

Josh Axthelm

March 16, 2009

To the Skagit County and the City of Mount Vernon,

On behalf of the Dike and Britt Road Landowners Association, I, Josh Axthelm, respectfully submit the following comments:

The City of Mount Vernon, in the latest amendment to the Comprehensive Plan dated 2008, has referred to the Dike, the land between the Dike and the Skagit River, and the Britt Slough in South Mount Vernon as Proposed Open Space/Public Access Trails. (See attached map from the City of Mount Vernon Comprehensive Plan; exhibit "A1/A2")

Skagit County, has made proposals and land use changes in the new "Urban Growth Area Open Space Plan" This proposal calls for "Open Space" between the Dike and the Skagit River and along Britt Slough. use of the Dike as a Public Pathway, addition of the land on the river side of the Dike and on both sides of the Britt Slough into the "Urban Growth Area", and including the land on the river side of the Dike and on both sides of the Britt Slough (both currently zoned AGNRL) also in the "Open Space Designation" (See Attached map from Skagit County "Urban Growth Area Open Space Plan"; exhibit "B")

Our Comments to these designations in the proposed Skagit County "Urban Growth Area Open Space Plan" and the Mount Vernon City "Comprehensive Plan" are as follows:

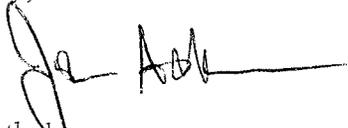
1. The land between the Dike road and the river, including the dike itself is well outside of the City of Mount Vernon and is not legally part of the "Urban Growth Area" of Mount Vernon. We understand that the City wishes to plan for the future but proper procedure needs to be followed and property owners have legally protected rights. Proper notification to the property owners was not given that the boundary was changed or proposed as such. All references to the land in question needs to be removed from the Mount Vernon Comprehensive Plan.
2. The references to Dike, between the Dike and the river, and the Britt Slough as Public Access, Open Space, and Public Pathway should be removed. A Public Trail System and Public Parks would be very desirable to city residents. However these designations are reserved for public corridors and public owned land. The land referred to is privately owned land. The Dike and the Britt Slough are owned by the adjacent land owner with an easement to specific entities for maintenance only. It is not a Public Access Easement. Referring to the Dike and Britt Slough has already affected the current landowners. Many of the properties have no trespassing signs posted. Some have gates on top of the Dike blocking passage as is legally allowed and is the landowners right. Increasingly the public has ignored the signs and climbed over the fences onto and through private land. Comments have been heard by those using the dike that do not understand or respect that it is not public property. Likewise, the Land owner is liable for injury on the private land.

3. The Reference to the land between the Dike and the Skagit River, and the land on either side of the Britt Slough as "Open Space" needs to be reviewed. The current Designation of the land as AGNRL (Agricultural Natural resource land) protects the land and its current uses. Additionally designating the land also under "Open Space" may add additional restrictions and possible expenses through taxing. Currently the land in most cases is being used for hay and for minor recreational use by the current land owners. Open space allows the uses but puts "Public Area/Public Access" under the umbrella. This designation will increase the confusion by the General Public that this is land available for their use, which it is not.

The Dike Road Landowners Association has retained an attorney to provide future representation, if needs be, on our behalf.

