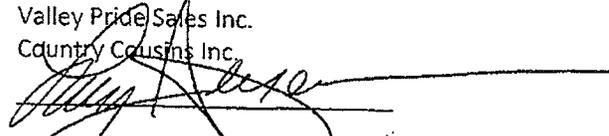
Norm Nelson
Sterling Hill Potatoes, Inc.



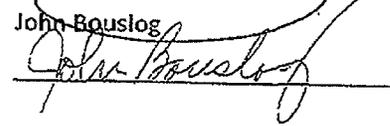
Craig Cammock



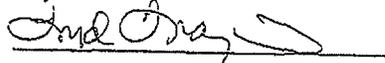
Larry Jensen
Valley Pride Sales Inc.
Country Cousins Inc.



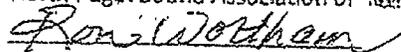
John Bouslog



Loyd Frazier



Ron Wortham
North Puget Sound Association of Realtors



Steve Sakuma
Sakuma Brothers Farms Inc.

Don Peth
John Peth & Sons

Brad Smith
Darrin Morrison
Smith & Morrison Farms

Tom Hulbert
Jack Hulbert
Hulbert Farms, Inc.

