

**From:** [PDS comments](#)  
**To:** [Debra L. Nicholson](#)  
**Subject:** FW: Attn: Commissioners & Planning Department - 2016 Comp Plan Request  
**Date:** Friday, November 06, 2015 2:02:52 PM

---

**From:** Roger Robinson [mailto:rogerarobinson@gmail.com]  
**Sent:** Friday, November 06, 2015 11:26 AM  
**To:** PDS comments; Ron Wesen  
**Subject:** Attn: Commissioners & Planning Department - 2016 Comp Plan Request

Dear Commissioners & Planning Department,

Recently you asked for public comments and suggestions for the 2016 comp plan. Attached is a request (PDF file) from 34 South Fidalgo residents for a change to the South Fidalgo Zoning code. South Fidalgo residents are requesting a new 'zone' to replace the county wide Rural Reserve zone, and the elimination of CaRD's on Fidalgo Island. South Fidalgo residents are not in favor of increase in density, as it ruins the "rural character" of South Fidalgo and our island aquifer can not handle more and more water wells. We only had one day to gather these signatures. If needed, to influence your decision, we can supply you with many more.

Please let me know immediately if you can not open the PDF file containing the signatures.

Thank you in advance,

Roger Robinson  
Rosario Beach

REZONE

Page 1 of 2

November 4, 2015

Skagit County Commissioners  
Skagit County Planning Commission  
Skagit County Planning Department  
[pdscomments@co.skagit.wa.us](mailto:pdscomments@co.skagit.wa.us)

Dear County Commissioners:

We appreciate the opportunity and invitation to comment on the rural character of South Fidalgo Island as part of the Comprehensive Plan 2016 Update. We are South Fidalgo residents who care about preserving the rural character of our precious area. Please accept this letter both as a comment on the Comprehensive Plan 2016 Update and as request to include the following proposal in the Comprehensive Plan Update.

South Fidalgo has primarily two zones: Rural Intermediate, which mostly follows the coastline, and Rural Reserve, which is most of the large inland parts of the island. The Rural Reserve zone in the county code allows for a large variety of intense commercial uses. On South Fidalgo, Rural Reserve is all non-commercial residential properties. We would like to keep it that way.

We propose that all the Rural Reserve on South Fidalgo be rezoned to a new zone that would be called South Fidalgo Rural Residential (SFRR). The SFRR zone would have the same density as Rural Reserve, but fewer uses. For example, SFRR would not include the following uses that are currently allowed on South Fidalgo through Rural Reserve:

- Agricultural processing facilities
- Anaerobic digester
- Animal clinic hospitals
- Animal preserve
- Asphalt/concrete batching
- Day-use and boarding kennels
- Destination and developed campgrounds
- Display gardens
- Fish hatchery
- Golf course
- Manure lagoon
- Off-road vehicle use areas
- Outdoor outfitter enterprises
- Private aircraft landing fields
- Recreational racetracks
- Seasonal worker housing
- Wholesale nurseries

These uses might be appropriate in other parts of Skagit County, but not on South Fidalgo. That's why this area should be rezoned to a new zone that deletes those uses and does not add new – additional

uses. Existing businesses on the island, like Lake Erie Grocery, are already contained in other zones, like Rural Business, and would not be affected by this rezone. We also propose that the new SFRR zone prohibit CaRD development.

Preservation of rural character is important on Fidalgo Island. CaRD development does not "preserve" rural character; instead it "reserves" rural land for future development. For instance, SCC 14.10.300(1)(b) says that one of the purposes of CaRDs is "to reserve lands that may be appropriate for future urban growth areas." The clustering and lot size requirements in the CaRD are also ineffective at preserving rural character in Rural Reserve; instead they create lots that are much smaller than the size of Rural Intermediate (LAMIRD) lots. We believe that prohibiting CaRDs in the new SFRR zone would help preserve South Fidalgo's character by ensuring larger lots. This is similar to what was approved for Guemes Island.

Please contact Roger Robinson, [rogerarobinson@comcast.net](mailto:rogerarobinson@comcast.net), if you have questions about this proposal. Thank you for your consideration.

Sincerely,

Handwritten signature (HAGGARD)

James B Davis  
(JAMES DAVIS)

Handwritten signature (T. COOPER)

Jan Heald Robinson  
(JAN ROBINSON)

Richard C. Machin (Richard Machin)

Suzanna Dentel  
(SUZANNA DENTEL)

Rowan Heston (Rowan Heston)

Paul Sherman (Paul Sherman)

Laurie Sheeran (Laurie Sheeran)

Elizabeth Verchione (Elizabeth Verchione)

Mary Lyons (MARY LYONS)

Patrick Milgrom (Patrick Milgrom)

uses. Existing businesses on the island, like Lake Erie Grocery, are already contained in other zones, like Rural Business, and would not be affected by this rezone. We also propose that the new SFRR zone prohibit CaRD development.

Preservation of rural character is important on Fidalgo Island. CaRD development does not "preserve" rural character; instead it "reserves" rural land for future development. For instance, SCC 14.10.300(1)(b) says that one of the purposes of CaRDs is "to reserve lands that may be appropriate for future urban growth areas." The clustering and lot size requirements in the CaRD are also ineffective at preserving rural character in Rural Reserve; instead they create lots that are much smaller than the size of Rural Intermediate (LAMIRD) lots. We believe that prohibiting CaRDs in the new SFRR zone would help preserve South Fidalgo's character by ensuring larger lots. This is similar to what was approved for Guemes Island.

Please contact Roger Robinson, [rogerarobinson@comcast.net](mailto:rogerarobinson@comcast.net), if you have questions about this proposal. Thank you for your consideration.

Sincerely,

BRAD WATERS KONDRA WATERS

(SAUL SPIRO) *Saul M. Spiro, M.D.* (ROGER ROBINSON) *Roger Robinson*

(ALLEN JETT) *Allen Jett* (KATHLEEN JETT) *Kathleen M. Jett* TOM CARSON • CAROL TAYLOR  
KEVIN MONTGOMERY • DENIS DUBAN

(DON CALDWELL) *Don Caldwell* (PAUL THORNE) *Paul Thorne*

*Paul Thorne* (RON WOLFE) *Ron Wolfe*

(DANA WEBB) *Dana Webb* (STEVE DEMOPOLUS) *Steve Demopolus*

*Dana Webb* (RANDY WATERS) *Randy Waters*

(CYNTHIA WALTERS) *Cynthia Walters* (PAUL SHERMAN) *Paul Sherman*  
(RUTH BACKLUND) *Ruth Backlund*

(KATHY ALEXANDER) *Kathryn Alexander* (RON WOLFE) *Ron Wolfe*  
*Ron Wolfe*