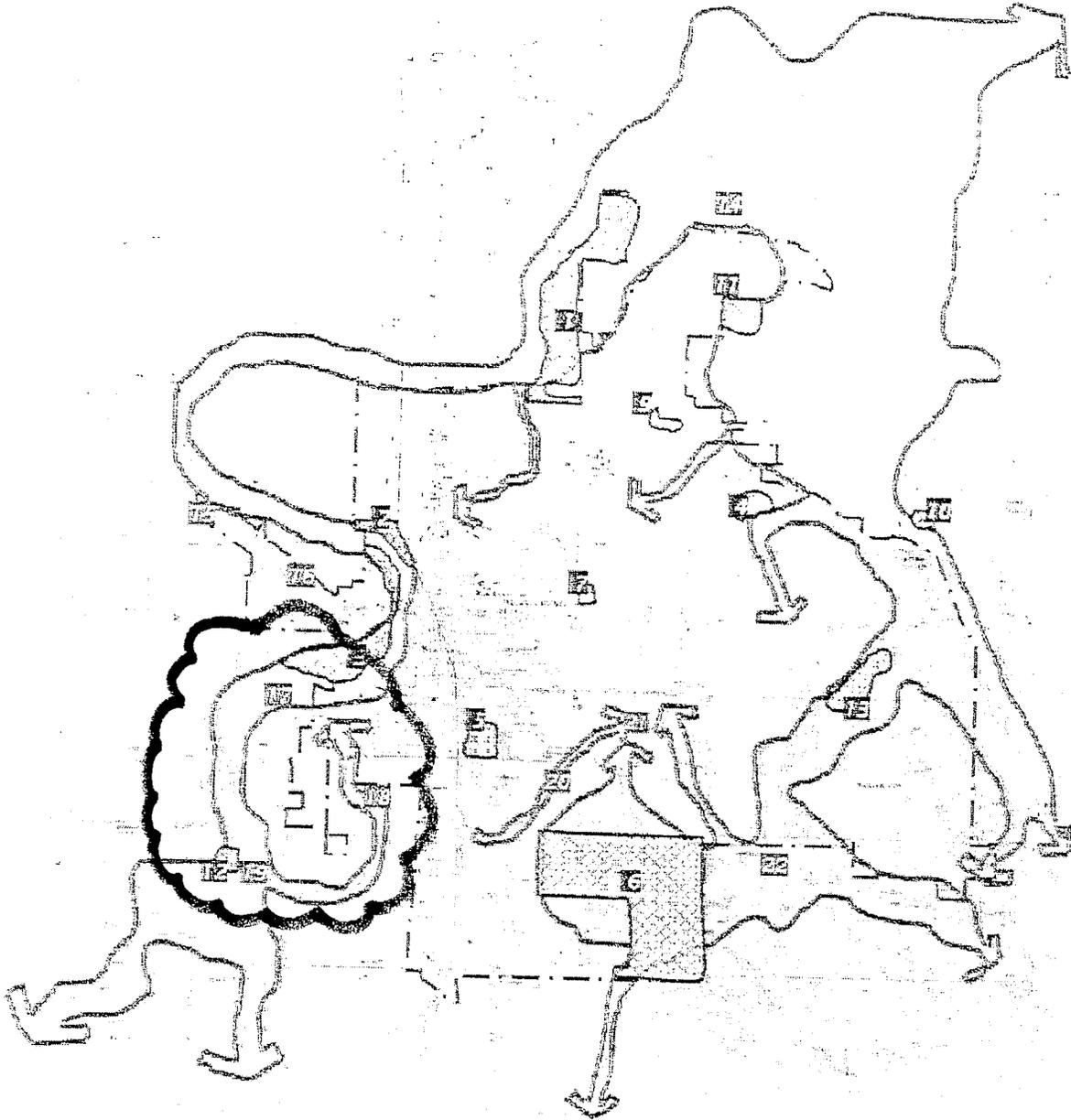
Please hold to your responsibility to protect private land owner rights. A signed list of the affected land owners is attached. (See Attached signed list(s); exhibit "C")

Sincerely,



Josh Axthelm
Dike and Britt Road Landowners Association

Cc:
Mayor Bud Norris, City of Mount Vernon
Mount Vernon City Council Members
Mount Vernon Community and Economic Development
Skagit County Commissioners
Skagit County Planning and Development
Jeroldine Hallberg, Skagit County Planning
Aiden Axthelm, Dike and Britt Road Landowners Association Secretary



Conservancy sites - environmental resources

Existing conservancies

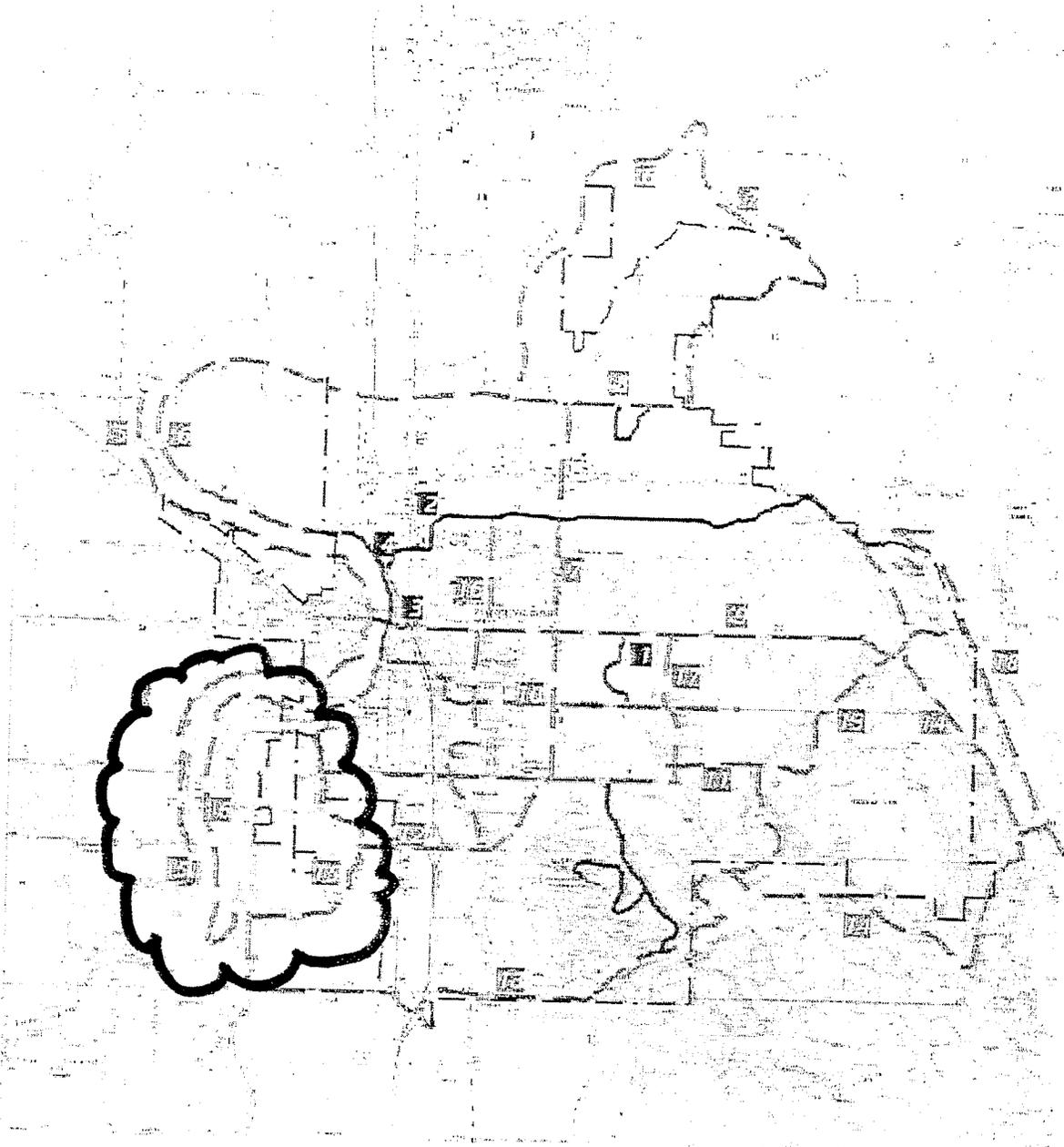
- 1 Ted Reap Park
- 2 Tran's Park North
- 3 Edgewater Park
- 4 Bakerview Wetlands
- 5 Albrecht Park
- 6 Little Mountain
- 7 Kiwanis Park
- 8 Bonnie Rae Park
- 9 Cheat County Playfield - wetlands
- 10 Big Jack Park
- 11 Cheat Land Trust - Barney Lake
- 12 BW Spud House
- 13 Beaver Pond - Eaglemont

Proposed conservancies

- 14 Nookuchamps Creek
- 15 Memorial Highway/SR-536
- 16 Moore's Garden Road Wetlands
- 17 South Bank/Dike Road
- 18 Britt Slough
- 19 Britt Slough at Britt Road
- 20 Maddox Creek/Barnetts
- 21 Blackburn Road Wetlands
- 22 Carpenter Creek-Little Mtn Road

- | existing open space
- - - proposed open space corridors
- ▨ existing open space
- ▨ proposed open space acquisitions

EXHIBIT "A1"



Multipurpose trails

Existing trails

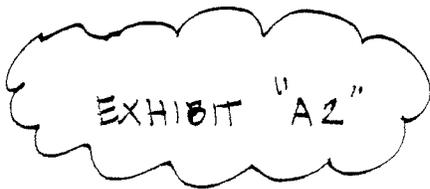
- 1 Trimeter (Partington's) Trail
- 2 Kulshan Creek Trail
- 3 Downtown Promenade
- 4 Lion's Park South Trail

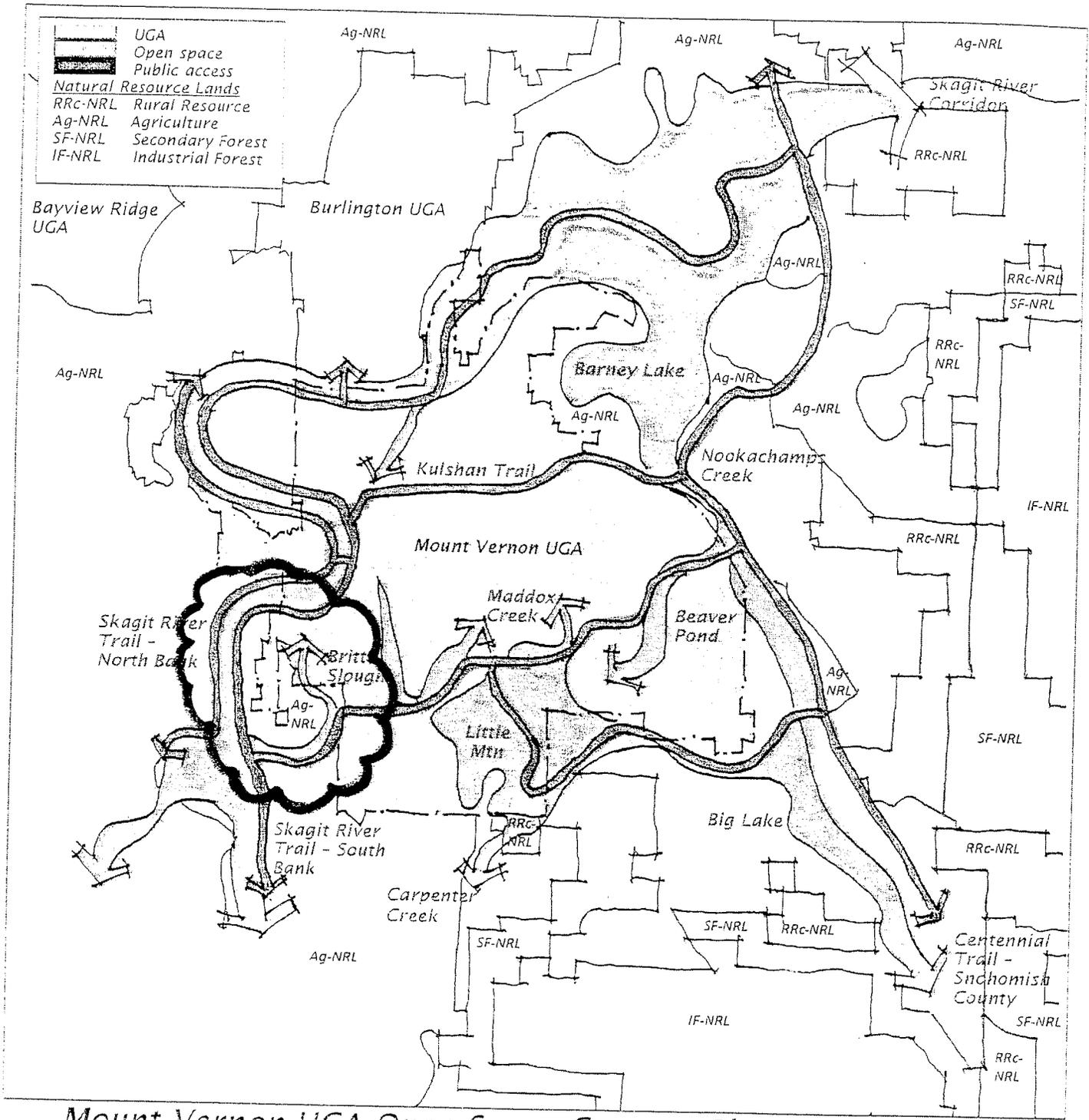
Proposed trails

- 5 Skagit River West Shore Dike
- 6 Skagit River East Shore Dike
- 7 Nookachamps/Barney Lake Trail
- 8 Hoan Road Trail
- 9 Division Street Trail
- 10 Seccion Street Trail
- 11 Blackburn Road Trail
- 12 Anderson Road Trail

- 13 Hickox Road Trail
- 14 Little Mountain Road Trail
- 15 Britt Slough Trail
- 16 13th/16th Street Trail
- 17 South 34th Street Trail
- 18 Centennial Trail

--- multipurpose trails - existing
 --- multipurpose trails - proposed





Mount Vernon UGA Open Space Concept Plan

EXHIBIT "B"

Signatures supporting this document/letter:

Signed Date:

Name

Address

Envelope Ness

16689 Dike Road mt Vernon,

Conde Strong

16688 Dike Rd, mt. Vernon WA 98273

Boyd Bode

16723 Dike Rd " " 98273

Rob Shepherd

21284 Sunrise Pl MV 98273

John Burt

16906 Dike Rd 98273

Kyla Nelson

16921 Dike Rd 98273

Simon

17049 Dike Rd 98273

John

17279 DIKE RD 98273

John

17313 Dike Rd 98273

John & Carol Adams

17460 Dike Road

Karen Cook

16638 Britt Rd MV 98273

Dave Towner

16422 Britt Rd 98273

David

16-10 Dike Rd MV WA 98273

Ross Hask VM

1425 Dike Rd MV 98273

Susan Hask H & W

1425 Dike Rd MV 98273

John

16739 Dike Rd MV 98273

Shawn James

16657 Dike Rd M.V. 98273

John

" "

Brendy Chubbatt

17248 Dike Rd MV 98273

Charlene Haskins

17248 Dike Rd MV 98273

"EXHIBIT C"

Signatures supporting this document/letter:

Signed Date:

Name

Address

James Athelm

17160 Dike Rd. Mt Vernon WA.

Jan Ann

17166 Dike Rd Mt Vernon WA

Aileen Athelm

17166 Dike Rd. Mount Vernon, WA

April Athelm

17160 DIKE Rd Mt Vernon WA

Frank Athelm

16450 Dike Rd. Mt. Vernon, WA 98274

Erma Athelm

(17000 Dike rd Mt Vernon WA

Mike Athelm

SAM

Richard Athelm

16784 Dike Rd

Trudy M. Alvord

16784 Dike Rd

Dennis & Roxanne Lemieux

16802 Dike Rd.

Teria Lovelace

16812 Dike Rd.

Sylvia Cavaland

Dike Rd.

Ron Eastman

16776 Dike Rd

Daniel James

16657 Dike Road

Charlie Lundgren

16645 Dike Rd

Mari Jarrells

16604 Dike Rd

Edna Staege

16514 DIKE RD 98277

John

16645 Dike Rd 98273

Jeanette Landgren

16638 Dike Rd

Shirley Hess

16689 Dike Rd

"EXHIBIT C"

Signatures supporting this document/letter:

Signed Date:

Name

Address

Jessie M. Taylor	523232 (18361 Hickory Rd (301 V))
Kaplan Taylor	17459 Britt Rd.
V. Smith	18609 DINE ROAD (MT. UR MONK)
Jessie Cunningham	18232 Hickory Rd
Connie Jensen	17339 Britt Rd.
Robert Wiley	17320 Britt Rd.
Mark Johnson	17311 Britt Rd.
Al Johnson	17114 Britt Rd
Charol Groop	17107 Britt Rd
Sheryl Weilliger	16907 Britt Rd.
Christy Ledebec	16867 Britt Rd.
Chris Ledebec	16867 Britt Rd.
Justa Groop	17482 Britt Rd.
Helen Groop	17482 Britt Rd.

"EXHIBIT C"

Signatures supporting this document/letter:

Signed Date:

Name

Address

Phyllis L. Beyon

18563 DIKE RD, MT Vernon 98273

Michael Beyon

18563 DIKE RD, MT Vernon 98273

Conrad D. Pope

17392 BRITT RD MT Vernon 98273

Scott W. Dea

17302 Britt Rd MV 98273

Jacquelyn L. Walter

17302 Britt Rd MV 98273

Robert E. Burkland

17785 Britt Rd MV 98273

Simela K. Burkland

17285 Britt Rd MV 98273

Stephanie T. Parik

17203 Britt Rd MV 98273

Jay W. Dea

17146 Britt Rd. MV 98273

Jerry Johnson

17114 Britt Rd MV 98273

Linda Hogsdon

16678 DIKE Rd, MV 98273

Betty Johnson

16733 DIKE Rd, MV 98273

B. Walter

17065 Britt Rd. 98273

Quinn W. Dea

17005 Britt Rd 98273

"EXHIBIT C"